



MINUTES – Planning Commission

Thursday, May 16, 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 Reed Ryan

1. **Pledge of Allegiance** - led by Commissioner Rachel Sprosty Burns
2. **Roll Call** – A quorum was present

Present:

Commission Members: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.
Staff: Ken Young, Community Development Director; Rulon Hopkins, Assistant City Attorney; Dan McRae, Engineer; Ken Knight, Engineer; Tippe Morlan, Senior/Long Range Planner; Austin Roy, Senior Planner; Wendy Wells, Deputy Recorder.

Others: BJ Ryan, Dan Fort, Aaron Jacob, Karen Wallace, Elizabeth Lemmons.

Excused: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

3. **Public Input** - Public input was opened by Chairman Reed Ryan.

Chairman Ryan made note of letters sent to Commissioners from Concerned Citizens of Saratoga Springs. The concerns expressed were about noise along Redwood Road in the South part of the City. He asked if Staff were aware of any communication with UDOT regarding the issue.

Senior/Long Range Planner Tippe Morlan said she was not aware of any complaints to the City Code Compliance Officer or UDOT regarding the issue, but would pass the concern along.

Public Hearing Closed by Chairman Ryan.

PUBLIC HEARINGS

1. **Wildflower Village Plan 8, located West of Mountain View Corridor and Wild Blossom Blvd. BJ Ryan with Lennar Homes as applicant.** Senior/Long Range Planner Tippe Morlan presented the item. The applicant is requesting approval of Wildflower Village Plan (VP) 8, subject to the requirements of the approved Community Plan and Section 19.26 of the City Code. VP 8 consists of 168 single-family homes and 106 townhome units. This area includes 20.51 acres of open space, including a pocket park and a small portion of the Village 7 Dog Park.

Applicant BJ Ryan of Salt Lake City was in attendance to answer questions. He expressed excitement for the Wildflower project.

Public Hearing Open by Chairman Reed Ryan. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Hill inquired about the traffic study referenced in the Staff Report planned to be completed in 2028, and requested more information. He also asked about the road extension from Mountain View Corridor, and wondered what the impact would be to this area.

Applicant BJ Ryan said he did not completely understand the dates of the traffic study, but Village Plan 7 and 8 were both planned as a ten-year build out. He stated that future road plans and a planned traffic signal would help with traffic concerns.

Commissioner Kilgore asked about parking, and wondered if there were any concerns with the language contained in the definition regarding parking.

Senior/Long Range Planner Tippe Morlan advised the language was asking for an exception for more guest parking that would be off street, and it was acceptable to Staff.

Commissioner Sprosty Burns asked if the open space lined up with another area in the development. She also received clarification that the area in question is connected to a trail near some native open space to the West and North in the steeper parts of the development.

Senior/Long Range Planner advised there is a 30% open space requirement for each Village. Sometimes they will stretch out or split up the open space area to meet the requirement. City Staff is okay with the way the open space plan is laid out.

Motion made by Commissioner Kilgore that the Planning Commission forward a positive recommendation to the City Council for Wildflower Village Plan 8, located at approximately West of Mountain View Corridor and Wild Blossom Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

2. Jacobs Ranch Marketplace Rezone from Residential Single-Family to Regional Commercial (RC), General Plan Amendment Land Use Map from Low Density Residential to Regional Commercial, and accompanying Concept Plan. Located at approximately 1900 S. Redwood Road. Bill Gaskill as applicant. Senior Planner Austin Roy presented the item. The applicant is requesting to rezone the property from R1-10 to RC and change the land use from Low Density Residential to RC. The proposed rezone would allow for a commercial development which would consist of 16 lots featuring a combination of retail, restaurant, grocery, hardware, office, financial institution and fueling station.

Dan Fort was in attendance on behalf of applicant Bill Gaskill to answer questions.

Public Hearing Open by Chairman Reed Ryan.

Aaron Jacob of Saratoga Springs shared that he is excited about the project for South Saratoga Springs. He felt that grocery services are needed in the area, and could help alleviate some traffic concerns. He also thinks the businesses built in the Marketplace could provide future employment opportunities.

Deputy Recorder Wendy Wells read an emailed comment from Sandra Steele that expressed concern there would be mobility access provided to the Marketplace. ADA Code references were included in the email.

Public Hearing Closed by Chairman Reed Ryan.

Commissioner Hill received clarification about specific zoned areas, and what each could be used for; in addition, he also wanted to understand the "Can Comply" sections in the Staff Report.

Senior Planner Austin Roy explained that the plan was early in the development stage, so there are several "Can Comply" sections currently listed. When the applicant presents the Preliminary and Site Plans, they would need to comply with all the requirements.

Commissioner Willden asked why the request was for Regional Commercial and not Neighborhood Commercial, and wondered what type of businesses would be allowed in a Regional Commercial area that would not be allowed in a Neighborhood Commercial area.

Senior Planner Austin Roy responded the applicant felt like the grocery store would need to be surrounded by other businesses to make it a viable economic center, and by rezoning the area to Regional Commercial, it

would best fit those requirements. He explained that many of the planned businesses would not be allowed in a Neighborhood Commercial area.

Commissioners were shown a table to view the distinctions between Neighborhood Commercial and Regional Commercial for what types of businesses would be allowed in each Zoning Area. There was also discussion about the need for feathering between zones and the question arose wondering if the West side provided enough feathering between the Regional Commercial Zone and the R1-10 Zone.

Senior Planner Austin Roy commented there was a natural barrier between the two zones due to a slope.

Commissioner Sprosty Burns said she remembered a previous applicant asking for a rezone in the area, and wondered if this was the same applicant and area.

