



MINUTES – Planning Commission

Thursday, September 13, 2018

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Chairman Kirk Wilkins

5 **Present:**

Commission Members: Kirk Wilkins, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore
Staff: Dave Stroud, Planning Director; Nora Shepard, Senior Planner; Kevin Thurman, City Attorney;
Gordon Miner, City Engineer; Kayla Moss, Deputy Recorder
Others: Jen Klingonsmith, Andrew Jensen, Paul Jensen, Rick Bennion, Nate Shipp

10 **Excused:** Bryce Anderson and Sandra Steele

1. **Pledge of Allegiance** - led by Nate Shipp

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

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3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No public comment was given.

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Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: General Plan Amendment and Rezone for Saratoga Northgate, located at 2500 N. Redwood Road. Andrew Jensen Applicant.**

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Planning Director Dave Stroud presented the General Plan Amendment and Rezone. The applicant requests the City amend the General Plan land use map from Agriculture (A) to Medium Density Residential (MDR) and Community Commercial (CC) and rezone property from Agriculture to R3-6 and Regional Commercial (RC) at approximately 2500 North Redwood Road as shown on Exhibit 1. The applicant also requests non-binding feedback on the proposed Saratoga Northgate concept development. This request affects approximately 17.09 acres.

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Andrew Jensen, applicant, advised that they are maintaining flexibility in the products they plan to offer to make sure that the needs of the City are met.

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Paul Jensen, Cottonwood Heights, land owner, advised that they need to respond to the needs of the market but they are also sensitive to the needs of the residents in the area as well. They are conscious of the possibility of blocking views but they do not feel this will be an issue. They feel that twin homes are a good choice because it can make things more affordable. They plan to make a good product that can still look like a single family residence. Storage units may be something they have in the area as well.

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Public Hearing Open by Chairman Kirk Wilkins

Jennifer Klingonsmith, Saratoga Springs, does not want to see any more multi-family units on the border of Harvest Hills. She does not feel that multi-family units are a good buffer in the area. She would like to see single family homes and trails as a buffer. She has lived in Harvest Hills for 16 years. She feels that the high density housing attracts a more transient population. She would like to see Proposition 6 explained to all developers.

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Katelyn Rainey, Saratoga Springs, just moved into the Harvest Hills area about 2 months ago. She feels that there are too many multi-family units and large unaffordable homes and not enough in the middle. She feels that single family homes in the middle expense range should be considered.

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Public Hearing Closed by Chairman Kirk Wilkins

City Attorney Thurman advised that the City is compliant with Proposition 6. It is part of the general plan which is an advisory document.

55 Chairman Wilkins read in a comment from Commissioner Steele. She is concerned about the proposal of single family homes. She feels that the office warehouse zoning would be a good use in the area. However the possibility of noise late at night for shipments and things concerns her. She is not in favor of adding any more residential zoning. She would also be fine with seeing a hotel and refueling station in the area.

60 Commissioner Kilgore feels that a hotel would be great since there is not one in the City already. He wondered why the applicant felt this was a good area for a hotel. Mr. Jensen advised that since the road is a main thoroughfare into the City this makes it a good place, along with the fact that there isn't a hotel already. They also have a letter of intent from a large hotel chain for the area already.

65 Commissioner Cunningham feels that a hotel is needed in the City. He does not want to approve anything that is high density housing of any kind. He would prefer to see office flex space.

70 Commissioner Chapman asked how open space is calculated for this project area. He agreed with the sentiment that Regional Commercial is a great idea. He has the same hang up on what to do with the buffer space. He would like to see office space in the area instead of the residential homes. He shared the concern about the flex space having the potential of late night shipments. Mr. Jensen advised that their development is on a different grade than the Harvest Hills neighborhood. He thinks that should mitigate possible issues of noise generation and other things. Rick Bennion, who is working with the applicant, advised that the market is looking for small business owners in the flex space. They do not anticipate anyone using the space late at night for shipping. Planning Director Stroud advised that this would be held to the same open space requirements as any other development.

80 Chairman Wilkins asked the developer where they are trying to go with the development. He advised that this is a legislative decision and the public has stated that they don't want to see high density residential. He feels those comments need to be honored. He also feels like a sound and light buffer needs to be created so that the residents in close proximity won't be overly affected.

85 Commissioner Carn advised that he is not in favor of changing the land use from a low density to a medium density. He feels a hotel would be better suited off of Mountain View Corridor but he likes the idea of bringing a hotel into the City.

90 Commissioner Chapman is concerned about giving a preference on which zoning they want to see on the West side. He feels it needs to be noticed to the public before they give a preference. He is also in favor of office space instead of Office Warehouse.

Motion made by Commissioner Chapman to continue the discussion to the next available meeting, date uncertain, regarding the Saratoga Northgate General Plan land use map amendment and rezone generally at 2500 North Redwood Road. Seconded by Kirk Wilkins
Motion carried unanimously

95 5. **Public Hearing: Code Wildflower Village Plan 3A, located approximately 900 W. Harvest Hills Blvd. (west of Mountain View Corridor) Nate Shipp, DAI, applicant.**

100 Senior Planner Nora Shepard gave a brief presentation of the Village Plan which consists of approximately 44.74 acres and proposes 265 ERUs. She also advised the commission of a new condition she added for the recommendation.

Public Hearing Open by Chairman Kirk Wilkins

No public comment was given.

