



MINUTES – Planning Commission

Thursday, June 10, 2021

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: Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Josh Wagstaff
Staff: Dave Stroud, Planning Director; Sarah Carroll, Senior Planner; Fredric Donaldson, Assistant City Attorney; Jeff Pearson, Engineer II; Scott Petrick, Engineer-in-training; Ken Young, Community Development Director; Nicolette Fike, Deputy Recorder.

Others: Jaran Nichols, Brandon Watson, Susan Palmer, Cindy Bergman, Pat Pikus, Vaughn Barrett, Shellie Baertsch, Jen Morrison, Jen Klingonsmith, Quinn Beal

Excused: Reed Ryan, Bryce Anderson

1. **Pledge of Allegiance** - led by Shellie Baertsch

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

3. **Public Input - Open** by Chairman Cunningham, receiving no comment the Public Input was closed.

4. **Public Hearing: Western Hills General Plan amendment from Community Commercial to Low Density Residential and Rezone from Agriculture & R1-10 to R1-9, located approximately 50 W. Aspen Hills Blvd. Ridgepoint Management Group, LLC as applicant.**

Planning Director Dave Stroud presented the item. Susan Palmer was present as applicant. She noted that they had a neighborhood meeting several months ago when the concept was higher density, they moved it to low density after listening to the neighbors. There is a buffer with the right-of-way to the Water Conservancy District and a berm which is 50 ft. from their development to the edge of the Harvest Hills subdivision. They would like the planned community so they can have an HOA to maintain the landscaping. If the Traffic study shows they need additional items, they will be addressed at a later platting stage.

Public Hearing Open by Chairman Troy Cunningham

Quinn Beal shared concern for himself and many neighbors. They are concerned with increased homes from a concept plan from several years ago. They would like the open space and trail system to stay public and native landscaping. They would like zoning to stay R1-10. He noted that the city, across the road has more than enough high density in this area that traffic is getting too busy.

Jen Klingonsmith shared similar concerns about increase in density and roads, she sees it as more dense than R1-9 should be.

Shellie Baertsch shared that this was originally planned as single family with commercial toward the front. It transitioned from the commercial toward the housing. She noted the code specifically states that landscape buffering can also be part of the transitioning. To take what should be part of the regional trail system and changing to a small trail takes away from the buffer. She asks that it be denied. It is technically low density but the new concept creates more traffic problems than the original plan. There should be more amenities. She noted that people tend to want their own fences after time in this type of design.

Public Hearing Closed by Chairman Troy Cunningham

In response to public comment Planning Director Dave Stroud advised that we don't know at this time what would happen with the trail as this was just a concept plan. There could be a recommendation to include something in a Development Agreement. Engineer-in-training Scott Petrik noted about a possible light on Aspen hills and Redwood Road that we don't know their timing, but UDOT does intend to put a light in at that intersection, perhaps timing with the road across the way. Planning Director Dave Stroud advised that any fencing would have to be in alignment with current City Code.

Commissioner Kilgore

- Understood the traffic concerns. Susan Palmer, applicant, explained that with the street dividing the zones that to be able to transition from the larger lots to the patio type and then the condos on the north was a good plan and made a nice community. After listening to the current residents they have become more compatible with single family homes. Planning Director Dave Stroud advised in response that with this type of home you may tend to see less cars per unit.
- Noted that they were not there to discuss type of housing, they were discussing a rezone. Trucks spilling over into Aspen hills would probably still happen, even with the current R1-10 plan. He wanted to make sure both sides were considered, not just personal feelings.
- He felt safety may be a good reason to deny the application if necessary.

Commissioner Barton

- Felt some of her questions had been answered however she is worried about the trails as part of the HOA instead of the City. Planning Director Dave Stroud advised it would be a public access easement.
- She felt the concept plan does not feel like low density, it comes across as high density with the footprints.
- She felt it was unsafe to make the change based on the school and current and future traffic impacts.
- She shared concern about parking, if this is what families can afford right now than it wouldn't just be older couples, there would be larger families with teens and more cars so parking would become an issue. Parking in the area was a concern to general welfare. She observed that you can say no on street parking allowed in an agreement, but it's not enforced well.
- Suggested this is not the right place to put footprint type development, it does not feel consistent with the General Plan for this area.

