



Planning Commission Meeting
Tuesday, May 19, 2009
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:30 P.M.

Present:

Commission Members: Eric Larsen, Cassie Gross, Hannah Thiel, Chris Strickland, Earl Halvas

Absent Members: Aaron Wall, Dennis Brown

Staff: Lori Yates, Jim McNulty, Sarah Carroll

Others: Gerald Kammerman, Dave Holdaway, Travis Taylor, Stan Rowlan, Corey Johnson

Work Session-

Hannah Thiel reviewed the section pertaining to the making of a motion in the Planning Commission Bylaws.

Regular Meeting Commencing after Work Session

1. **Pledge of Allegiance led by Chris Strickland**
2. **Roll Call.**
3. **Public Input.**

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

4. **Public Hearing: Proposed Conditional Use for TNT Fireworks at Smith's located at 1320 North Redwood Road, TNT Fireworks, applicant.**

Sarah Carroll introduced items #4 & 5 at this time, she reviewed the conditions that staff has recommended.

Earl Halvas stated that the signage on the structure which will be located in the Wal-Mart parking lot might be a little much.

Commissioners stated that the signage would be fine for this type of use.

Cassie Gross reviewed the code for temporary signage. She feels that the tent looks better than the stand structure that will be located at Wal-Mart.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Motion by Earl Halvas to recommend approval to the City Council for the Proposed Conditional Use for TNT Fireworks at Smith's located at 1320 North Redwood Road, TNT Fireworks, applicant, subject to staff conditions and recommendations adding a condition #5 to require the Building Officials review prior to installation.

Seconded by Hannah Thiel

Aye: All

Nay: none

Abstain: none

5. Public Hearing: Proposed Conditional Use for TNT Fireworks at Wal-Mart located at 136 West State Road 73, TNT Fireworks, applicant.

This item was discussed during item #4.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Motion by Chris Strickland to recommend approval to the City Council for the Proposed Conditional Use for TNT Fireworks at Wal-Mart located at 136 West State Road 73, TNT Fireworks, applicant, subject to staff conditions and recommendations adding a condition #5 to require the Building Officials review prior to installation and changing condition #1 so the stand is located north of SR73 and east of the main access.

Seconded by Eric Larsen

Aye: All

Nay: none

Abstain: none

6. Public Hearing: Proposed Preliminary Plat for the Junior High School located at approximately 300 West Center Street, Alpine School District, applicant.

Sarah Carroll introduced this proposed Preliminary plat and staff's recommendation.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Motion by Eric Larsen to recommend approval to the City Council for the Proposed Preliminary Plat for the Junior High School located at approximately 300 West Center Street, Alpine School District, applicant. Subject to the findings and conditions in the staff report.

Seconded by Chris Strickland

Aye: All

Nay: none

Abstain: none

7. Public Hearing: Proposed Minor Subdivision for Alpine School District located at approximately 700 West 400 North, Alpine School District, applicant.

Sarah Carroll introduced the proposed Minor Subdivision and staff's recommendations.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Motion by Earl Halvas to approve the Proposed Minor Subdivisions for Alpine School District located at approximately 700 West 400 North, Alpine School District, applicant. Subject to staff conditions and findings.

Seconded by Hannah Thiel

Aye: All

Nay: none

Abstain: none

8. Public Hearing: Proposed Revisions to the Land Development Code.

Sarah Carroll explained the proposed minor changes to the Land Development Code which includes the Section 19.06.100, Residential Landscaping requirements; Section 19.18.030, Prohibit Signs; Section 19.18.080, permitted Permanent Signs.

Cassie Gross stated that she would rather see no more than 30 percent of a hardscape for park strips as already written. Cassie felt strongly that this distracts from the neighborhoods. She recommends that it should be considered in a development plan that requires landscaping plans and could be considered on a case by case basis.

All other Commissioners supported the change.

Hannah Thiel and Chris Strickland suggested adding more detail to Section 19.18.030 to prevent delivery trucks or small signs on cars from becoming prohibited.

Cassie Gross opened public input.

Stan Rowlan a developer within the City addressed the signage and where those signs could be placed. He stated they advertise in several ways but this is the most effective. Stan stated they have an approved City development sign and it does nothing. Jim McNulty addressed his concerns.

Cassie Gross closed public input.

The revisions of the code were discussed thoroughly by the Planning Commission.

Motion by Earl Halves to recommend approval to the City Council the Proposed Revisions to the Land Development Code. Section 19.06.100 Residential Landscape requirements.

Seconded by Eric Larsen

Aye: All

Nay: none

Abstain: none

Motion by Hannah Thiel to recommend approval to the City Council the Proposed Revisions to the Land Development Code Section 19.18.030 prohibited signs, which should read Vehicular sign, when parked with in 300 feet of an arterial right of way in front of a development or business or another area within the City, when the signage is larger than five square feet, to advertise development, business, builder or real estate.

Seconded by Earl Halvas

Aye: Hannah Thiel, Earl Halvas, Cassie Gross

Nay: Chris Strickland, Eric Larsen

Abstain: none

Eric Larsen and Chris Strickland suggested that the decision was being made in haste and should come back after being re-written.

Cassie Gross suggested the number of ancillary business signs be capped.

Eric Larsen suggested if the store can have four, then four ancillary businesses may have one sign each. They could follow the table.

Motion by Eric Larsen to recommend approval to the City Council the Proposed Revisions to the Land Development

Code section 19.18.080, Permitted Permanent Signs, subject to increasing the signage size from 16 square feet to 24 square feet limiting the number of ancillary business signs to the same number the main business is allowed.

Seconded by Hannah Thiel

Aye: All

Nay: none

Abstain: none

9. Public Hearing: Proposed Plat Amendment to The Cove at Jordan River Phase 3 located approximately 1400 North 350 East, Travis Taylor, applicant.

Jim McNulty introduced the plat amendment for The Cove at Jordan River Phase 3. City staff recommended approval for this item.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Motion by Earl Halvas to approve the Proposed Plat Amendment to The Cove at Jordan River Phase 3 located Approximately 1400 North 350 East, Travis Taylor, applicant, subject to staff recommendations and findings, adding a condition #3 to re-align the sidewalk.

Seconded by Chris Strickland

Aye: All

Nay: none

Abstain: none

10. Minutes

1. May 5, 2009.

Motion by Eric Larsen to approve May 5, 2009 minutes as written.

Seconded by Hannah Thiel

Aye: All

Nay: none

Abstain: none

11. Director's Report.

Jim McNulty thanked Hannah Thiel for providing training earlier during the work session. Jim handed out a Local Government Land Use Education Program booklet.

Motion to adjourn at 9:10 p.m. was unanimous.

Date of Approval

City Recorder