



MINUTES – Planning Commission

Thursday, April 22, 2021

City of Saratoga Springs City Offices

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

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

Staff: Dave Stroud, Planning Director; Ken Young, Community Development Director; Sarah Carroll, Senior Planner; Tippe Morlan, Senior Planner; Rachel Day, Planner I; Kayla Moss, Deputy Recorder; Conrad Hafen, Assistant City Attorney

Others: Krisel Travis, Ken Berg, Nicholas Majors, Alexander Usdan, Larry Lindstrom

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. This written declaration expires 30 days from the date signed. Dated: *April 15, 2021*.

1. **Pledge of Allegiance** - led by Commissioner Anderson.
2. **Roll Call** – a quorum was present
3. **Business Item: Markham Dental Site Plan Extension, located 2114 N. Hillcrest. Kevin Markham, applicant.**

Planning Director Stroud presented this site plan to the Planning Commission. This was originally approved two years ago. They have not changed anything from when they got approval two years ago. Due to COVID construction was put on hold. They would like 2 more years to construct the site. They would also like to subdivide the lot from one to two lots.

Commissioner McConkie asked about the basement being used for storage. He wondered if there is a limitation on what type of storage can be in the building.

Planning Director Stroud advised that storage limitations will be addressed via building code and the Fire Marshal.

Motion made by Commissioner Ryan to approve the Markham Dental Site Plan Extension, located 2114 N. Hillcrest. Kevin Markham applicant with findings and conditions in the staff report dated April 22, 2021. Seconded by Commissioner McConkie. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Ryan Reed, Bryce McConkie, Josh Wagstaff. Motion passed 7 - 0.

4. **Public Hearing: Market Street Village Plan, located NW corner Market Street & Redwood Road. Steve Usdan, applicant.**

Director Stroud advised that this is Village Plan II, a continuation of the Costco community plan. It will be called Market Street Village II. He presented the zoning and land use map where the project is. He also

showed the pedestrian plan and sign plan. There are three known users at this point; Olive Garden, Dutch Bros Coffee, and Apollo Burger. Olive Garden is currently showing four signs. What is allowed per title 19 is 3 but different things can be approved per the Village Plan.

Chairman Cunningham opened the meeting to public hearing at 6:15 p.m. There were no comments and the public hearing was closed.

Commissioner Kilgore asked why there were some “can complies” with conditions.

Director Stroud advised that is because they don’t have the full landscaping plans and other things yet with the Village Plan.

Commissioner Wagstaff thought that there needs to be a standard on the signs so applicants know what to expect when they come in.

Commissioner Ryan agreed with abiding to the standard for signs.

Commissioner Anderson advised he likes the look and feel of the product that is coming in. He is grateful that they are eliminating car washes and car repair. He agrees with everyone else that the sign requirements should be standard and what is in Title 19.

Commissioner Cunningham likes the idea of having the eateries in one place. He has some concerns about the drive-thrus on the pads. He wants to make sure there is enough room to allow for traffic flow.

Motion made by Commissioner Wagstaff moved to forward a positive recommendation on the Market Street Village Plan, located NW Corner Market Street and Redwood Road with all staff findings and conditions and clarify that the current monument signs in the packet will be the extent of the monument signs on the property. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Bryce McConkie, Josh Wagstaff. Motion passed 7 - 0.

5. Public Hearing: Northshore neighborhood Plan Major Amendment. Located 550 N. Northshore Dr. Krisel Travis, D.R. Horton, applicant.

Senior Planner Sarah Carroll presented the major amendment to the City Council. The LDS church is not planning on buying the property any longer so they are requesting to change that to townhomes and rear-loaded cottage lots. They have also added a one acre park.

Krisel Travis with D.R. Horton advised that while the LDS church won’t be buying property in this phase they have said they may want to come in on another phase.

Chairman Cunningham opened the meeting to public hearing at 6:51 p.m. There were no comments so the public hearing was closed.

Commissioner Kilgore thanked D.R. Horton for taking the driveways off of Northshore and he likes the product that is being proposed as the change.

Motion made by Commissioner Kilgore to forward a positive recommendation of the Northshore neighborhood Plan Major Amendment. Located 550 N. Northshore Drive with the findings and conditions in the staff report. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Josh Wagstaff, Reed Ryan. Motion passed 7 - 0.

6. Public Hearing: Title 19 Code Amendments, various sections. City Initiated.

Chairman Cunningham opened the meeting to public hearing at 7:07 p.m.

Larry Lindstrom voiced that he thought an office warehouse of adequate size should be able to be built in that zone. He thought 30,000 square feet is a little arbitrary. They would have to build two buildings to get the product they want. Some people are concerned that bigger buildings aren't attractive but things that make them that way are age, poor maintenance, and HVAC that is exposed, etc. rather than the size of the building. He understands what the City is trying to do but he thought the 30,000 square feet is problematic.