Senior Planner Austin Roy advised this was both a different applicant, and area requested for a rezone.

Commissioner Kilgore said he understood the concerns Commissioner Sprosty Burns shared, and felt like consideration should be given to issues that were brought up when the previous application was presented.

Commissioner Hill indicated that he remembered the business requested in the previous application was more athletic in nature, and there had been some parking and traffic concerns. He felt the current proposed businesses for the Jacob's Ranch Marketplace would be better suited to the area.

Commissioner Sprosty Burns received clarification that there is a traffic light at Ring Rd, and there are plans to install another traffic signal North of Ring Road. She said she is not opposed to Jacob's Ranch Marketplace, but wondered if the previous applicant could submit a new application if the rezone were to be approved.

Senior Planner Austin Roy advised that the previous applicant did have the right to reapply if they wanted.

Commissioner Willden asked if Staff thought it was likely homes would be built West of the property line.

Senior Planner Austin Roy explained there is a power line corridor and a higher elevation to the West that serve as natural buffers, and would pose some building challenges.

Chairman Ryan said he lives in the South part of the City, and understands the need for services to be provided there. He felt the request made sense because the proposed rezone area is adjacent to an area that is zoned as Regional Commercial.

Community Development Director Ken Young informed the Commissioners that in addition to usage differences between Regional Commercial and Neighborhood Commercial, there are also some differences between the square footage of buildings allowed in the different zones.

Commissioner Kilgore expressed that he is in favor of the rezone and felt that Talon's Cove Golf Course is a good buffer to the East.

Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Jacobs Ranch Marketplace, located at approximately 1900 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.06 – Landscaping and Fencing. The proposed change would add requirements applicable to all retaining walls constructed within the City, regardless of slope. City Initiated. Senior/Long range Planner Tippe Morlan presented the item. Staff have identified the need to propose a code change that would add requirements applicable to all retaining walls constructed within the City, regardless of slope.

Public Hearing Open by Chairman Reed Ryan. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Hill received clarification that the Code Amendment relates to fencing, and that a building permit would be required for fencing or retaining walls over 4 feet tall.

Commissioner Willden asked for an explanation of what the Code change would be eliminating.

Senior/Long Range Tippe Morlan explained that the City is trying to avoid excessively high retaining walls.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed code amendment to Title 19, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

4. **Updates to the Standard Technical Specifications and Drawings Manual for the City of Saratoga Springs. City Initiated.** Engineer Dan McRae presented the item. The Engineering Department and Public Works Department keep a running list of minor and major changes needed to provide additional clarity and effectiveness, remove inconsistencies, reflect new “best practices” in the Engineering and Public Works fields, and to address changes in the community’s needs with the goal of adopting revisions every so often to keep the Standard Specifications current.

Public Hearing Open by Chairman Reed Ryan. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Willden asked about the air vacuum relief valves.

Engineer Dan McRae explained that standard drawings have been added to show where the air vacuum relief valves go in the park strip.

Commissioner Kilgore wanted to know about a statement relating to storm drain Retention and Detention, and if this related to flood control.

Engineer Dan McRae explained that infiltration system standards come from the State. Detention and Retention volumes have specifications, and have to be calculated separately. This has been added to provide more clarity. He advised that this did not relate to flood control.

Motion made by Commissioner Hill that the Planning Commission forward a positive recommendation to the City Council regarding the proposed revisions to the City’s Standard Specifications. Seconded by Commissioner Sprosty Burns.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

BUSINESS ITEMS

1. **Jack In the Box Site Plan, located at 1303 N. Redwood Road. Karen Wallace and Sherri Miller with Magellan Architects as applicants.** Senior Planner Austin Roy presented the item. The applicant requests approval of a site plan for a Jack in the Box drive-thru restaurant with access from the West side of Lake

Drive, and no access to the lot from Redwood Road or the South side of Lake Drive. The proposed site plan provides the required parking for a drive-thru/restaurant use.

Senior Planner Austin Roy made note that the applicant would need to add additional evergreen trees to meet a requirement in the Staff Report. He recommended that the Planning Commission add that as a condition to the motion.

Karen Wallace of Redmond, Washington was in attendance to answer questions. She said they had changed the pedestrian paths from the original plans, and they had a few questions about where the tree placement would need to be to meet the requirements in the Staff Report.

Commissioner Hill asked where the entrance to the business would be.

Senior Planner Austin Roy said the main entrance would be on the West side.

In answer to a question from Commissioner Kilgore, the applicant agreed to comply with the conditions in the Staff Report.

Motion made by Commissioner Willden that the Planning Commission recommend approval to the City Council of the proposed Jack in the Box Site Plan, located at 1303 N. Redwood Road, with the Findings and Conditions in the Staff Report with the added condition to add evergreen trees in a mutually agreeable location. Seconded by Commissioner Kilgore.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

2. Approval of Minutes: April 25, 2024.

Motion made by Commissioner Hill to approve the minutes of April 25, 2024. Seconded by Commissioner Sprosty Burns.

Yes: Scott A. Hill, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: Commissioner Virginia Rae Mann, Commissioner Jack K. Mangum.

Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Kilgore asked if the letter from Concerned Citizens of Saratoga Springs could be addressed at a later date. He felt the letter brought up some reasonable concerns that could be discussed.
2. **Director's Report.** Senior Planner Tippe Morlan shared items that had passed at City Council Meeting. She also reminded staff about the OPMA training at the next Planning Commission Meeting on May 30th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:27 pm by Chairman Reed Ryan.

5/30/2024
Date of Approval
Wendy. Wells
Deputy City Recorder



W. Wells
Planning Commission Chair