



CITY OF SARATOGA SPRINGS

Planning Commission Meeting
Thursday, February 23, 2012
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Work Session 6:30 P.M.

- Legal Discussion/Training

Regular Meeting Commencing after Work Session

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. *Public Hearing: Revisions to the Land Development Code (Section 19.04.180, Regional Commercial Zone). Presented by Jim McNulty.
5. *Public Hearing: Revisions to the Land Development Code (Section 19.05.070, Handicapped Accessible Parking). Presented by Jim McNulty.
6. *Public Hearing: Revisions to the Land Development Code (Section 19.05.110, Required Parking by Zone). Presented by Jim McNulty.
7. Approval of Minutes:
 - a. December 8, 2011.
 - b. January 12, 2012.
 - c. January 26, 2012.
8. Director's Report.
9. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

Planning Commission Staff Report

Author: Jim McNulty, Planning Director
Subject: Revisions to the Land Development Code
Date: February 23, 2012
Type of Item: Public Hearing



Summary Recommendations: This item is a public hearing. Staff recommends that the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code.

Description:

A. Topic: Proposed Revisions to the Land Development Code (Section 19.04.180, Regional Commercial Zone)

B. Background: City staff has determined that revisions are needed within Section 19.04.180, Regional Commercial Zone. The Regional Commercial, RC zone is the most intense commercial zoning district within the City. Section 19.04.180(A) states the following:

“The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.”

Currently, the RC zone requires a minimum lot size of 30,000 square feet. Staff has done some benchmarking with other communities and determined that many do not have a minimum lot size for commercial zones. Staff is not asking that this provision be removed; however, staff is recommending that a minimum lot size of 20,000 square feet be considered. This lot size will allow for many stand alone commercial/retail uses in the City. This lot size is also the current minimum lot size for the Neighborhood Commercial, NC zone within the City. In addition, all future land uses will be required to meet all development standards (e.g. building setbacks, building height, architectural review, landscaping, parking, access requirements, utilities, grading and drainage, etc.) within the Land Development Code.

Staff is also recommending that a new section be added to the Regional Commercial, RC zone. Proposed Section 19.04.180(H) would require a minimum building size of 1,000 square feet.

This will allow for buildings and uses which will enhance this commercial zoning district. Staff has concerns with allowing for small drive-up businesses or other similar uses being located within prime commercial locations. This provision would further protect the City from these land uses.

This item is scheduled for a public hearing with the Planning Commission on February 23, 2012. This item is also scheduled for a public hearing with the City Council on March 6, 2012.

C. Analysis: City staff is proposing revisions to the Land Development Code. Specifically, Section 19.04.180, Regional Commercial Zone. The proposed revisions would update the current Land Development Code.

D. Department Review: City Manager, City Attorney, Planning staff

Recommendation: This item is a public hearing. Staff would recommend that the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code, Section:

1. 19.04.180, Regional Commercial Zone

Attachments: Proposed Code Revisions, Exhibit "A"

Exhibit “A”

19.04.180. Regional Commercial (RC).

(A)-Purpose

The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

(B)-Permitted Uses

1. Arts and Crafts Sales
2. Bakery
3. Big Box Retail
4. Bookstore
5. Convenience Store
6. Copy Center
7. Dry Cleaners
8. Electronic Media Rental and Sales
9. Electronic Sales and Repair
10. Financial Institution
11. Floral Sales
12. Grocery Store
13. Hair Salon
14. Hardware and Home Improvement Retail
15. Ice Cream Parlor
16. Medical and Health Care Offices
17. Postal Center
18. Professional Office
19. Restaurant, Drive Through
20. Restaurant, Sit Down
21. Retail Sales
22. Specialty Retail

(C)-Conditional Uses

The Regional Commercial (RC) Land Use Zone allows, but is not limited to, the following Conditional Uses:

1. Auto repair, major*
2. Automobile sales*
3. Automobile service stations

4. Building Material Sales (without outdoor storage)
5. Building Material Sales (with outdoor storage)*
6. Car Wash (full service)
7. Car Wash (self-serve)*
8. Commercial recreation
9. Convenience Store/Fast Food Combination*
10. Educational Center
11. Fitness Center
12. Hotels
13. Motels and Hotels
14. Non-Depository Institutions
15. Preschool
16. Reception Centers
17. Recreational vehicle sales*
18. Research and Development

* The noted Conditional Uses shall only be allowed in the Regional Commercial (RC) Land Use Zone at locations that are outside the Gateway Area. As an ancillary component of the above listed Permitted and Conditional Uses, employers in this zone may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.