Krisel Travis mirrored the concerns of Larry Lindstrom. She agrees that 30,000 square feet is arbitrary. She thought the City has means to regulate these buildings rather than the square footage restrictions in the code. She also mentioned that D.R. Horton currently occupies 30K+ in an office warehouse building as their main office location.

Public Comment was closed at 7:23 p.m.

Chairman Cunningham thought that larger office warehouse uses could be prudent because of the change to e-commerce based businesses. It would be nice to have the code be flexible enough to allow for those businesses to come in.

Commissioner Kilgore mentioned that the geography of the City needs to be considered when placing zones and types of businesses. He thought that the big buildings would be very prudent in different places such as along Mountain View Corridor. He doesn't think Redwood Road is the best placement for them.

Commissioner Ryan mentioned the he doesn't think any commissioner disagrees with the sentiments that Larry Lindstrom expressed, however; he agrees with Commissioner Kilgore and thought they need to be very mindful of where they are placing the big buildings.

Commissioner Wagstaff thought that there are better ways to regulate the zone rather than the 30,000 square feet requirement. He doesn't think that many people will be wanting to locate to Saratoga Springs for big space. He suspects they will go to Eagle Mountain or other places that have cheaper land.

Commissioner McConkie asked if there is an understood definition for what a warehouse is or if there is a specific definition. He relies heavily on definitions. He isn't ready to make a determination on what size of building is prudent in the zone. He would like to be able to get more information before making a recommendation.

Commissioner Barton agreed that the Redwood Road in Saratoga Springs is completely different then in Lehi. She wants to see these uses in the City but she thought the appropriate place needs to be identified.

Commissioner Anderson thought that the City will find Class A office space. He is okay with an "arbitrary" requirement like 30,000 square feet if that is what is determined to be prudent. He thought that the City needs to be able to make exceptions when the time and spot is right.

Planning Director Stroud advised that the City has architectural standards and this may be able to be dealt with in that way.

Commissioner Cunningham mentioned that he has concerns about listing in the Code 20 people as a family.

Commissioner Kilgore wondered if there was a way to restrict a domicile from housing a bunch of individuals in the same location. He is afraid it could be a fire hazard or hazards in other ways. He also wondered why medical parking is being reduced from 5 stalls to 4 stalls.

Planning Director Stroud advised they looked at other places and 4 stalls seemed to be standard.

Commissioner Cunningham is very concerned about the reduction in parking stalls for medical and healthcare. There are many places in the City that he has to park on the street because of the lack of parking spaces and they are currently under the 5 parking stalls per 1,000 square feet.

Commissioner Barton agrees that there is parking shortage at the medical facilities in the City with the current standard of 5 parking spaces per 1,000 square feet. She agrees that the parking requirements should not be reduced.

Commissioner Anderson also mentioned the stalls are also very narrow in Saratoga Springs, making less spaces even harder.

Motion made by Commissioner Kilgore to forward a positive recommendation of the Title 19 Code Amendments, various sections based upon the evidence and explanations received today with the findings and conditions in the staff report with the additional conditions that the family definition uses option 1, no change is made to the parking for office/medical, and accept the warehouse: heavy and warehouse: light definition as is written. Seconded by Commissioner Barton. Aye: Troy Cunningham, Ken Kilgore, Audrey Barton, Bryce McConkie, Bryce Anderson. Nay: Reed Ryan and Josh Wagstaff passed 5 - 2.

Commissioner Wagstaff voiced that he voted Nay because of the 30,000 square foot restriction. He doesn't think that is the right approach to correcting the lack of aesthetic appeal, if that is the main concern.

Commissioner Ryan advised that his Nay vote was because he is also concerned about the 30,000 square foot language in the Code. However, he thought it is too large for the Redwood Road corridor.

7. Approval of Minutes: March 25, 2021.

Motion made by Commissioner Ryan to approve the Planning Commission minutes of March 25, 2021 as presented. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

8. Commission Comments. Chairman Cunningham proposed to see how the in person meeting of City Council goes in May and decide if in-person meetings should be resumed starting the second meeting in May. He would like to have an agenda item to take a vote on returning to in person at their first meeting in May.

9. Director's Report. Planning Director Stroud advised that building is ramping up on Redwood Road. There is more activity on the Jared Osmond project. They have also just hired a planner I that will start next week.


Community Development Director Young advised that they are focusing on Economic Development. There will be a new Economic Development director starting next week as well.

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

11. Meeting Adjourned Without Objection at 8:55 p.m. by Chairman Troy Cunningham.

S-13-2021

Date of Approval


Deputy City Recorder




Planning Commission Chair