Commissioner McConkie

- Noted he tried to look at this based on City ordinance. He questioned if the R1-9 would be that much more of an impact than the R1-10 to make it a safety concern, as R1-10 would also be bring more traffic than is currently there.
- He thought the feel of the city and that area for the residents was important.
- As a concept plan this may not be the final plan that comes to the City if the rezone was approved. There are concerns with the plan but technically it is compliant. He wanted to make sure it was not creating a problem by approving, or denying.

Commissioner Wagstaff

- Felt the change wasn't a huge increase in density, however it looked denser with the concept plan.
- Parking was an issue he would like to make sure was addressed as on-street parking is a problem in the area. Planning Director Dave Stroud advised that it would be single family housing parking, two car garages.

Commissioner Cunningham

- Concern about the berm that might be taken out as part of some of the development. And felt the trail should be preserved as public access.
- He doesn't feel this concept plan meets the intent of the R1-9 zone. He did not like the footprint idea, in his experience after a few years people start wanting to fence their own yard in. He is concerned about safety along the trail if that happens and fencing being placed to code.
- Parking was a concern and too many cars parked on the road, especially along Aspen Hills Blvd.
- He thought 9000 sq. ft. lots would fit here nice and does not feel he can support it with this concept plan.

Senior Planner Sarah Carroll advised that because of the canal placement and requirement to have a public road in the development that the applicants have a depth issue in creating lots and that was one reason they are looking at patio homes. With a Rezone they have a Development Agreement which can help mitigate things like parking by requiring things such as fencing and parking on one side or approve the R1-9 but require lots only and no patio homes. They could possibly consider a decrease in setbacks to allow the single family lots with the depth issues.

Assistant City Attorney Fred Donaldson advised on city zoning amendments from the code.

Motion made by Commissioner Barton to forward a negative recommendation to the City Council regarding the Western Hills Cottages rezone and General Plan amendment with the findings that The Western Hills Cottages Rezone and General Plan amendment is not consistent with the General Plan, concerning general welfare and safety as articulated by the Planning Commission in their discussion tonight. Seconded by Commissioner McConkie. Aye: Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie. Nay: Josh Wagstaff. Motion passed 4 - 1.

115 Commissioner Wagstaff commented that He felt the request followed code and the general plan and didn't know if there was a way to quantify data, such as a traffic plan or other study to actually say it would be a negative impact.

A short break was taken at this time.

120 5. **Public Hearing: Mt. Saratoga Community Plan Major Amendment, located approx. 1200-2000 West and Pony Express Pkwy to SR73. Edge Homes, Jaran Nichols, as applicant.**

125 Senior Planner Sarah Carroll reviewed the requested changes including adjusting boundaries, shifting density (total remains the same), additional amenities, some longer block lengths, and setback reduction. Staff previously recommended that Mt. Saratoga Blvd. not be connected to Talus Ridge Rd. to avoid through traffic. She advised that the original Development Agreement indicated that the connection from Sage hills rd. would remain closed until the main Mt. Saratoga Blvd. connection was completed to the north at S.R. 73. Staff recommends the setback request should remain at 20 ft.

130 Jaran Nichols and Brandon Watson were present as applicant. They felt they have come up with the best options for the property. Because of large gas lines and overhead line they do have some limitations on their amenities in the park. There will be a trail and underpass to connect the west and east side. They noted the reasons for having the high density where it was. He further discussed the two Village Plans (following items). The alley loaded townhouses will have two car garages. The condo units have had positive feedback. They want to minimize the impacts to the contours of the land. Brandon Watson noted the different landscape features around the parks and theming around the area. They noted more product designs

Public Hearing Open by Chairman Troy Cunningham

140 Steven Smith sent public comment via email sharing concerns about roads including slip lanes, connections, traffic, truck routes, and parking.

