Planning Commission Meeting

Tuesday, April 20, 2010
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

DRAFT MINUTES

Work Session 6:33 P.M.

Present:
Commission Members: Hannah Thiel, Chris Strickland, Kristen Hood, Joe Hudson, Cassie Gross, Dennis Brown
Absent Members: Earl Halvas
Staff: Lori Yates, Jim McNulty
Others: Andrea Saunders, Brigitte Brown, Riley Parry, Jared Dass, Sheryl Bender

Regular Meeting Commencing after Work Session

Chris Strickland asked a few questions regarding the changes to the proposed Bylaws.

Cassie Gross pointed out items that were in an Urban Planning booklet that had been handed out to the Planning Commission.

Pledge of Allegiance led by Joe Hudson

Hannah Thiel opened the public input.

No public input at this time.

Hannah Thiel closed the public input.

4. Public Hearing: Proposed Plat Amendment for Sergeant Court Phase 2 located at approximately 1645 North Redwood Road, Bach Land Development, applicant.

Jim McNulty presented the proposed plat amendment for Sergeant Court Phase 2. The current proposal is to increase the size of four of the lots that were previously reduced to 915 square feet and return them to 1,202 square feet with two-car garages as original appproved. The applicant is requesting this amendment to meet the market demands that they are faced with at this time.

Randy Rindlisbacher, applicant of the project was present to answer any questions the Commission might have.

Dennis Brown asked if this is going back to original drawings. Jim McNulty stated that the original plans are being proposed.

Hannah Thiel opened public input.

No public input at this time.

Hannah Thiel closed public input.

Motion was made by Chris Strickland and seconded by Cassie Gross to recommend approval of the Proposed Plat Amendment for Sergeant Court Phase 2 located at approximately 1645 North Redwood Road, Bach Land Development, applicant.

Subject to staff recommendations dated April 20, 2010:

1. That all the requirements of the City Engineer be met, and
2. That all the requirements of the Fire Chief be met.

5. Public Hearing: Proposed Conditional Use for a shaved ice stand located at approximately 240 East State Road 73, Benders Shaved Ice, LLC, applicant.

Jim McNulty stated that this request for a Conditional Use permit is to operate a temporary shaved ice stand in an existing retail development. The stand will operate from May 1, 2010 to September 15, 2010 from 10:00 a.m. to 11:00 p.m., Monday through Saturday.

Sheryl Bender, applicant, was present to answer any Commission questions.

Hannah Thiel opened public input.

No public input at this time.

Hannah Thiel closed public input.

Kristen Hood asked if the stand would be moved after the completion date of September 15, 2010. Sheryl Bender stated that they would be moving it out of this location on that date.

Chris Strickland expressed concerns with the location and traffic volume that the area receives. Jim McNulty explained to Chris that there would be open parking stalls which will accommodate this temporary business.

Cassie Gross stated that she felt that the Snowie stand is a sign in itself. She indicated that the sign would fall under a temporary sign permit.

Dennis Brown stated that he is good with project.

Hannah Thiel asked if there would be any lighting near the stand during the evening hours. Sheryl Bender stated that there is a street light near the stand that will provide the lighting; there are no lights on the outside of the stand.

Kristen Hood asked if it would be possible to move the outdoor seating away from the parking lot. She suggested that it be place in/or near the green space.

Cassie Gross indicated that this may be difficult because of daily watering and landscape maintenance.

Motion was made by Cassie Gross and seconded by Chris Strickland to recommend approval to the City Council for the Proposed Conditional Use for a shaved ice stand located at approximately 240 East State Road 73, Benders Shaved Ice, LLC, applicant.

Subject to staff recommendations dated April 20, 2010:

1. That the Snowie stand be placed in the location indicated on the attached site map.
~~2. That the banner sign be allowed for 30 days, or two 15 day time frames and may not be located within the clear vision triangle near the parking lot entrance.~~
3. That a business license must be obtained prior to operation.
4. An electrical permit must be obtained from the building department prior to operation of the stand.
5. The stand may be open Monday through Saturday from 10:00 a.m. to 11:00 p.m.

6. The stand may operate from May 1 to September 15, 2010.

Except item #2, the proposed banner must be separate. The applicant must apply for a temporary sign permit.

