



MINUTES – Planning Commission

Thursday, January 11, 2024

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: Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Scott Hill, Doug Willden, Virginia Rae Mann, and Jack K. Mangum.

Staff: Sarah Carroll, Planning Director; Sam Stout, Planner I; Tippe Morlan, Senior/Long Range Planner; Kayla Moss, Deputy Recorder; Wendy Wells, Deputy Recorder.

Others: Jeff Tittelfitz, Daniel Thurgood, Tim Ryan

1. **Pledge of Allegiance** - led by Scott Hill
2. **Oath of Office for New Planning Commissioners Virginia Rae Mann and Jack K. Mangum.** The two new planning commissioners were sworn in.
3. **Roll Call** – A quorum was present
4. **Election for Vacancy of Planning Commission Chair.** Planning Commissioner Reed Ryan was nominated and elected as Chairman for the Planning Commission.
5. **Public Input** - Public input was opened by Chairman Ryan.

Jeff Tittelfitz, 98 E Cottage Cove, lives right off of Fairway and Redwood Road. His home backs up to the 11th and 12th hole on the Talons Cove golf course. He moved here in 2013. One of the things they loved about the community when they moved here was the beautiful view of the lake and the noise levels were very quiet. When Redwood Road grew the noise increased. He has also noticed an increases number of trucks and construction vehicles traveling on the road. He requested the City study the noise increase. These increases have an impact on health and the things that can be enjoyed in the community.

Having no further comments the Public Input was closed by Chairman Ryan.

PUBLIC HEARINGS

1. **Community Plan Major Amendment for The Crossing, Fat Cats Cell Tower, located at 212 W Pioneer Crossing, Troy Benson as applicant.** Planner Sam Stout presented this item to the Planning Commission. The applicant is requesting an amendment to their Community Plan to allow for a 66 foot cell tower. Right now the maximum height in their Community Plan is 50 feet. They are proposing to build the tower on the Southeast corner of Parcel 65-553-0201 which is south of Fat Cats and West of Smith's Marketplace.

Daniel Thurgood, 136 S Main Street Salt Lake City, came to answer questions that the Commission may have for the applicant.

Commissioner Scott Hill thanked staff for the presentation. He likes the design and thinks it will fit well in the proposed space. He asked if this tower will have 5G for those in close proximity. Since this is close to the spot where the City plans the downtown he thinks it's great to have that there.

Mr. Thurgood advised that this will have 5G. It is outfitted to have all of the latest technology.

Commissioner Rachel Sprosty Burns asked about the lightning rod on the tower. She thinks it looks fairly small in diameter. She wants to make sure that they are being careful in assessing these towers. She is aware of another cell tower at Lake Mountain Junior High School. She asked how many towers are going to be placed. She is not in favor of adding more and more. She thinks they need to be very conscious of the skyline and what all of these towers would do to that.

Mr. Thurgood advised that a tower can only serve a certain amount of people. The amount of coverage it provides also depends on how tall the tower is. The way technology is changing they now need cell towers where the people are to provide good service.

Commissioner Ken Kilgore asked why the height was limited to 50 feet in this Community Plan.

Planning Director Sarah Carroll said that they need to just make an amendment in the community plan. Higher towers or buildings would be allowed in other zones. The landowner of The Crossing didn't want to allow anything higher than the 66 feet.

Commissioner Jack Mangum mentioned that when he first saw this his instant reaction was that he is in favor because of how much his service drops. He asked how long the towers last and what providers this is going to include.

Mr. Thurgood advised that the first level of antenna's are going to be Verizon and the second level will be open for other carriers to place them on. They are not in the business of taking the towers down. They end up modifying the towers to keep up with new technology. A lease is typically signed for 25 years and then renewed for another 25 years.

Commissioner Virginia Mann advised that she has to plan her phone calls on that stretch of road and she is excited that this issue may be fixed.

Chairman Ryan mentioned that they've had to keep changing the projection on how many cell towers are going to be needed in the City. He wondered if having taller towers in the future would reduce the amount needed.

Public Hearing Open by Chairman Ryan at 6:40 pm. Receiving no public comment, the public hearing was closed by the Chair.

Motion made by Commissioner Willden to recommend approval of the proposed Major Amendment for the Crossing Community Plan, Fat Cats Cell Tower, located at 212 W Pioneer Crossing, Troy Benson as applicant with all staff findings and conditions in the staff report including a condition that they approve a height up to 66 feet. Seconded by Commissioner Hill.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Doug Willden, Virginia Rae Mann, and Jack K Mangum.

No: Rachel Sprosty Burns

Absent: None.

Motion passed 6 – 1

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.05 Supplementary Regulations, Bars.** Senior Planner Tippe Morlan presented this item to the Planning Commission. As staff reviewed the site plan for the proposed location of Bout Time Pub & Grub they realized there are some ambiguities and inconsistencies in the code. In order to be able to interpret code correctly and enforce it they are proposing a couple of options for changes. Right now they are using measurements from property line to zoning boundary and they are proposing to measure from the building of the residential use instead. The first option allows them to measure from building to building rather than property line to zone boundary and the second option reduces distance requirements to 500 feet to address potential inconsistencies in the spacing of buildings on a site.

