



# CITY OF SARATOGA SPRINGS

## Planning Commission Meeting

Tuesday, March 16, 2010

Meeting held at the Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs

### DRAFT MINUTES

#### Work Session 6:32 P.M.

#### Present:

**Commission Members:** Hannah Thiel, Chris Strickland, Kristen Hood, Cassie Gross, Joe Hudson, Dennis Brown

**Absent Members:** Earl Halvas

**Staff:** Lori Yates, Jim McNulty, Ken Leetham, Todd Godfrey, City's Legal Counsel

**Others:** Greg Haws, Dustin Holt, Jim Taylor, Gerald Kammerman, Leslie Morton, Joe Perrin, Tim Taylor, Elise Erler, Mike Hathorne,

#### Regular Meeting Commencing after Work Session

Hannah Thiel asked staff if the Planned Community land use has been included in the City's General Plan. Jim McNulty stated that the Planned Community zone has not been designated in the General Plan at this time. He stated that the zone is new and that this will need to be addressed in the future.

#### Pledge of Allegiance led by Cassie Gross

#### Hannah Thiel opened the public input.

No public input at this time.

#### Hannah Thiel closed the public input.

#### **3. Public Hearing: Proposed Annexation, General Plan Amendment and Zoning for Teguayo located at approximately 5200 South Redwood Road; Ireco Incorporated, Dyno Nobel, Inc., owners; James Taylor, applicant.**

Jim McNulty gave a brief presentation for the proposed Teguayo Annexation, General Plan Amendment and Zoning, along with reviewing the findings addressed in the staff report.

Todd Godfrey stated that the General Plan land use designation has been addressed and he feels that the text in the General Plan does not need to be changed at this time.

Dustin Holt thanked the Planning Commission and City staff for their help with this process. He also expressed his appreciation for their patience and support.

Chris Strickland asked if the City has liability for those existing pits located on the proposed properties. Todd Godfrey stated that the liability would be with the property owners.

Cassie Gross stated that she does not understand why the land use designation is being approved when it has not been defined. Todd Godfrey stated that with this particular case a certain zoning has been designated and was recently created for this project and future large scale developments in the City.

Hannah Thiel stated that she feels comfortable with the application as presented.

Hannah Thiel opened the public input.

Gerald Kammerman applauded the land owners and the positive future plans for the area. He also stated that he appreciates the work that has gone into this process.

Tim Taylor voiced his thoughts and concerns with the number of lots being approved. He stated that this is a little premature, and that this project will be a great addition but not for three to five years. He also expressed his concerns with the sewer capacity, culinary water and public safety. He hopes that the Commission feels confident and that this is the right time for this project.

Chris Strickland addressed Mr. Taylor's concerns. He also stated that this project could possibly bring more traffic and people to the City in the future.

Leslie Morton addressed the options to service this development. She indicated that studies have been done to determine the capacity of the sewer line. The timing of this development will determine which option will be used. She also addressed the culinary water system, the water zones and a nearby water tank that is currently not in operation and the possibility of using that facility.

Hannah Thiel closed the public input.

Ken Leetham addressed the culinary and secondary water resources and the construction/phasing which will comply with all City ordinances.

**4. Public Hearing: Proposed Community Plan for the Teguayo Master Planned Community located at approximately 5200 South Redwood Road; Ireco Incorporated, Dyno Nobel, Inc., owners; James Taylor, applicant.**

Jim McNulty presented the proposed Community Plan; he briefly reviewed the staff findings.

Greg Haws gave a brief presentation addressing items that were revised per the request of the Planning Commission. Those changes consisted of the total acreage for each land use category, percentage of the total acres of each category, a definition for maximum coverage and more information regarding the setbacks. Greg also addressed changes to the Community plan.

Joe Hudson suggested that each of the districts within the Community Plan have a summary table added.

At this time, a discussion occurred regarding the setbacks in each neighborhood. Greg Haws provided information on how each neighborhood would be designed.

**Hannah Thiel opened public input.**

Elise Eler, with the State of Utah Trust Lands Administration, addressed the proposed Foothill Boulevard and the impact that it will have to the adjacent property owners. Jim McNulty addressed Foothill Boulevard as per the City's Transportation Map. He also indicated that the street network for this project has been well designed. Ken Leetham stated that the City has an idea of extending Foothill Boulevard to the south in the future.

