



Planning Commission Meeting
Tuesday, March 2, 2010
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: Hannah Thiel, Chris Strickland, Kristen Hood, Cassie Gross, Joe Hudson

Absent Members: Earl Halvas, Dennis Brown

Staff: Lori Yates, Jim McNulty, Sarah Carroll, Todd Godfrey, City's Legal Counsel

Others: Shanda Blake, Shellie Baertsch, Chandler Blake, Ken Evans, Ron Johnston

Regular Meeting Commencing after Work Session

The Commission addressed City legal counsel, Todd Godfrey with why the public input was taken off the agenda. Todd Godfrey informed the Commission that public input is intended for the City Council as they are elected officials and the Commission is appointed. Commissioners expressed concerns about not allowing the public to participate with public input. Commission members agreed with allowing this to be placed back on the agenda.

Mr. Godfrey informed the Commission that they may listen to citizens but that they do not have the authority to act on comments..

Pledge of Allegiance led by Cassie Gross

Public Input.

Shanda Blake took a moment and gave history of the railroad track that is located near Aspen Hills in the proposed Coyote Springs development. She stated that she would like to see that the history stays within the area. She also suggested that the name of the proposed project be changed to represent the history of the railroad.

Shellie Bearstch stated that she would like to see the parks and trail be completed in the Aspen Hills development and asked when the City plans to complete them. She also stated that the developer of the proposed Coyote Springs development should be made aware of the incomplete open space. She also felt that the proposed school is too close to a commercial zone.

3. Discussion of Planning Commission Bylaws.

Jim McNulty briefly discussed some potential changes to the bylaws with the Planning Commission.

Todd Godfrey addressed some of his changes that he felt needed to be addressed regarding the bylaws.

Cassie Gross agreed with the revisions and is in favor of the proposed changes.

Chris Strickland also agreed with the changes and suggested allowing a seven member Commission.

Kristen Hood agreed with legal counsel's proposed changes.

Joe Hudson had no comment at this time.

Hannah Thiel stated that she supports the changes.

Motion was made by Cassie Gross and seconded by Chris Strickland pending the approval of necessary changes to the Development Code, Section 19.03.050.

4. Proposed Concept Plan for Coyote Springs located at approximately 1700 North 200 West, Desert Peak Management Group, LLC, applicant.

Sarah Carroll presented the proposed concept plan for the Coyote Springs development.

Joe Hudson asked for clarification on where the trail system will tie into Aspen Hills and the Harvest Hills trails. Sarah Carroll showed where the trail will continue and that the City will be responsible for completing the southern trail.

Kristen Hood asked that more trails between both developments be considered.

Chris Strickland agreed with the concept plan. Chris Strickland asked what the City's role is in changing the name. Sarah Carroll stated that it is the developer that presents the development name.

Ron Johnston, developer of Coyote Springs indicated that a public meeting was held with the surrounding neighborhood regarding this proposed concept and that this group will look at the name suggestions.

Cassie Gross stated that she is concerned with lots 8 & 9 which are located near the roundabout she felt that there is a safety concern with the driveways. She also asked if lot 1 is located on the railroad easement. Ron Johnston stated that it met the City requirements. Cassie Gross stated that her understanding was that no buildings were to be on the railroad easement. Jim McNulty stated that he was unaware of any condition such as that at this time. Cassie Gross also asked why the proposed open space near the proposed church is included in the plat. Sarah Carroll stated that it is possible that it wouldn't be recorded with this plat. Sarah Carroll stated that this item can be addressed at the time of preliminary. Cassie Gross stated that she would suggest that the park not be included on this plat or be dedicated to the city. Cassie Gross asked the developer on the timing of the rest of the development. Ron Johnston stated he was not sure at this time.

Hannah Thiel stated that in future steps of this development she would like to see more visual clarification on the zoning locations. She also mentioned she would like to see fencing in the development.

Hannah Thiel opened public input.

Shanda Blake asked about clarification on the park and the dedication. She also suggested that a tunnel be placed through the railroad berm. Sarah Carroll stated that the City has not created conceptual designs of the park at this time. Shanda Blake suggested that a grant for the park be a possibility.

Brandon Beattie expressed his concerns with the amount of residents that will be using 400 West to enter and exit the proposed development along with the surrounding developments. He is under the impression that Mountainview Corridor will close off 800 West. Hannah Thiel suggested that the developer and staff work with UDOT on the plans.

Hannah Thiel closed public input.

5. Minutes

1. February 16, 2010.

Motion was made by Chris Strickland and seconded by Cassie Gross to approve February 16, 2010 minutes as written. Aye: All

6. Director's Report.

Jim McNulty went through upcoming items that will be on the March 16, 2010 Planning Commission agenda.

Motion to adjourn at 7:58 p.m. was unanimous.

Date of Approval

City Recorder