



MINUTES – Planning Commission

Thursday, March 10, 2022

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 Troy Cunningham

Present:

Commission Members: Reed Ryan, Troy Cunningham, Ken Kilgore, Bryce McConkie, Rachel Sprosty Burns, Audrey Barton

Staff: Dave Stroud, Planning Director; Ken Young, Community Development Director, Dan McRae, Assistant City Engineer; Fredric Donaldson, Assistant City Attorney; Kayla Moss, Deputy Recorder; Sarah Carroll, Long Range Planner; Gina Grandpre, Senior Planner; Senior Planner, Ken Page; David Rodgers, Planner

Others: Julie Smith

1. **Pledge of Allegiance** - led by Commissioner Barton
2. **Roll Call** – a quorum was present
3. **Public Input: None**
4. **Public Hearing: Sunrise Cove General Plan Amendment from Rural Residential to Low Density Residential. And Rezone from RA-5 to R1-9. Located at approximately the NW corner of Fairfield Blvd and Foothill Blvd. Morgan Fabrizio as applicant. – Kent Page, Senior Planner**

Commission Director Cunningham opened the public hearing at 6:03 pm. There were no comments so the public hearing was closed.

Motion made by Commissioner McConkie to continue to a later date the Sunrise Cove General Plan Amendment from Rural Residential to Low Density Residential. And Rezone from RA-5 to R1-9. Located at approximately the NW corner of Fairfield Blvd and Foothill Blvd. Morgan Fabrizio as applicant with all staff findings and conditions and all suggested changes discussed during the meeting. Seconded by Commissioner Kilgore. Aye: Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Bryce McConkie, Audrey Barton. Motion passed 6 - 0.

5. **Business Item: Canton Ridge East Plat C Preliminary Plat Amendment. Located at Loveland Lane and Mountain Shadow Lane. Saratoga 262/Julie Smith & Larry Myler as applicants. – Gina Grandpre, Senior Planner**

Senior Planner Grandpre presented this preliminary plat to the Planning Commission. This is in the R1-10 zone. The minimum lot size for that zone is 10,000 square feet and this project meets those requirements. Staff recommends approval for this plat. She noted they are allowing for the amenities to be combined from the two plats. They are working with the applicant to further develop Foothill Blvd. She noted the flag lot will change to front the cul-de-sac.

Julie Smith, the property owner, mentioned they updated the plat to allow for sufficient park space and amenities.

Commissioner Kilgore Received confirmation from the applicant that they would comply with all required conditions. Senior Planner Gina Grandpre explained there is a Development Agreement in place the applicant will also need to follow.

Commissioner McConkie received clarification on average lot sizes from Senior Planner Gina Grandpre.

Commissioner Cunningham asked if this would qualify for a sound wall along Foothill Blvd. Senior Planner Gina Grandpre advised that was a UDOT issue. It would be similar to how it is along Redwood Road.

Motion made by Commissioner Kilgore to forward a recommendation of approval to the City Council for the Canton Ridge East Phase C preliminary plat, located West of Rocky Ridge Lane, based upon the findings and conditions in the staff report. Seconded by Commissioner Sprosty Burns. Aye: Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Bryce McConkie, Audrey Barton. Motion passed 6 - 0.

6. Work Session: Title 19 Code amendments. – City Initiated – Sarah Carroll, Senior Planner

Long Range Planner Sarah Carroll presented the Title 19 Code Amendments to the Planning Commission. These changes were drafted based on feedback regarding what is wanted as far as warehouse types of buildings in the City. The City Council discontinued the office/warehouse zone based on pending ordinance and this will update the code to fix that.

Commissioner Ryan asked on the Office Warehouse Flex definition if 30% of the footprint is standard.

Senior Planner Carroll advised that the 30% is pretty standard.

Commissioner McConkie asked about if the 30% requirement applies to the whole building or each tenant space.

Commissioner Kilgore mentioned there are a number of uses that were permitted in office warehouse but are not permitted in heavy commercial. He wondered why that was.

Senior Planner Carroll advised they went through the uses as a group and included the heavier uses in the industrial zone and lighter uses in the heavy commercial.

Commissioner Sprosty Burns mentioned it may be prudent to require a drop off zone for dance, gymnastics, and martial arts kind of studios.

Senior Planner Carroll thinks that is a good idea but it may be hard to accommodate when a developer builds a shell without knowing who the tenants are first. They will discuss options and bring back more ideas at the next meeting.

7. Approval of Minutes: February 24, 2022.

Motion made by Commissioner Ryan to approve the Planning Commission minutes of February 24, 2022. Seconded by Commissioner Burton. Aye: Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Bryce McConkie, Audrey Barton. Motion passed 6 - 0.

8. Commission Comments. Planning Chair Cunningham mentioned the breakfast with planners was really well attended.

Community Development Director Ken Young advised they are planning on doing a breakfast with planners again in September. The facility worked well and they got a lot of good comments from people that appreciated what they were doing.

Commissioner Barton mentioned she went to the City Council meeting a couple weeks ago. Council Member Porter mentioned that he trusted the planning commission and knows they do their homework. She appreciated the compliment from the Council.

Commissioner Kilgore mentioned that there was a small business owner at the breakfast with planners. He wanted to move up to the next phase but there isn't any good spaces within the City. He would like to see spaces that are incentivized to try and keep growing businesses in the City.

Commissioner McConkie agreed that creating an assessment of facilities in the City would be prudent. This would help determine what the City may be lacking.


9. **Director's Report.** Planning Director Stroud reiterated the breakfast with planners went great. There was a great turn out with a lot of good comments. They are going to go on a tour in Holladay and Farmington Station next week. This is to see if there are things they can incorporate for the general plan. He asked if the commissioners that go on the trip can give a recap at the next meeting.

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

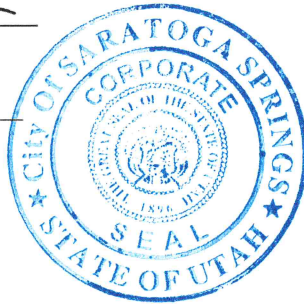
11. **Meeting Adjourned Without Objection at 7:17 p.m. by Chairman Troy Cunningham.**

3-24-2022

Date of Approval



Deputy City Recorder




Planning Commission Chair