



# MINUTES – Planning Commission

Thursday, May 10, 2018

City of Saratoga Springs City Offices

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

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## PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Vice Chairman Bryan Chapman

**Present:**

- 5 Commission Members: Sandra Steele, Christopher Carn, Ken Kilgore, Troy Cunningham, Bryan Chapman  
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Nora Shepard, Senior Planner; Sarah Carroll, Senior Planner; Jenna Albers, Planner I; Ryan Harris, Planner 1; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder  
10 Others: Sterling & Sandi Parker, Robert & Joanne Parker, Adele Downs

**Excused:** Commissioner Wilkins

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

15 2. **Roll Call** – A quorum was present

3. **Public Input**

**Public Input Open** by Vice Chair Bryan Chapman

20 No public comment was given.

**Public Input Closed** by Vice Chair Bryan Chapman

4. **Public Hearing: Community Plan and Village Plan for Saratoga 7 LDS Meeting House, located on Grand Sierra Way, Chad Spencer, applicant. – Item to be continued.**

25 Senior Planner Nora Shepard presented the item. The item needed to be continued for time to complete necessary items.

**Public Hearing Open** by Vice Chair Bryan Chapman

30 Sterling Parker, Sierra Estates, is in favor of the church but is concerned about traffic and asked if there will be another access road.

Senior Planner Nora Shepard addressed public comment on road access, eventually it will connect to Market Street.

35 **Motion made by Commissioner Carn to continue the Public Hearing and Item #4 for the Community Plan and Village Plan for Saratoga 7 LDS Meeting House, located on Grand Sierra Way to a later date. Seconded by Commissioner Cunningham. Aye: Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele. Motion passed 5 - 0.**

40 5. **Public Hearing: Update of the Land Use Map element of the General Plan, City initiated.**  
Planning Director Dave Stroud presented the proposed updates to the General Plan. There are 26 specific areas with proposed changes. He advised those present that the General Plan is a general guide for the future, it is not an ordinance that is set in stone.

45 **Public Hearing Open** by Vice Chair Bryan Chapman

Adele Downs, representing her mother Pauline Pew and Pelican Point property. She noted that they are not interested in selling anytime in the future and they would like to have their property taken off the General Use Map.

50 JoAnn Parker, Pelican Point property. She noted it is 24 acres in Utah County currently zoned Agriculture. The property has remained in the family for over 100 years. Currently it is being considered for the Utah Historical Register, as the oldest home west of Utah Lake. There is no way to save the historical site once it's gone. They are concerned as a family that it was considered for annexation into Saratoga Springs. They want to be good neighbors but hope it will continue to be agriculture natural open space. They are  
55 concerned for High density housing nearby.

**Public Hearing Closed** by Vice Chair Bryan Chapman

60 Planning Director Dave Stroud responded to public comment. State code requires the City to give the property a potential future plan designation because it is part of the annexation declaration overlay area. The City has no plans to annex the property; that would need to come at the request of the owner.

Commissioner Cunningham

- Alignment of Foothill Blvd.? City Engineer Gordon Miner advised that they are hoping to have it soon.
- There may need to be other adjustments when the final location for Mountain View Corridor is in place.
- 65 - Commented that we might want to take off all parts of the annexation plan that are already annexed to Lehi, such as where their water tower is.

Commissioner Kilgore

- Reason for including pelican point in the annexation boundary plan, and does it need to be included?  
70 Planning Director Dave Stroud advised that they are required to have an annexation plan. It does not force anyone into annexation. There was probably a good reason for the line such as a section line. Because it is in the Annexation Plan, then we are required to give it a potential zone.
- He commented how great the historical site was and noted the City did not have any desire to do anything with their property and would welcome the Historic designation, perhaps it could be open to the public.
- 75 - Area # 13 he asked about the reason for changing the Mixed Waterfront area to low density. Planning Director Dave Stroud advised that it was felt commercial did not make sense that far south, not viable. They can keep a future Mixed Use area down there but the reality was it would probably not have much use for Mixed Waterfront use that far south.
- Shared concern over removing much of the Mixed Waterfront.

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Commissioner Carn

- Asked if Teguayo was in the City limits now. Planning Director Dave Stroud advised it was.

