



# MINUTES – Planning Commission

Thursday, August 13, 2020

City of Saratoga Springs City Offices

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

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## PLANNING COMMISSION MEETING MINUTES

**Pursuant to Federal and State Guidelines, this meeting was conducted electronically.**

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present:**

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.

Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

Others: Boyd Brown, Shane Williams, Marvin Calderon

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

- 1. Pledge of Allegiance** - led by Commissioner Cunningham.
- 2. Roll Call** – quorum was present – New Commissioner Bryce McConkie was introduced to the Commission.
- 3. Business Item: Preliminary Plat for The Hub, located approximately 2400-2600 N. Redwood Road. Boyd Brown, applicant.**

Planning Director Dave Stroud presented the item. The applicant is requesting approval of a 6 lot subdivision in the Regional Commercial zone. This will allow for development consistent with the General Plan. Boyd Brown was present as applicant. He noted his work for several years on the land, is excited to get going.

Commissioner McConkie

- Thought the plans looked great.

Commissioner Barton

- Asked what businesses were coming in. Boyd Brown noted that parcel D would be an Event Center. The owners were local and were looking forward to coming. Parcel A would be tile and flooring. There are no other specific buildings planned at this time.
- Asked about approval without a stormdrain plan in place? City Engineer Gordon Miner advised that when it's time to record the offsite infrastructure will need it to be in place or bond for it.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with all required conditions.
- Asked what would happen with the road area between the parcels. Boyd Brown replied that he does not control that area, those owners they are not ready to move on those yet. They will stub and there will be an easement to run water lines. Planning Director Dave Stroud advised that our code requires inter-connectivity and the road would need to be completed. There is no guarantee to what access UDOT might give. More details will come further in the process.

- Asked if the applicant foresaw any problems with offsite development for water in the area. Boyd Brown replied that the city will supply the water to the parcels according to agreement. City Engineer Gordon Miner advised that the city will abide by the agreement. Storm drainage may be a separate issue.
- In response to question the applicant did not see problems with delay on irrigation and street names.

**Motion made by Commissioner Barton that the Planning Commission forward a recommendation of approval to the City Council for the proposed preliminary plat for The Hub as Saratoga Springs, located approximately 2400-2600 N Redwood Road, based upon the findings and conditions in the staff report. Seconded by Commissioner Kilgore.**

Commissioner Ryan asked Staff about properties that are separated like this, was there a way for the city to help there be architectural continuity when developers come later between the two parcels. Planning Director Dave Stroud advised that they just need to meet our standards. Commissioner Barton commented it was a good question, it could become a jumble of designs if there wasn't some continuity.

**Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

**4. Approval of Minutes: July 23, 2020**

**Motion made by Commissioner Kilgore to approve the minutes of July 23, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

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

**6. Commission Comments.**

Commissioner Barton welcomed Commissioner McConkie to the Commission. Commissioner McConkie further introduced himself.

**7. Director's Report.** – Planning Director Dave Stroud advised of upcoming agenda items.

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

**9. Meeting Adjourned Without Objection at 6:25 p.m. by Chairman Troy Cunningham.**

8-27-2020

Date of Approval

*Cindy Holcomb*  
Deputy City Recorder



*Troy Cunningham*  
Planning Commission Chair