**Hannah Thiel closed public input.**

Dennis Brown stated that there is no part of the Community Plan addressing color and texture schemes. Ken Leetham stated that the Urban Design Committee will address the color schemes at the time a project is being proposed. The pattern books will also address color and texture schemes.

Cassie Gross asked why there is a maximum lot width in the Knoll Living area. Greg Haws stated that it was a personal preference. Cassie also addressed the lot size minimums for the Knoll Living.

Chris Strickland thanked the Teguayo team and appreciates the efforts that have gone into this process.

Joe Hudson suggested a table that provides a breakdown of open spaces and amenities and having those meet the high density guidelines. Greg Haws stated that it will be addressed in the Master Development Agreement, but also referred to the Community Amenity Guidelines in the Community Plan.

Hannah Thiel stated that she has been impressed with the outcome of this process and commended the development team for their hard work.

Cassie Gross stated that she is not comfortable with placing the land use zoning designation as Mixed Use. Ken Leetham stated that the Mixed Use zone does fit the zoning designation.

Jim McNulty then read the definition of Mixed Use as currently defined in the Land-Use Element of the General Plan. After reading this definition, City staff and the Commission agreed that this definition is more in line with the newly adopted Planned Community zone than the current Mixed Use zone.

**Motion was made by Chris Strickland and seconded by Dennis Brown to recommend approval of the proposed Annexation for Teguayo to the City Council. The property is located at approximately 5200 South Redwood Road; Ireco Incorporated, Dyno Nobel, Inc., owners; James Taylor, applicant. Aye: All**

**Motion was made by Chris Strickland and seconded by Dennis Brown to recommend approval of the proposed General Plan Amendment (Mixed Use designation) and Zoning (Planned Community zone) for Teguayo to the City Council. The property is located at approximately 5200 South Redwood Road; Ireco Incorporated, Dyno Nobel, Inc., owners; James Taylor, applicant. Aye: All**

Subject to staff recommendations and findings dated March 16, 2010:

1. That all requirements of the City Engineer must be met, including those listed within the attached annexation feasibility report;
2. That all requirements of the Fire Chief must be met.

**Motion was made by Cassie Gross and seconded by Chris Strickland to recommend approval of the proposed Community Plan for the Teguayo Master Planned Community to the City Council. The property located at approximately 5200 South Redwood Road; Ireco Incorporated, Dyno Nobel, Inc., owners; James Taylor, applicant. Aye: All**

Subject to staff findings dated March 16, 2010 and conditions by the Planning Commission:

1. Figure out how to combine pages 5, 6, 7 & 8 so you can make a larger Statistical Summary on one of the pages and have it across from the map on page 8.
2. In the Statistical Summary add the following components: Max Density, Total Acreage, Percentage of Total Project, Open Space and Potential numbers of amenities for each District.
3. Add the Approximate open space overlap number and projected number of amenities to each of the individual District tables.
4. Change each district table from Maximum Density to Density Range.
5. Add a new strategies bullet point about "Connectivity to pedestrian network" to Village Core, Mixed Use & Knoll Living. Already exists on Compact & Amenity Living.
6. Add a new strategies bullet point similar to #2 from Compact Living and #1 & #3 in Amenity Living, about incorporating a variety of architectural elevations for each product type. The exterior façade of identical adjacent footprints should also vary from each other in color scheme, material and fenestration pattern." As appropriate in each District (attached and detached.)
7. On page 10, add the image from the slide depicting building placement.
8. On page 24 in key elements, change Prefabricated/Manufactured homes to Modular homes.
9. On page 42, under Urban Design Architecture add a statement about review and governance by an HOA or master association. All architectural elements will be reviewed by association/project arch review committee, master association. All architectural elements will be reviewed by

association/project architectural review committee, prior to going to the Urban Design Committee. Suggesting the language also read as follows: "the creation of an owners' association, master association, design review committee, or other governing body to review, approve and enforce architectural requirements and restrictions, and common area maintenance."

Cassie Gross left the meeting at this time (9:22 p.m.)

5. Minutes

1. March 2, 2010.

**Motion was made by Chris Strickland and seconded by Joe Hudson to approve March 2, 2010 minutes as written. Aye: All**

6. Director's Report.

Jim McNulty stated that there is a number of Planning Commissioners that will out of town on April 6<sup>th</sup> due to Spring Break that week. Due to lack of a quorum, the Planning Commission meeting will not be held that night. The next Planning Commission meeting will be on April 20, 2010.

**Motion to adjourn at 9:28 p.m. was unanimous.**

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Date

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Lori Yates, City Recorder