145 Jen Morrison, Eagle Mountain, noted she and other preservation experts met with Edge Home when this project started and they were insured the petroglyphs would be protected but felt language was removed. She observed the boulders and railroad that were in the area had been bulldozed. She said Saratoga didn't require Edge to protect the integrity of their site. She noted Edge refused to have a survey done for historic purposes such as burial grounds and petroglyphs. She was very worried about preserving what is left to protect the cultural identity of the area. She remarked they had not partnered with URARA like they said they would. She thought they set up a mining operation on this property, they have employee vehicles parked on dry grass with fire danger. She felt the City shouldn't be ok with any of this. She urges them to partner with Eagle Mountain City and deny these changes as Edge homes has not made good on any promises.

150 Vaughn Barret felt most of the changes he saw tonight were encouraging to him. The NE corner of the project borders their property. He would like to talk with the Planner and Edge Homes about fencing they share which was not well designed. He requests anything they can do to speed up the connection to S.R. 73 to avoid construction traffic problems. He has concern about water distribution as well.

Public Hearing Closed by Chairman Troy Cunningham

160 Senior Planner Sarah Carroll responded to public comment. She noted they have had several emails with Mrs. Morrison and unfortunately it has to be something the land owner volunteers when it is not a State enforced site and the City can't enforce either. The City has encouraged Edge homes to look into preserving those things. She noted they had to have an approved grading permit.

165 Scott Petrik, Engineering, was not aware of mining but thought there was more of mass grading to install a water system. Brandon Watson noted this is not dirt they are excavating, they are blasting and breaking rock. A large amount of the dirt they are using comes from other phases they pile up to use in trenches and fills in other areas. Some is coming from the secondary ponds they are building which is a lot of acreage. They feel they are in compliance with the grading applications they have submitted, they are not selling any material off. He noted the timeline of Village Plan 5 starting at S. R. 73 and working south as soon as they get approvals. He would get with the team to make sure that there is a clear area to park.

170 Jaren Nichols noted they had a plan to keep some fences open for Mr. Barrett's access. Vaughn Barrett noted what he felt was not being passed on to the contractors.

Commissioner Barton

175 - Asked for clarification on construction traffic. Senior Planner Sarah Carroll advised that Public Works requires a construction route be identified before construction begins.

- 180 - Asked the applicants what their view was on the archeological preservation. Brandon Watson explained they met with Ms. Morrison and identified where the boulders were. They flagged them and then one of the boulders went missing. They immediately got the State archeologist involved and the other two they were aware of were relocated. Edge Homes was concerned about vandalism as well. They don't have the set up as a home builder to protect these from vandalism such as putting them in a park etc. He was not aware of anything else in the area besides those boulders.
- 185 - She was impressed with what is going on in this area, she likes the changes; but transportation is a concern, especially with kids walking to school near Talus Ridge Blvd.

Commissioner Wagstaff

- 190 - Reiterated that the faster the connection could go through to the north the better it would be for the City. Foothill can't handle all of the additional traffic.
- 190 - He has noticed much construction traffic that uses City roads it should not instead of approved construction routes. Some are along school walking paths (Talus Ridge Rd.).
- Likes the changes.

Commissioner Kilgore

- 195 - Received clarification for the reason of the amendment. Brandon Watson noted as they have moved along in the project it is a matter of fine tuning and also reacting to market demands. There is a juggle to enhance the project and still listen to buyers and trends for livability.
- Hopes there can be a way to protect the artifacts.
- 200 - Asked how the City felt about the visitor parking stalls. Senior Planner Sarah Carroll responded that staff supports it because it allows for more parking. They have added stalls between the buildings as well.
- Asked how it impacted Prop 6. Senior Planner Sarah Carroll advised that they are being held to the limit against prop 6 for multifamily.

Commissioner Cunningham

- 205 - Supported keeping garage setbacks to 20 feet.

Commissioner McConkie

- 210 - Asked about natural vegetation requirements. Senior Planner Sarah Carroll advised on the areas which were natural, and manicured.
- He complimented the engineers working with the topography challenges of the area.

