



## MINUTES – Planning Commission

Thursday, March 25, 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: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan.

Staff: Ken Young; Community Development Director; Dave Stroud, Planning Director; Tippe Morlan; Senior Planner, Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; Kayla Moss, Deputy Recorder.

Others: Nathan Shipp

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. *Signed: March 18, 2021.*

1. **Pledge of Allegiance** - led by Commissioner Cunningham
2. **Roll Call** – a quorum was present
3. **Public Hearing: Wildflower Major Community Plan Amendment, located ~Mountain View Corridor & Harvest Hills Blvd. Nate Shipp, DAI as applicant.**  
Senior Planner Tippe Morlan presented the wildflower Major Community Plan Amendment to the Planning Commission. There are just a few text amendments. Staff does not recommended the following changes requested by DAI. The language change for native open space they asked for is too narrow. Staff is also asking that trails that are on either side of a street be shown as concrete on one side and asphalt on the other side. They would also recommend not allowing self-storage and a rezone to office warehouse right now.

Nate Shipp with DAI is comfortable with all of the recommendations that staff made.

Public Hearing Opened by Chairman Troy Cunningham. There were no public comments.  
The public hearing was closed by the Chair.

Commissioner Kilgore asked if all dog parks should allow black chain-link fences. He wondered why an exception would be made here and if it should be changed in the code going forward.

Planner Morlan advised that this will be quite a large dog park and the applicant requested black chain-link because of the size of it.

Commissioner Kilgore thinks that because it is black chain-link it will look nice and he is okay with it. He thinks that it could be put in the code to always allow it around dog parks. He asked if the applicant is okay with having asphalt trail on one side.

Mr. Shipp advised they are okay with the trail specifications and they think it makes sense.

Commissioner Kilgore asked why staff doesn't recommend changing the zoning to office warehouse right now.

Planner Morlan advised that they are trying to soften the transition of zonings right now. There will be a school in the area and storage units aren't seen as a good fit next to that.

Mr. Shipp advised that there are going to be 10-15,000 residents in the area and he thinks that storage will be a needed amenity in the area.

Commissioner McConkie is also okay with the black chain-link around the dog park. He is however having a hard time envisioning chain-link on the north side of the lake with the tumble weed and debris that can accumulate at times due to the wind. He agrees with the other recommendations that have been made.

Commissioner Cunningham is leaning towards deferring the storage units' decision to the Village Plan phase.

Commissioner McConkie agrees with maintaining the current approved zoning but he wondered if the street acts as a transition between the different zones.

Planner Morlan mentioned that it is one of the most visible commercial areas of the property to the City. Staff feels that regional commercial is a more appropriate zoning there.

Commissioner Kilgore agreed with Commissioner Cunningham to wait until the Village Plan phase to determine whether or not to allow the zone change for storage units. However he thinks that more storage for the residents makes sense. Whether this is the right spot for it is too be determined.

**Motion made by Commissioner Ryan that the Planning Commission forward a positive recommendation to the City Council for the major amendment to the Wildflower Community Plan, located at approximately Harvest Hills Boulevard and Mountain View Corridor, with the findings and conditions in the Staff Report and the planning Commission recommends that storage units be deferred to Village Plan. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan. Motion passed 6 - 0.**

**4. Public Hearing: Wildflower Village Plan 2, located ~Harvest Hills Blvd. & Mountain View Corridor. Nate Shipp, DAI as applicant.**

Senior Planner Morlan advised that this Village Plan matches everything that the staff recommends. It is 81 acres and 210 units.

Public Hearing Opened by Chairman Troy Cunningham. There were no comments.  
The public hearing was closed by the Chair

Mr. Shipp advised that they are okay with all of the recommendations staff gave.

Commissioner Kilgore asked if the applicant will accept the changes that are going to be made to the storm drain.

City Engineer Gordon Miner advised that the City sent a notice to UDOT that their drainage in the area would remain historical. UDOT emailed him to say that they will be sending a response to the letter.

**Motion made by Commissioner Barton that the Planning Commission forward a positive recommendation to the City Council for the Wildflower Village Plan 2, located at approximately Harvest Hills Boulevard and Mountain View Corridor, with the findings and conditions in the Staff Report. Seconded by Commissioner McConkie. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan. Motion passed 6 - 0.**

**5. Public Hearing: Wildflower Village Plan 7, located ~Harvest Hills Blvd. & Mountain View Corridor. Nate Shipp, DAI as applicant.**

Senior Planner Morlan advised that this is directly west of Village Plan 2 and 3. The project is 98.8 acres and 488 ERUs. They are reshuffling ERUs in this western section of Wildflower. This will have more townhomes in the south end of the plat.

Public Hearing Opened by Chairman Troy Cunningham. There were no comments.  
The public hearing was closed by the Chair.

**Motion made by Commissioner Kilgore that the Planning Commission forward a positive recommendation to the City Council for the Wildflower Village Plan 7, located at approximately Harvest Hills Boulevard and Mountain View Corridor, with the findings and conditions in the Staff Report. Seconded by Commissioner McConkie. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan. Motion passed 6 - 0.**

6. **Approval of Minutes: March 11, 2021.**

**Motion made by Commissioner Ryan to approve the minutes of March 11, 2021. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan. Motion passed 6 - 0.**

7. **Commission Comments.**

Commissioner McConkie asked how many units total were recommended at this meeting. He thinks that there needs to be a balance of more commercial added to the City with how many residential units are coming in.

Planner Morlan advised that there are 3,238 total units in Wildflower, plus 14 if the cemetery is sold to Camp Williams.

Planning Director Stroud advised that the process isn't as easy as telling businesses to come to the City. The businesses have to go by their specifications for locating somewhere. The City attends an economic development conference every year to pitch to major developers. It would be one of the main duties of the Economic Development Director.

Commissioner Kilgore mentioned the hospitals/medical centers coming in and the support businesses that will be needed to support the employees, which will be bringing jobs to the city.

8. **Director's Report.** – Planning Director Dave Stroud advised that they interviewed for a Planner I position. They will be doing a second round of interviews next week. He noted Ken Young, present, who was the new City Community Development Director.

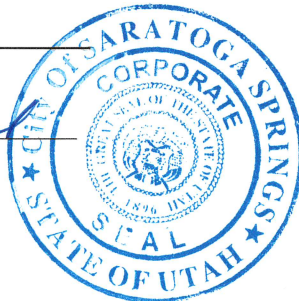
9. **Possible motion to enter into closed session** – No closed session was held.

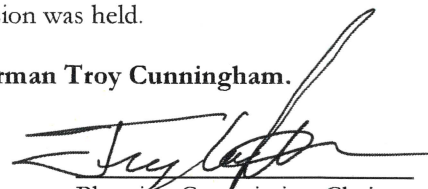
10. **Meeting Adjourned Without Objection at 7:15 p.m. by Chairman Troy Cunningham.**

4-22-2021

Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair