



MINUTES – Planning Commission

Thursday, February 7, 2019

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:02 p.m. by Chairman Kirk Wilkins

Present:

- 5 Commission Members: Kirk Wilkins, Bryce Anderson, Ken Kilgore, Sandra Steele
Staff: Dave Stroud, Planning Director; Kevin Thurman, City Attorney; Gordon Miner, City Engineer;
Nicolette Fike, Deputy Recorder
Others: Megan Hansen, Adam Lambert

Excused: Troy Cunningham, Bryan Chapman, Christopher Carn

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1. **Pledge of Allegiance** - led by Commissioner Kilgore.

2. **Roll Call** - A quorum was present

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3. **Public Input Open** by Chairman Kirk Wilkins. Receiving no public comments, the Public Input was Closed by Chairman Kirk Wilkins.

4. **Business Item: Site Plan and Conditional Use Permit for United Dance Center, located at 1513 N. Exchange Drive. Adam Lambert, applicant.**

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Planning Director Dave Stroud presented the item. The site plan includes a 5,180 square foot building, 21 parking stalls, and associated landscaping. Megan Hansen-Owner, and Adam Lambert-Rimrock Construction, were present as applicants.

Commissioner Steele

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- Asked if a berm was needed. Planning Director Dave Stroud advised that as the majority of the parking stalls are not facing the public street, a berm is not needed. However, there are 3 stalls which face the road and will have vegetation in front to block the lights.

Commissioner Kilgore

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- Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Traffic Summary did not show results. City Engineer Gordon Miner advised that the trip generation threshold was not high enough to ask for further study.
- Thanked the applicant for complying with all items, and welcomed the business.

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Commissioner Wilkins

- Thanked the applicant for the clean application which complied with all the items.

Motion made by Commissioner Anderson to approve the proposed Site Plan for United Dance Center and to forward a positive recommendation to the City Council for the proposed conditional use permit, located at 1513 North Exchange Drive, with the Findings and Conditions in the staff report. Seconded by Commissioner Steele.

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Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

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5. **Public Hearing: Update to the Standard Technical Specifications and Drawings Manual for the City of Saratoga Springs.**

City Engineer Gordon Miner presented the item. Changes were proposed to reduce the minimum sewer depth and slopes consistent with the Utah Division of Water Quality's Administrative rules. Changes proposed to allow private pavement designs for private streets according to developer's geotechnical engineer's recommendations, regardless of City Standards.

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Public Hearing Opened by Chairman Kirk Wilkins. Receiving no public comments, the Public Hearing was **Closed** by Chairman Kirk Wilkins.

Commissioner Steele

- 55 - Concern about allowing a private engineer to do the streets. She has seen where private HOA's go defunct and the City could get back streets that were substandard. She thinks they should not take that recommendation. She believes our City standards are sound. Developers may want to go as cheap as they can.

60 Commissioner Kilgore

- Shared the same concerns as Commissioner Steele.
 - Received clarification that the intent is that it's at developer's discretion. They wouldn't need to meet out standards. City Engineer Gordon Miner further clarified that we are talking about the pavement design and thickness of the asphalt and base, not the width of the streets.
- 65 - Believes there should be a minimum standard.

City Attorney Kevin Thurman advised that they comply with minimum standards. He has heard from a few projects that our design is expensive.

- 70 City Engineer Gordon Miner noted from an engineering standpoint there is no minimum standard, it depends on load, traffic, soil conditions, etc. It's not so much an engineering question as a policy question.

Commissioner Wilkins

- 75 - Asked when it would be advisable to relax the standard. City Engineer Gordon Miner noted this was at request from the development community and they believe their geotechnical engineers are coming up with adequate pavement designs and they would like to use those. In comparing our standards with other cities we are comparable. There is a question on super-pave that is a little more expensive, but on return for investment it pays off in the long run. It's not that much more expensive. He gave an example of commercial parking lots where we don't regulate their pavement design. This is only for private streets.
- 80 - He felt the consensus was that the commissioners would feel more comfortable with a minimum standard.

