



MINUTES – Planning Commission

Thursday, September 23, 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: Reed Ryan, Troy Cunningham, Ken Kilgore, Josh Wagstaff, Bryce McConkie, Bryce Anderson, Audrey Barton

Staff: Dave Stroud, Planning Director; Scott Petrik, Engineering; Fredric Donaldson, Assistant City Attorney; Jeff Pearson, Engineer II; Kayla Moss, Deputy Recorder

Others: Brad Perkins, Eric Toner, Kimberly Williford, Bruce Willhite, Steve Hutchings

1. **Pledge of Allegiance** - led by Commissioner Ryan.
2. **Roll Call** – a quorum was present
3. **Public Input:** None was given.
4. **Business Item: Central Utah Water Conservancy District (CUWCD) North Shore Reservoir Site Plan Amendment. Located NW of Pioneer Crossing and Mountain View Corridor, South of 8800 North. Bowen Collins & Assoc. for CUWCD.**
Senior Planner Sarah Carroll presented this item to the Commission. The Conservancy District is adding a cell to expand capacity. You won't really know that the extra storage is there. It is fully fenced so no one has access.

Brad Perkins with CUWCD advised that this will be really good for the City.

Commissioner Ryan asked what the driver for this project was.

Mr. Perkins advised that this is part of their overall plan. They have reached the point where they need to move on to the next phase.

Commissioner Kilgore asked if the applicant is willing to comply with the conditions laid out in the packet. Mr. Perkins advised that they are willing to comply with all conditions.

Commissioner Anderson asked what the States' status is for north Utah County as far as water limitations. Mr. Perkins advised there is storage in Deer Creek, Jordanelle, and Strawberry Reservoir. The cities that have run into restrictions are part of a smaller network. There is quite a bit of capacity and structure for the area Saratoga Springs is in. They of course want everyone to conserve water but the situation isn't as dire as elsewhere.

Motion made by Commissioner Barton to approve the Central Utah Water Conservancy District (CUWCD) North Shore Reservoir Site Amendment. Located NW of Pioneer Crossing and Mountain View Corridor, South of 8800 North. Bowen Collins & Assoc. for CUWCD with all staff findings and conditions. Seconded by Commissioner Anderson. Aye: Troy Cunningham, Ken Kilgore, Ryan Reed, Josh Wagstaff, Bryce McConkie, Bryce Anderson, Audrey Barton. Motion passed 7 - 0.

5. **Business Item: The Point at Saratoga Springs Site Plan, located 1166 North Redwood Road. Eric Towner as applicant.**
Senior Planner Sarah Carroll presented this site plan to the Commission. The lighting meets the requirements with some conditions. There will be a few pads with drive-thrus.

Eric Toner with X Development mentioned that they have owned the property for a little while. They are excited to bring in all of the tenants. A lot of them are locally owned and excited to locate here. They like to over park on their projects and make sure that the businesses have personnel available for queuing in the drive-thrus.

Commissioner Kilgore asked the applicant if they are willing to comply with the conditions in the staff report. He also wondered how the parking ratio is calculated when they don't know all of the tenants yet. Mr. Toner advised that they are willing to comply with the conditions. For parking they tried for about 7 stalls per 1,000 square feet. The requirements range from 4-10 stalls depending on the use. Only 7,000 square feet is unaccounted for currently and they don't anticipate it to be a restaurant so 7 should be more than what the requirement asks for.

Commissioner McConkie is concerned about parking limitations for the site. He mentioned how crowded the parking lot at Café Rio is and doesn't want to encounter that for this site. Senior Planner Sarah Carroll advised that in the future if a tenant wants to change they would have to submit a change of use permit and that would prevent possible parking issues. Café Rio was approved under old parking standards because they knew that it was in high demand at the time.

Motion made by Commissioner Anderson moved to approve The Point at Saratoga Springs Site Plan, located 1166 North Redwood Road with the findings and conditions in the staff report dated 9-23-2021. Seconded by Commissioner Kilgore. Aye: Troy Cunningham, Ken Kilgore, Ryan Reed, Josh Wagstaff, Bryce McConkie, Bryce Anderson, Audrey Barton. Motion passed 7 - 0.

6. Business Item: Scooter's Coffee Site Plan, located at 2157 N Redwood Road. Kimberly Williford as applicant.

Planning Director David Stroud presented this site plan to the planning commission. They meet the minimum square footage of the RC zone. They will be classified as a restaurant, take out. It will be drive through only. The total property is 36,000 square feet with 17,000 square feet being landscaping.

Kimberly Williford with Scooters Coffee and the franchisee addressed the Commission. They advised that the property has been purchased and they are excited to become a part of the City.

Commissioner Kilgore Received confirmation from the applicant that they would comply with all required conditions.

Commissioner Barton asked if this was the same building that was too small without the canopy before. The applicant advised that it is, they redid their structure so that it would meet code.

Commissioner Ryan loves the design and thanked them for the work on it.

Motion made by Commissioner Ryan moved to approve Scooter's Coffee Site Plan, located at 2157 N Redwood Road with all staff findings and conditions in the packet dated 9-23-2021. Seconded by Commissioner Barton. Aye: Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff, Bryce McConkie. Motion passed 7 - 0.

7. Approval of Minutes: August 26, 2021.

Motion made by Commissioner Ryan to approve the Planning Commission minutes of August 26, 2021 as presented. Seconded by Commissioner McConkie. Aye: Troy Cunningham, Ken Kilgore, Ryan Reed, Josh Wagstaff, Bryce McConkie, Bryce Anderson, Audrey Barton. Motion passed 7 - 0.

8. **Commission Comments.** Commissioner Cunningham advised that he and Commissioner Anderson attended the planner's conference. He enjoyed it.

Commissioner McConkie thanked staff for putting on the breakfast with the planners. He thought it was a great success. He also sat in on the Council Meeting to see what the decision on IADU's was. He thinks that the effort put into writing the ordinance was great. While it may not be perfect he thinks staff did a fantastic job.

9. **Director's Report.** Planning Director Stroud advised that the council passed the ordinance for IADU's. The Council wrestled with whether excluding certain areas or including the whole City to allow IADU's. They decided to pass the ordinance that included percentages excluded. Other neighborhoods can still come in and be included in the excluded percentages. They would just need to go through the process to amend the code. The engineering department had a new employee join the team. His name is Kyle Kingsbury. They have also put an offer out to another planner I. He is a Saratoga Springs resident and currently works for Bountiful City.

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

11. **Meeting Adjourned Without Objection at 7:14 p.m. by Chairman Troy Cunningham.**

10-28-2021
Date of Approval

Maureen H. [Signature]
Deputy City Recorder

Troy Cunningham [Signature]
Planning Commission Chair