215 **Motion made by Commissioner Wagstaff that Based upon the information and discussion tonight, I move to recommend approval of the Mt. Saratoga Community Plan Major Amendments, with the Findings and Conditions in the staff report. As well as a recommendation that the City Council consider discussion on artifacts. Seconded by Commissioner Kilgore. Aye: Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Josh Wagstaff. Motion passed 5 - 0.**

A short break was taken at this time.

220 **6. Public Hearing: Mt. Saratoga Village Plan 3, located approx. 1500-1700 West and 1000-1400 North. Edge Homes, Jaran Nichols, as applicant.**

225 **7. Public Hearing: Mt. Saratoga Village Plan 5, located approx. 1400-1700 West and 900-1100 North. Edge Homes, Jaran Nichols, as applicant.**

Senior Planner Sarah Carroll presented the plans. VP3 consists of approximately 103.6 acres, 699 units, and 36.3 acres of open space. Jaran Nichols and Brandon Watson were present for applicant.

Items 6 & 7 were addressed together.

Public Hearing Open by Chairman Troy Cunningham

230 Steven Smith sent public comment via email sharing concerns about roads including slip lanes, connections, traffic, truck routes, and parking, and moving the Village Plan to the west.

235 Cindy Bergman shared concerned that once the N/S connection was open then Sage hills would be open for traffic. It is an old road never intended or designed for through traffic. She is concerned that no one has addressed where the funding for that road improvement would come from or addressed the need to improve it. She contacted engineers and it cannot just be repaved. There is a blind corner just west of the Fire station where several people, horses, and vehicles have been in danger and almost hit.

Public Hearing Closed by Chairman Troy Cunningham

240 Senior Planner Sarah Carroll noted the original slip lanes had issues because they were too close to intersections. She noted that the original agreement for the development indicated Sage Hill was not to be used as a through road until the Mt. Saratoga Blvd.-S.R. 73 connection was made. The City is aware of the traffic problems there and it needs more study. The new residents are pressuring to open it as well. At this time she can't give specific direction.

245 Commissioner Wagstaff

- Has seen contention from new residents and existing owners. The road is not wide enough for traffic, it isn't built well and it isn't safe, especially near the fire station/Coyote Creek area.
- He likes the Walkway under the road to connect the East and West sides because it will be a heavily used road for Eagle Mountain residents to go north to Mountain View Corridor.

250 Commissioner Kilgore

- Received clarification from Senior Planner Sarah Carroll on the Sage Hill traffic that keeping the road closed was the solution based on the information at the time. The concern is that it would be opened without improvement to handle the traffic.
- Liked the village plans as shown in the earlier presentation.

255 Commissioner Barton

- Received further clarification on Sage Hill road. Planning Director Dave Stroud advised it's an old county road from before we were a city that can't just be resurfaced. He noted the City knows at some point it would have to be repaired.

260 Commissioner McConkie

- Felt that what is being done to connect Mt. Saratoga to S.R. 73 is fitting.

265 **Motion made by Commissioner Wagstaff that Based upon the information and discussion tonight, I move to recommend approval of Highridge at Mt. Saratoga Village Plan (VP3) and Ridgehorne at Mt. Saratoga Village Plan (VP5), with the Findings and Conditions in the staff reports. Seconded by Commissioner Barton. Aye: Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Josh Wagstaff. Motion passed 5 - 0.**

270 8. **Approval of Minutes: May 27, 2021**

275 **Motion made by Commissioner McConkie to approve the minutes of May 27, 2021. Seconded by Commissioner Kilgore. Aye: Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Josh Wagstaff. Motion passed 5 - 0.**

9. **Commission Comments.** No additional comments were made at this time.

280 10. **Director's Report.** Planning Director Dave Stroud advised of upcoming agenda items.

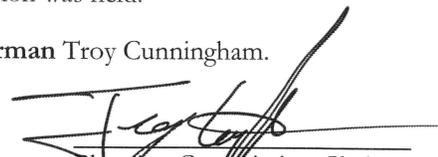
11. **Possible motion to enter into closed session** – No closed session was held.

285 12. **Meeting Adjourned Without Objection at 9:13 p.m. by Chairman Troy Cunningham.**

6-24-2021
Date of Approval


Deputy City Recorder




Planning Commission Chair