6. Public Hearing: Proposed Revision to the Land Development Code.

Jim McNulty presented the proposed revisions to the Land Development Code which include Section 19-03, Land Use Administration and Enforcement; 19-05, Off-Street Parking. The updates to the Planning Commission Bylaws were also included in this discussion.

Hannah Thiel opened public input.

No public input at this time.

Hannah Thiel closed public input.

No comments from the Planning Commission at this time.

Motion was made by Cassie Gross and seconded by Chris Strickland to approve the Planning Commission Bylaws as presented and written.

Motion was made by Chris Strickland and seconded by Cassie Gross to recommend approval to the City Council to amend Section 19.03.050, Land Use Administration and Enforcement.

Motion was made by Cassie Gross and seconded by Kristen Hood to make a motion after the Saratoga Crossroads Site Plan has been discussed. This includes a proposed amendment to Section 19.05.110 Off Street Parking.

7. Public Hearing: Proposed Site Plan for the Saratoga Crossroads Apartments located at 1298 North Commerce Drive, JMMS Enterprises, owners; Mike Stewart, applicant.

Jim McNulty presented the proposed site plan for the Saratoga Crossroads Apartment. The site plan proposes 240 attached residential units in 12 buildings located throughout the site. There will be many amenities included with the site plan. There are pedestrian paths around the perimeter of the site and internal pedestrian connections to Commerce Drive. Jim spoke briefly about the parking requirements that are spelled out in the Code. The applicant is asking for a 50 percent reduction to the single-car garage requirement. The other 50 percent of the requirement would include carports. One covered parking space would be included for each unit. Jim also touched on the recommendation provided by the Urban Design Committee.

The applicant, Mike Stewart, thanked the Commission for their feedback in support of the project. He also stated that the project contains 80 percent garage parking. He briefly touched on a few amenities within the project.

Hannah Thiel opened public input.

No public input at this time.

Hannah Thiel closed public input.

Dennis Brown asked the applicant what would be included in the clubhouse. The project architect stated that there is a leasing office, internet café, gathering room, covered patio, large grand hall, serving kitchen, two exercise rooms and restrooms for those using the pool.

Dennis Brown asked about the parking percentage. Mike Stewart stated that they have tried to create a percentage that would accommodate the residents and the City. He also stated that the economy makes it difficult to meet the current requirement. Dennis Brown asked about the carports throughout the project and who would they service. The project architect stated that each resident would be allowed to use them, but they are not assigned one particular carport.

Cassie Gross stated that she is pleased with the project and the amenities. There was one concern she had which involved the landscaping near the trail. She suggested that fewer shrubs be used along the path. Mike Stewart suggested less shrubbery. Cassie Gross stated that would work. Mike Stewart asked if sod would be acceptable. Cassie Gross stated that would work better, but landscape clusters should be considered along with sod in these areas.

Cassie Gross suggested that a compromise to the R-18 zone be allowed. She proposed a 50 percent reduction covered parking reduction for every one bedroom unit up to 900 square feet in size.

Chris Strickland stated that he agrees with the 50 percent enclosed parking reduction. The City should be maintaining our standards but not dictating whether or not a project should have garages. Chris suggested that the 3 rail fence located along Commerce Drive be taken out. Joe Hudson suggested that fencing be focused primarily near the tot lot. The Planning Commission discussed the option of having an earth tone color rather than a plain white vinyl fence.

Chris Strickland then asked if the perimeter parking stalls could have concrete bumpers placed in each stall so that the bumpers don't hang over the curb. Mike Stewart stated that it would be a fire hazard and difficult to accommodate.
Chris also suggested that the center pole to the carports be repositioned so when individuals are parking they don't hit those poles with the door of the vehicle.

Kristen Hood agreed with Cassie Gross's landscaping idea. She stated that with more covered parking less crime is to occur. She asked if the handicap parking met the requirements and why there are not more accessible stalls. Mike Stewart stated that they meet ADA requirements, but would look at the locations. Kristen also asked if there is lighting in the area. Mike Stewart stated that there is plenty of lighting within the project.

Joe Hudson thanked the applicant for this detailed project. He asked the applicant if he was open to relocating the covered parking to more visible areas. Mike Stewart stated that the company's preference would to place them away from the building so that the residents view is not being blocked. Joe asked Jim McNulty the recording process for an apartment project. Jim McNulty stated that all of the buildings will be in a single ownership and leased plat is not required.