Public Hearing Closed by Chairman Kirk Wilkins

105 Commissioner Cunningham asked to clarify what type of trails are being put in for this project. Nate Shipp, applicant, advised that there will be an asphalt trail, single track dirt biking track, and a natural hiking trail.

110 Commissioner Kilgore asked for clarification on what the utility bridge is. Mr. Shipp advised that the utility bridge is a feature that UDOT is putting in the project.

Motion made by Commissioner Kilgore that based upon the information and discussion tonight, I move to forward a positive recommendation to the City Council for the Wildflower Village Plan Area 3A with the findings and conditions in the staff report including the added condition number 3 Wildflower Village Plan 3A will be modified to more specifically designate areas counted toward the open space requirement. Open Space shall not include

- **areas between multi-family structures or similar treatments that are not larger than 5,000 square feet,**
- **are not part of a community trail system, and**
- **are not developed as a recreational or community amenity.**

120 **along with removing item 8 in the engineering staff report. Seconded by Commissioner Cunningham Motion carried unanimously**

125 **6. Public Hearing: Code Amendments Title 19, multiple sections, Text Amendments.**

Planning Director Dave Stroud presented the item. The changes are needed to provide additional clarity and effectiveness, to remove inconsistencies and typos, and incorporate best practices. Changes were proposed to the following:

19.02.02 Definitions

19.04.07 Land Use Regulations, Agriculture, and Residential Zone

130 19.04.08 Permitted and Conditional Uses, Agricultural & Residential Zones.

19.05.10 Temporary Uses

19.06.05 Completion of Landscape Improvements; Adequate Assurances

19.06.08. Single Family Residential and Park Strip Landscaping Requirements.

19.06.09. Screening and Fencing Requirements and Restrictions.

135 19.09.10. Required Minimum Parking.

19.12.02. General

19.12.03. Subdivision Process and Approval Procedure

19.12.09. Vacating or Amending a Subdivision Plat.

19.13.10. Underground Installation of Electrical or Communication Facilities.

140 19.14.03. Site Plan Development Standards

19.16.05. Architectural Design Standards, General.

19.16.07. Architectural Design Standards, Non-Residential.

19.18.03. Definitions.

19.18.04. Prohibited Signs.

145 19.18.10. Commercial Zone Sign Standards.

19.25. Waterfront Buffer Requirements

19.27.04. Street and Property Numbering.

Public Hearing Open by Chairman Kirk Wilkins

No public comment was given.

Public Hearing Closed by Chairman Kirk Wilkins

155 Commissioner Steele is concerned about allowing artificial turf in front yards. She feels 25% would be hard to determine. She wondered if park strips and side yards could be used in the calculations for artificial turf.

Planning Director Stroud advised that it would be up to the owner to decide where that artificial turf goes.

160 Commissioner Chapman asked if nonprofit organizations needed to be included in the definition of "commercial". He also wondered why artificial turf was brought up in the code.

165 Commissioner Kilgore thinks there are pros and cons to artificial turf in the front yards. He listed off examples on both sides. He does not feel that artificial turf would save on water because it has been recommended in certain studies to water it to keep the temperature down and it is supposed to be washed with soap. He asked for clarification on what painted signs would include. He is having issue with prohibiting flat roofs for residential buildings. He wondered why the City allows it for commercial and not for residential. He does not get the logic for allowing large buildings and single family homes to have flat roofs but not allow

170 Commissioner Wilkins wondered what was found on the requirement of corner lots being 10% more than
required in the rural residential zone. Senior Planner Shepard advised that the 10% addition is taken out of the
rural residential zone because there should be a big enough lot without that requirement.

175 Motion made by Commissioner Carn that Based upon the evidence and explanations received today,
I move to forward a positive recommendation to the City Council for the proposed amendments to
Sections [19.02, 19.04, 19.05, 19.06, 19.09, 19.12, 19.13, 19.14, 19.16, 19.18, 19.25, and 19.27] with the
exception of 19.06.08 with the Findings and Conditions in the staff report dated August 30, 2018.
Seconded by Commissioner Chapman
Motion carried unanimously

180 Commissioner Kilgore commented that he is not in favor of the code concerning flat roofs because he does
not understand the logic for that code.

- 185 7. **Approval of Minutes:**
a. August 23, 2018
b. August 29, 2018

190 Motion made by Commissioner Chapman to approve the minutes of August 23rd and 29th, 2018.
Seconded by Commissioner Carn
Motion carried unanimously

Commissioner Kilgore abstained from the August 29, 2018 meeting because he was not in attendance.

195 8. **Reports of Action.** – No Reports were needed.

9. **Commission Comments.** Commissioner Cunningham advised that the commissioners should probably give
the City numbers that they can be reached at.

200 Commissioner Carn advised that he will not be able to attend the meeting on the 27th.

Commissioner Kilgore asked if the City should have reviewed the concept plan within 30 days for Northgate.
He wondered if that part of code needed to be changed to allow for more than 30 days. He asked who the
hearing examiner is for the City.

205 Staff advised that the Hearing Examiner is Bill Morris who works in Ogden and is an attorney and City
Manager.

- 210 10. **Director's Report.** Planning Director Stroud advised that there have been a lot of resubmittals lately. There is
no update on Beacon Pointe.

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

12. **Meeting Adjourned Without Objection at 8:27 p.m. by Chairman Kirk Wilkins.**

215 27 Sept 2018
Date of Approval

220 Muntz
Deputy City Recorder



[Signature]
Planning Commission Chair
Kirk Wilkins

10/4/2018

Northgate and Code Changes - Sandra Steele

Commissioner Sandra Steele