Commissioner Steele

- 85 - Wanted to see the Transportation and Commercial overlay together with this plan.
- She noted some Planned Community areas that are not identified in the City Code. It should be just Planned Community.
- The Land Use Map is a vision for the future, that is why we put in Mixed Waterfront overlay, required by code, and it should be all properties along the Jordan River and Utah Lake.
- 90 - Area # 1 She noted that they had wanted the Office spaces that were designated, she was not in favor of the change and she doesn't want to take out job-producing property. The General Plan does not need to be the same as the Zoning Map, it's what we want to see in the future.
- Area # 2 She agreed that some light industrial is needed there.
- Area # 3 We need to check that it is not part of the Harvest Hills PUD.
- 95 - Area # 4 The ABC area is being built for Mixed Use currently.
- Area # 5 & 6 this could be the first Redevelopment area, she would like to keep it as Office, the plan is for the future.
- Area # 7 & 22 She agreed with those changes.
- Area # 8 Planning Director Dave Stroud advised it is a subdivision in Lehi, so there is no need for us to have it on our map.
- 100 - Area# 9 She hopes we would we leave the Neighborhood Commercial there. Planning Director Dave Stroud advised the door is still open to have that element.
- We should show the area that will become the City Center. Planning Director Dave Stroud agreed it should be changed to institutional.



- 105 - Area # 11 & 12. Those changes are fine. They are not losing the commercial potential.
- Area # 13 She noted that they fought hard for this for Mixed Waterfront area, it needs to stay. It wouldn't be all commercial, a certain portion would need to be, and it could be an opportunity for some great upscale housing. In order for Mixed Waterfront to work you need a good sized area. We need somewhere that is a good gathering place.
- 110 - Area # 14 thinks the original plan makes sense to keep commercial out on the main road and not extend Mixed Waterfront.
- Area # 15 She noted the original reasoning for high density was because of Tegwayo. She doesn't think it needs to change at this time. She doesn't think it would come in as Low Density.
- 115 - Pelican Point, she agreed it needs to be preserved. The preservation would be on the part of property owner and that would set the tone for what would be done. She doesn't want to see the Historic value go away. It's too early for us to do anything about it.
- Area # 16 They may need to revisit this when we know the road alignment for sure. Planning Director Dave Stroud advised the road alignment will probably change.
- Area # 17 Fine.
- 120 - Area # 18 Planning Director Dave Stroud advised it's not in the Fox Hollow agreement so it's changing to match the agreement.
- Area # 19 & 20 Fine.
- Area # 21 This is ok for only the apartments.
- Area # 23 She felt this should be left in Planned Community, not Planned Community Mixed Use.
- 125 - Area # 24-26 she agreed with proposed.
- She suggested to perhaps change "The Springs" area to Planned Community as a long term vision. It may be another area where Mixed Residential would work.
- Does not think it's ready to vote on tonight. She would like to see some of the changes first. Perhaps we need to also look at correcting the zoning map.
- 130 - Would like to see the Mixed Waterfront buffer protected and put on a map for people to be aware.

Commissioner Chapman

- Thanked staff for the work.
- Noted this is an advisory document, so would like to continue the item and see suggested changes.

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**Motion made by Commissioner Steele to continue Item #5 the proposed updated Land Use Map of the Saratoga Springs General Plan, with direction to staff to consider the changes that were presented by the Planning Commission; and that any Planning Commissioner that did not have time to look at it thoroughly give comments to staff within a week. Seconded by Commissioner Kilgore.**

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Commissioner Cunningham asked if it included the Lehi annexation. Senior Planner Nora Shepard advised that it was a whole different process to change the annexation boundary line. Planning Director Dave Stroud asked if she could add specific suggestions. Commissioner Steele noted that the Planning Commission could email those in a week as noted in the motion.

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**Aye: Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele. Motion passed 5 - 0.**

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6. Approval of Minutes:
  - a. April 26, 2018

**Motion made by Commissioner Kilgore to approve the minutes of April 26, 2018. Seconded by Commissioner Carn. Aye: Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele. Motion passed 5 - 0.**

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

8. Commission Comments.

Commissioner Steele asked what was happening with the window signs on Smiths. Planning Director Dave Stroud advised that he needs to meet with Code Enforcement.

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Commissioner Cunningham noted he needed to attend a MAG meeting at the next meeting and it is scheduled at the same time as Planning Commission. He would like to be excused from being late.

**9. Director's Report.**

165 Senior Planner Nora Shepard advised that they have a new Mixed Residential Zone, it was approved at the last City Council meeting. We have received an application for the Jordan Promenade Community Plan.

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

170 Meeting Adjourned Without Objection at 7:25 p.m. by Vice Chair Bryan Chapman.

24 May 2018

Date of Approval

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[Signature]  
Deputy City Recorder



[Signature]  
Planning Commission Chair  
Kirk Wilkins