



MINUTES – Planning Commission

Thursday, March 23, 2023

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

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

Present:

Commission Members: Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Staff: Sarah Carroll, Planning Director; Fredric Donaldson, Assistant City Attorney; Kyle Kingsbury, Engineering; Nicolette Fike, Deputy Recorder.

Others: Ryan Alvarez, Chris Evertz, Jessica Ryan, Abigail Rushing, Rick Haering.

3. **Public Input** - No public comment was given.

PUBLIC HEARINGS

1. **Village Plan 1 major amendment 3, located approximately 400 S. and Redwood Road. Oakwood Homes/Greg Paley as applicant.**

Senior Planner Gina Grandpre presented the item. Amendment 3, seeks to clarify and update the perimeter fencing described in the Fencing Guidelines which would make them consistent with the Community Plan and what has been installed throughout Village Plan 1.

Greg Paley with Oakwood Homes was present as applicant. He noted the product didn't exist at this time to be able to use for fencing which was previously in the plan. They have reached out to national vendors. The new plan allows for more flexibility.

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

Commissioner Kilgore noted he liked the fencing they had in the photos and installed. He received clarification that staggered was not required by code; and that this would make all the Village Plans consistent.

Motion made by Commissioner Barton to forward a recommendation of approval regarding the Jordan Promenade Village Plan 1 Amendment 3 with the Findings and Conditions in the staff report. Seconded by Commissioner Sprosty Burns.

Yes: Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 6 - 0.

Business item 1. was moved forward to this time in the meeting.

1. **Walmart Fuel Station Site Plan, Non-residential. Located 136 W. Crossroads Blvd. Ryan Alvarez as applicant.**

Planner I Kendal Black presented the item. It is proposed that a portion of the southwest corner of Lot 1 have a 1,823.21-square foot commercial building (convenience store), fuel pumps, and a canopy over the fuel pumps.

Applicants were present electronically: Ryan Alvarez, Chris Evertz, Jessica Ryan, and Abigail Rushing. Ryan Alvarez noted Walmart is rolling out a nationwide fuel program similar to this site.

Commissioner Kilgore received confirmation that the applicant would comply with all required conditions. He commented on 'can-complies' in the packet.. The applicant advised they have walked through all the issues with staff and are happy to make those adjustments. Commissioner Kilgore shared concern of possible spill-over parking from nearby businesses. Staff noted that wasn't a problem currently.

Chris Evertz, applicant, advised in response to question that the hours of the convenience store would be the same hours as the Supercenter. If allowed they would like to be able to sell fuel 24 hours. Commissioner Kilgore noted the lighting restrictions after hours. The applicant indicated they would comply with that. They further noted they did not see a problem with snow removal in the area.

Commissioner Kilgore Shared concerns about semi-trucks getting to the area. Engineer II Kyle Kingsbury advised that they did not require an additional traffic study for that, it was done as part of the original subdivision, however; they did an auto-turn analysis and they were comfortable with that result. Chris Evertz advised on their fueling and other deliveries to this area. They did not anticipate problems. This would not be a fuel station for semi-truck fueling.

Commissioner Barton shared concern about the building in the corner and if it would be cohesive to the area as a whole, as it was being added much later.

Commissioner Sprosty Burns mentioned she had seen a few examples that look good. She felt with this specific site, this is a sort of dead area and it should fit nicely.

Motion made by Commissioner Barton to forward a recommendation of approval to the City Council for the proposed Walmart Fuel Station Site Plan, located at 136 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Kilgore.

Yes: Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 6 - 0.

Meeting Resumed to Public Hearings Item 2.

2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09 – Off-Street Parking. City Initiated.

Planning Director Carroll presented the item. The proposed changes are specific to the parking ordinance and include clarifying when the parking code has to be met and further specifying the maximum distance between parking stalls and business entrances.

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

Commissioner Ryan liked what was proposed and asked if the distance was set by precedence. Planning Director Carroll noted they looked at businesses in our city and if it was working for the different types.

Commissioner's received clarification that this was the maximum distance and the furthest spot had to be within this.

Motion made by Commissioner Sprosty Burns based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Title 19, Chapter 19.09, with the findings and conditions in the staff report. Seconded by Commissioner Willden.

Yes: Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 6 - 0.

BUSINESS ITEMS

1. **Walmart Fuel Station Site Plan, Non-residential. Located 136 W. Crossroads Blvd. Ryan Alvarez as applicant.**
Item was moved earlier in the meeting.

2. **Approval of Minutes: February 23, 2023**

Motion made by Commissioner Ryan to approve the minutes of February 23, 2023. Seconded by Commissioner Barton.

Yes: Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 6 - 0.

REPORTS

1. **Commission Comments.**

Commissioner Ryan asked about the timeline of the Wander fencing. He was uncomfortable with developers installing the product before they had the approvals. Planning Director Carroll advised they had installed the wrong fence to begin with, changed after the fact, but noted the change still meets our code.

Commissioner Barton noted her agreement with Commissioner Ryan. She asked where the shortages were. Planning Director Carroll noted they specified a supplier that didn't come through, it was the vinyl panels.

Commissioner Kilgore noted that although it wasn't the best situation, he felt ok with the change because they still met code. He felt they should have come forward sooner and not wait to be "caught."

Commissioner Sprosty Burns asked how the city was with flooding. Planning Director Carroll advised that it can be a concern, it's not something we can predict, but Public Works and the City Manager are aware and are taking some measures to be prepared. Burn areas are usually more at risk.

Commissioner Ryan asked for a follow up with a training and legislative session update on things that will affect Planning Commission. Planning Director Carroll advised they would be seeing some changes soon as a result of the changes that Legislature made.

Commissioner Cunningham asked if there was a Utah League session they could attend with that information as well. Planning Director Carroll would follow up with the commissioners on that.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions and discussions.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:49 p.m. by Chairman Troy Cunningham.

4-13-2023

Date of Approval

[Signature]
Deputy City Recorder



[Signature]
Planning Commission Chair