



MINUTES – Planning Commission

Thursday, July 25, 2019

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:01 p.m. by Chairman Kirk Wilkins

Present:

5 Commission Members: Kirk Wilkins, Bryce Anderson, Ken Kilgore, Sandra Steele
Staff: Dave Stroud, Planning Director; Josh Bishop, Assistant City Attorney; Nicolette Fike, Deputy Recorder

Others: Brandon Watson, Ann Braithwaite, Angela Waite

Excused: Troy Cunningham, Christopher Carn, Bryan Chapman

10

1. Pledge of Allegiance - led by Kirk Wilkins

2. Roll Call – A quorum was present

15

3. Public Input

Public Input Open by Chairman Kirk Wilkins

No public comment was given.

Public Input Closed by Chairman Kirk Wilkins

20

4. Public Hearing: Mount Saratoga Community Plan Major Amendment located approximately 1200-1900 West and Pony Express Parkway to SR73. Edge Homes LLC, applicant.

25 Senior Planner Sarah Carroll presented the item. The applicant is requesting amendments to the approved Mt. Saratoga Community Plan. These include amendments to the total acreage numbers, phase boundaries, Village Plans, Open Space, trails, road phasing, sales trailers, and as summarized in the Staff Report. Brandon Watson with Edge Homes and were present for applicant.

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

30

Commissioner Steele

35 - Shared concern that the revised portion of the Development Agreement says -When 40% of the threshold is reached... “May” stop building permits- instead of shall stop. She felt that did not give a firm enough point the applicant knows they need to reach. Assistant City Attorney Josh Bishop advised that the language allows a tradeoff between control and efficiency; he did not see a problem with the language. Mr. Watson responded that he would be fine with a change in the language.

Commissioner Kilgore

40 - Wondered how the density compared with Prop 6. Senior Planner Sarah Carroll advised it was evaluated with the original document and they made sure it meets with the percentages.

Commissioner Wilkins

45 - Asked why they had the shifting in the plan. Brandon noted they made some changes in response to discussions with the Church and some based on typography and Open Space. Some spots did not have enough water pressure for what was planned. The trails will still be there, maybe not quite as manicured.

50 Motion made by Commissioner Steele that based upon the information and discussion tonight, I move to forward a recommendation for approval of the Community Plan amendments for Mt. Saratoga, with the findings and conditions in the staff report. Adding a condition that in the Development Agreement changes, the two “Mays” in that become “Shall.” Seconded by

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

55 5. **Public Hearing: Mount Saratoga Village Plan 1 Major Amendment, located approximately Mt. Saratoga Blvd. and Pony Express Parkway. Edge Homes LLC, applicant.**
Senior Planner Sarah Carroll presented the amendments which included acreage numbers, removing church site, legal description, unit counts, roads, trails, Open Space, and as summarized in the Staff Report. Brandon Watson was present as Applicant. He noted that although they had pulled a section from Village 4 to 1, they didn't increase any overall development unit numbers.

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

65 No Commissioner Comments.

65 Motion made by Commissioner Steele Based upon the information and discussion tonight, I move to forward a recommendation for approval of the Village Plan 1 Amendments for Quailhill at Mt. Saratoga, with the Findings and Conditions in the staff report. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

70 6. **Public Hearing: Mount Saratoga Village Plan 2B located approximately Talus Ridge Drive to 1000 North and 1200 West to 1500 West. Edge Homes LLC, applicant.**
Senior Planner Sarah Carroll presented Village Plan 2B which consists of approximately 87 acres, and includes single family residential, a church site, roads and open space. Brandon Watson was present as Applicant.

75 **Public Hearing Open** by Chairman Kirk Wilkins
Ann Braithwaite had concerns about the round-a-bouts in the plan. She felt they may be too small to calm traffic speeds.

80 **Public Hearing Closed** by Chairman Kirk Wilkins

80 Brandon Watson responded to public comment that the traffic study by Hales Engineering recommended the Round-about stay in the plans and that it was sufficient.
Senior Planner Sarah Carroll advised that the City Engineer would have to look at that and she would bring that up with them to make sure it meets City Standard.

85 Commissioners had no comments.

90 Motion made by Commissioner Kilgore that Based upon the information and discussion tonight, I move to forward a recommendation for approval to the City Council for the Mt. Saratoga Village Plan 2B, The Ridge at Mt. Saratoga, with the Findings and Conditions in the staff report. Seconded by Commissioner Steele. Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

95 7. **Approval of Minutes:**
a. July 11, 2019

100 Motion made by Commissioner Steele to approve the minutes of July 11, 2019 with the changes to Commissioner Wilkins comments asking if the payment in Lieu was tied to parks in the same vicinity. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 4 - 0.

105 8. **Discussion of City Code: Title 19.10 – Hillside Development & 19.11 – Lighting.**
Commissioners discussed the code sections. Thoughts were shared on Temporary Lighting and homes near Camp Williams.

9. **Reports of Action.** – No Reports were needed.

10. **Commission Comments.**

Commissioner Steele commented that Redwood Road south now had its traffic lights up.

- 110
- 11. Director's Report. – Planning Director Dave Stroud gave a report of upcoming applications.
 - 12. Possible motion to enter into closed session – No closed session was held.
 - 115 13. Meeting Adjourned Without Objection at 6:40 p.m. by Chairman Kirk Wilkins.

120 8 Aug 2019
Date of Approval

[Signature]
Planning Commission Chair
Kirk Wilkins

[Signature]
Deputy City Recorder