Commissioner Anderson

- 85 - Referring to minimum depth to top of pipe, was the reasoning to make it more cost effective? City Engineer Gordon Miner noted that it's about location, not about cost of excavation; the feasibility and ability to get a little more slope. In some places a foot makes a big difference.

City Engineer Gordon Miner explained that the biggest concern with the depth was conflict with city water lines which are about the same depth, 4 feet. The minimum is at only one end of the pipeline. Developers are aware of that and that it would cost more to loop water lines in case of a conflict. He thinks this standard would be implemented rarely and may only be east of the river because it is so flat out there. The dilemma is we don't like to leave things to the discretion of the City engineer, it puts them on the spot. He noted if we go to the minimum slopes from the state standard, they are the absolute minimum. He has vetted it with the public works dept. and they did not have a problem with it.

- 95 Commissioner Wilkins noted there would need to be criteria as to when they would allow a variance, but if this was added to the code there would be the standards and no need for a variance.

City Attorney Kevin Thurman advised that you have to provide minimum requirements so it is an option at their discretion, not the City's.

100 Commissioner Steele feels more comfortable about it by taking out the 10% error of design grade.

Commissioner Kilgore is for keeping up with current standards, but from a policy point of view we should have some minimum standards.

105 Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council for these proposed revisions to the City's Standard Technical Specifications and Drawings. As in the City Engineers

110 staff report. With the condition that no. 3 on ST-30 and no. 6 on ST-31 & 32, private pavement design on private streets include a minimum requirement. Seconded by Commissioner Steele.

115 Commissioner Steele noted that we already have min. standards, therefore; we should eliminate # 6 on ST-31 and 32, and # 3 on ST-30.

115 After brief discussion Commissioner Kilgore restated/amended his motion.

Motion from Commissioner Kilgore to forward a positive recommendation to the City Council for these proposed revisions to the City's Standard Technical Specifications and Drawing, as in the City Engineers staff report. With the condition that we remove note #3 on ST-30 and #6 on ST-31 & 32. Seconded by Commissioner Steele.

120 Commissioner Anderson asked if the other ones with the slopes are to accommodate the unique nature of the flat part of the city and does this create complications anywhere else? City Engineer Gordon Miner did not believe it would be a problem; for the most part developers want basements with sewers deep enough to accommodate. The majority of the time they wouldn't want to do this. On the flat areas slope is at a premium. Commissioner Steele added that more slope for sewer particularly, is advantageous, they wouldn't go to minimum if they can get more slope.

Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

- 130 6. Approval of Minutes:
a. January 24, 2019

Motion made by Commissioner Steele to approve the minutes of January 24, 2019. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

7. Reports of Action. – No Reports were needed.

8. Commission Comments.

140 Commissioner Steele asked about Senate Bill 34. Planning Director Dave Stroud noted it was something being watched by the League of Cities and Towns.

9. Director's Report. – Planning Director Dave Stroud gave a report of recent applications. Near the crossing there is an application to rezone to Office Warehouse and Regional Commercial. A 2-3 story building would like to go in there. Another is a 4 lot subdivision near the golf course.

10. Discussion of City Code: Title 19.01.

150 Commissioner Kilgore had a question on 19.01.11, about licenses before this title was written. City Attorney Kevin Thurman advised they would be non-conforming which is defined by State law.

Commissioner Steele understands that a permit for a home based business stays with the property, not the owner, and that some of the businesses are grandfathered. City Attorney Kevin Thurman advised any land use approval would run with the land. If not it would be specified in contract with the developer.

11. Possible motion to enter into closed session – No closed session was held.

12. Meeting Adjourned Without Objection at 6:59 p.m. by Chairman Kirk Wilkins.

160 20 FEB 2019
Date of Approval

[Signature]
Deputy City Recorder



[Signature]
Planning Commission Chair
Kirk Wilkins