Director Carroll advised that the preference of staff leans towards option 1 because of subdividing that can happen in developments.

Tim Ryan, Owner of Bout Time Pub and Grub, advised that this is a necessary update to the code for them to continue on with their project in the City.

Public Hearing Open by Chairman Reed Ryan at 6:48 pm. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Sprosty Burns asked if the rest of the code is written building to building or property line to property line. She suggested removing the half mile between bar establishment requirement if they want to have a thriving city center.

Senior Planner Morlan advised that it depends on the use that is written in the code. There is no standard way of measuring distance requirements.

Commissioner Kilgore asked if a patio where there is seating would be considered part of the building for measurement purposes. If the purpose is to have a certain amount of room from certain establishments from residential that may need to be specified.

Senior Planner Morlan mentioned she could look into specifying it as a structure rather than a building because an awning or patio with covering would be considered a structure.

Mr. Ryan advised that it doesn't restrain them if a patio is counted. An outdoor patio would become part of their premise and be held to the distance requirements according to state code.

Commissioner Kilgore is okay with either proposed option.

Commissioner Hill has been pleasantly surprised that the City is willing to look at code and bring it up to the standards that it needs to be at. He likes to defer to the professionals and would be happy to go with option 1.

Motion made by Commissioner Sprosty Burns to recommend approval of option 1 of the proposed Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.05 Supplementary Regulations, Bars with all staff findings and conditions and to add a condition that an outdoor patio and seating areas be included in the building footprint Seconded by Kilgore.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden, Virginia Rae Mann, and Jack K Mangum.

No: None.

Absent: None.

Motion passed 7 – 0

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09 - Off-Street Parking, Location of Parking Areas.** Director Carroll presented this item to the Planning Commission. To promote walkability, staff recommends providing an exception to the walking distance requirement from a parking space. This will only apply to Mixed Use and Mixed Use Waterfront zones and the Town Center Overlay shown in the General Plan.

Public Hearing Open by Chairman Reed Ryan at 7:02 pm. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Doug Willden thinks that this makes sense. It is clean and straightforward and he appreciates all the work that went into it.

Commissioner Sprosty Burns has noticed that parking garages can have increased break-ins the farther they get from shopping areas. She encouraged good lighting in the structures to try and mitigate any crime.

Motion made by Commissioner Kilgore to recommend approval of the proposed Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.09 – Off-Street Parking, Location of Parking Areas with all staff findings and conditions Seconded by Hill.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden, Virginia Rae Mann, and Jack K Mangum.

No: None.

Absent: None.

Motion passed 7 – 0

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 – Definitions, 19.16 – Site and Architectural Design Standards, and 19.18 – Sign Regulations.**

Director Carroll asked that they table this item to make changes after the public hearing is held.

Public Hearing Open by Chairman Reed Ryan at 7:05 pm. Receiving no public comment, the public hearing was closed by the Chair.

Motion made by Commissioner Sprosty Burns to continue to a future date the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 – Definitions, 19.16 – Site and Architectural Design Standards, and 19.18 – Sign Regulations Seconded by Commissioner Willden.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden, Virginia Rae Mann, and Jack K Mangum.

No: None.

Absent: None.

Motion passed 7 – 0

BUSINESS ITEMS

1. Approval of Minutes: December 14, 2023.

Motion made by Commissioner Hill to approve the minutes of December 14, 2023. Seconded by Commissioner Kilgore.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden, Virginia Rae Mann, and Jack K Mangum.

No: None.

Absent: None.

Motion passed 7 – 0

REPORTS

1. Commissioner's Comments. Commissioner Hill welcomed the two new commissioners and mentioned they are welcome to ask any of them any questions they may have. He is happy to have two people that are as passionate and willing to serve the community.

Commissioner Mangum thanked Commissioner Hill for his welcome. He asked if he can abstain from a vote if he is unclear on what is happening. The other commissioners advised him that he can abstain but he can ask as many questions as needed so that he can gain clarity.

Chairman Ryan thanked Commissioner Cunningham for his many years of service. He also thanked Commissioner Barton for her service as well.

2. Director's Report. Director Carroll thinks that they have a great group of people on the Planning Commission. Commissioner Cunningham served for two terms and the City has a two term maximum so that is why he is no longer here. Commissioner Audrey Barton was elected to the City Council. The Mayor will be presenting plaques to them at the January 16th City Council meeting. The next meeting will be held on January 25 and there are a three or four items planned for the agenda so far.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:13 p.m. by Chairman Reed Ryan.

1-26-24
Date of Approval

Nancy Kelly
Deputy City Recorder



[Signature]
Planning Commission Chair