



Planning Commission Meeting
Tuesday, January 5, 2010
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

DRAFT MINUTES

Work Session 6:39 P.M.

Present:

Commission Members: Hannah Thiel, Chris Strickland, Earl Halvas, Kristen Hood, Dennis Brown, Cassie Gross

Absent Members: Joe Hudson

Staff: Lori Yates, Ken Leetham, Jim McNulty, Todd Godfrey

Others: Jim Taylor, Greg Haws, Gerald Kammerman, Dustin Holt, Ethan Haws, Chandler Haws, Dallen Veazie, Justin Jeppson, Joseph Hanning, David Roy, Jeff Wood, Tanner Walker, Davis Larsen, Ryan Arveseth, Haylen Shelley, Michael West, Ryan Hansen, Darren Jepperson, Chris Simpson, Ron Phillips, Terry Kohler, Hannah Kohler, Abrey Hourlier, Ariadne Cipeli, Isaac Tury, Trevor Finley, Shawn Ferrin

Regular Meeting Commencing after Work Session

1. **Pledge of Allegiance led by Kristen Hood**
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 Revisions to the Land Development Code.

Jim McNulty introduced the item and briefly updated the Planning Commission on the proposed Planned Community Zone. Jim also indicated that City staff, legal counsel and the applicant(s) met in an attempt to address all Commission issues. Jim then introduced Todd Godfrey.

Todd Godfrey, City Attorney, went through the proposed ordinance and addressed the changes that were requested by the Commission on December 15, 2009.

Dennis Brown indicated that the letter that had been provided by Todd Godfrey indicated that zoning districts and land uses be addressed in the Community Plan versus the Village Plan. Todd Godfrey stated that it's better to address the detailed specific uses at the Village Plan stage rather than the Community Plan stage.

Dennis Brown expressed a concern with neighboring property owners and the type of zoning that may be proposed for an area. Todd Godfrey stated that the Community Plan stage of a development is where the zoning level decisions are made and that the specific land use types should be determined later at the Village Plan stage.

Chris Strickland agreed with City staff and the proposed recommendation. He also expressed interest in requiring a pattern book for a future development as indicated in the ordinance.

Hannah Thiel expressed concerns with Section 19.26.060(2), she feels that the 15% should not have to go before the City Council. Todd Godfrey suggested removing the exceeding 15% and keeping the exceeding 20% provision. Hannah Thiel mentioned that a pattern book would provide appropriate guidelines for development. Todd Godfrey stated that it's sensible to have a high standard within the guidelines. Hannah also indicated that Section 19.26.040 is limited to the zoning. Todd stated that this would be referenced to the uses within each zoning district. Hannah stated that in Section 19.26.050, architectural standards were not referred to or addressed. Todd Godfrey stated that this would be processed as a major amendment because it would change the character of a future development.

Earl Halvas stated that he is pleased with the changes that have been made. He supports this recommendation.

Kristen Hood expressed her appreciation for the work that has been done on these changes and also supports this recommendation.

Cassie Gross asked if the City would have the ability to enforce issues agreed to in the adoption of the Community and Village Plans. Todd Godfrey stated that the architectural standards should be enforced by an organization other than the City but that the proposed requirement is that the City would be responsible to make sure enforcement methods are put in place. He also stated that the properties should be assessed so that maintenance would continue into the future for each development.

Motion was made by Hannah Thiel and seconded by Chris Strickland to recommend approval to the City Council the Proposed Revisions to the Land Development Code. Aye: All

Subject to the following changes:

1. 19.26.040(1) All references to "Community" will be changed to "Village".
2. 19.26.050(3)(a)(i) And/or architecture of the Community Plan
3. 19.26.050(3)(a)(ii) Add this section back into the ordinance.
4. Wording in 19.26.060(1) should be revised to: The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.
5. 19.26.090(2)(a)(i) And/or architecture or owner's association of, or as established by, the Village Plan.
6. 19.26.090(2)(a)(ii) Add this section back into the ordinance.

5. Election of Chair and Vice Chair for the Planning Commission.

Cassie Gross asked for nomination for the Chair. Hannah Thiel nominated Cassie Gross as Chair. Cassie Gross then nominated Hannah Thiel as Chair. Earl Halvas closed the nominations.

There was discussion on the nominations.

Motion was made by Chris Strickland and seconded by Earl Halvas to appoint Hannah Thiel as the Planning Commission Chair.

Hannah Thiel nominated Cassie Gross as Vice Chair. Earl Halvas closed nominations.

Motion was made by Earl Halvas and seconded by Chris Strickland to appoint Cassie Gross as the Planning Commission Vice Chair. Aye All

Cassie Gross asked if the Planning Commission Bylaws had gone through any recent changes. Jim McNulty stated that City legal counsel is reviewing the Bylaws and determining if changes are necessary.

6. Minutes

1. December 15, 2009.

Motion was made by Earl Halvas and seconded by Dennis Brown to approve December 15, 2009 minutes as written. Aye All

7. Director's Report.

Jim McNulty stated that during the January 19, 2010 Planning Commission meeting some training will be provided.

Motion to adjourn at 7:36 p.m. was unanimous.

Date of Approval

City Recorder