Hannah Thiel stated that she is pleased with the project and the amenities. She has no concerns with the parking requirements. She agreed with Cassie Gross's idea with the landscaping along the trail (additional sod and landscape clustering).

Dennis Brown proposed a parking requirement idea which would allow for a 25 percent reduction to a 3 bedroom unit, 35 percent reduction to a 2 bedroom unit and a 50 percent reduction to a 1 bedroom unit, but not to exceed 35 percent for the overall project. This would give a better mix for future apartment projects.

A discussion occurred with the Planning Commission and staff regarding the parking requirements.

Motion was made by Dennis Brown and seconded by Chris Strickland to recommend amending Section 19.05.110, with a modification that a 35 percent reduction to the enclosed parking requirement may be allowed for multi-family rental projects within the R-18 zone with a maximum 25 percent reduction for a 3 bedroom unit, 35 percent reduction for a 2 bedroom unit, and 50 percent reduction for a 1 bedroom unit, not to exceed 35 percent of the overall project. All units are required to provide one covered parking stall.

Dennis Brown withdrew the motion at this time.

The Commission took some time to discuss the exception of the parking requirements.

Motion was made by Chris Strickland and seconded by Kristen Hood recommending that Section 19.05.110, be amended to allow for a 35 percent reduction to the enclosed parking requirement for a multi-family rental project within the R-18 zone. The remaining 35 percent be required for covered parking requirement (carports).

The Commission discussed the exceptions of a PUD.

Chris Strickland withdrew the motion at this time.

Motion was made by Cassie Gross and seconded by Dennis Brown recommending that Section 19.05.110 be amended to include the following. All units must have one (1) covered parking space. That a 35 percent reduction to the enclosed parking requirement may be allowed for a PUD multi-family rental project within the R-18 zone; however, the remaining 35 percent shall be replaced with carports which incorporate a residential appearance. This will require a positive recommendation from the Planning Commission and approval from the City Council. Aye: All

Motion was made by Cassie Gross and seconded by Chris Strickland to recommend approval to the City Council for the Proposed Site Plan for the Saratoga Crossroads Apartments located at 1298 North Commerce Drive, JMMS Enterprises, owners; Mike Stewart, applicant.

Subject to staff recommendations dated April 20, 2010:

1. That all the requirements of the City Engineer, including those listed within the attached staff report be met;
2. That all requirements of the Fire Chief be met;
3. That the perimeter fence be an earth tone and include a three-rail open style fence, excepting the eastern property boundary (previous approval includes a 6' vinyl privacy fence);
4. That the building elevations, materials and colors comply with the recommendations of the Urban Design Committee;
5. That a total of 46 carports which incorporate a residential appearance be allowed on the site (subject to City Council approval);
6. That year round fire and emergency vehicle access between this site and the Utah Community Credit Union be put in place as required;
7. That the project amenity package include a recreation and leasing building, three (3) playgrounds, outdoor pool, basketball and sand volleyball, pavilion and picnic area, water feature, as well as pedestrian paths around the perimeter of the site and internal pedestrian connections to Commerce Drive; and,
8. That the applicant be allowed to proceed with placing a 4' pedestrian path and 4' landscape buffer area (total of 8' buffer) along the eastern property boundary. Incorporate sod (majority) with landscaping clusters and leaving the trees as shown on the landscaping plan.

Subject to the Urban Design Committee recommendations dated October 8, 2009:

- **Provide a detailed elevation of the clubhouse which utilizes building materials/colors from the primary buildings**
- **Wrap the ledge stone in the breezeways (18" to 24")**
- **Use an earth tone color for the garage doors (no white doors)**
- **Create a sign theme for the project**

8. Minutes

1. March 16, 2010.

Motion was made by Dennis Brown and seconded by Chris Strickland to approve March 16, 2010 minutes as written. Aye: All

9. Director's Report.

Jim McNulty stated that there will be no Planning Commission meeting held on May 4, 2010. He also mentioned that he is working with legal counsel on amendments to the sign code. Jim also spoke briefly on the Pony Express Parkway project which has begun construction. The estimated completion time is scheduled for the mid June.

Motion to adjourn at 9:45 p.m. was unanimous.

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Date Lori Yates, City Recorder