(D)-Minimum Lot Size

Minimum lot size for all uses is ~~30,000~~ 20,000 square feet.

(E)-Setbacks/Yard Requirements

The following yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

1. Front: Not less than 20 feet. The City Council, in consideration of a prior recommendation by the Planning Commission, may reduce this setback to 10 feet if in its judgment the reduction provides a more attractive and efficient use of the property.
2. Sides: 30 feet where adjacent to a residential or agricultural district, 20 feet when adjacent to all other districts. The City Council, in consideration of a prior recommendation by the Planning Commission, may reduce the rear setback to ten (10) feet if in its judgment the reduction provides a more attractive and efficient use of the property. In the event that a property is located adjacent to another property that is currently zoned Agricultural but is designated as Regional Commercial on the Land Use Map of the Land Use Element of the General Plan, the setback shall be 10 feet.
3. Rear: 20 feet for all uses except where a rear yard is located adjacent to a residential or agricultural district. In those cases, the rear yard shall be increased to 30 feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 40 feet. The City Council, in consideration of a prior recommendation by the Planning Commission, may

reduce the rear setback to ten (10) feet if in its judgment the reduction provides a more attractive and efficient use of the property.

4. Other general requirements: In addition, to the specific setback requirements noted above, no building shall be closer than 5 feet from any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

(F)-Structure Height

No structure in this zone shall be taller than 50 feet.

(G)-Maximum Lot Coverage

The maximum lot coverage in this zone is 50%.

(H)-Minimum Building Size

Individual structures within this land use zone shall be a minimum of 1,000 square feet.

(H) (I) -Development Standards

The following development standards shall apply to the Regional Commercial Land Use Zone:

1. Architectural Review. The Planning Commission shall review the Site Plan and building elevations. The Planning Commission may offer recommendations for Architectural design of buildings and structures to assure compatibility with the Land Use Element of the General Plan.
2. Landscaping. Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than 20 feet as approved through the Site Plan review process. There shall be a minimum of 10 feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

(I) (J)-Uses Within Buildings

All uses in the Commercial Land Use Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the Planning Commission and City Council to be customarily and appropriately conducted outside. Such uses include, service stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the

Planning Commission and City Council deem such storage to be customarily and appropriately conducted outside.

(J)(K)-Trash Storage

No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within a fully walled enclosure that is architecturally compatible with the main building.

(K)(L)-Buffering/Screening Requirements

A wall, fencing and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least 6 feet in height, unless a wall or fence of a different height is required by the City Council in consideration of a prior recommendation by the Planning Commission as part of a Site Plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the Sign Ordinance. All developments shall have a minimum number of both deciduous and evergreen trees and shall further comply with the requirements of Chapter 19.06, Landscaping.

(L)(M)- Landscaping Requirements

There shall be a minimum requirement of 20% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

(Amended 7/19/2011 – Ordinance 11-8)

Planning Commission Staff Report

Author: Jim McNulty, Planning Director
Subject: Revisions to the Land Development Code
Date: February 23, 2012
Type of Item: Public Hearing



Summary Recommendations: This item is a public hearing. Staff recommends that the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code.

Description:

A. Topic: Proposed Revisions to the Land Development Code (Section 19.05.070, Handicapped Accessible Parking)

B. Background: City staff has determined that revisions are needed within Section 19.05.070, Handicapped Accessible Parking. This section of the Land Development Code makes reference to the Building Code as well as ANSI A117.1 standards. City staff has determined that new language is needed within the Land Development Code to be in compliance with current requirements. However, we also recommend that statutes and standards found elsewhere – in this case the Building Code and ANSI standards should not be repeated verbatim. Doing so would only necessitate additional code revisions each time a change is made which can occur frequently. By revising the Code as proposed by City staff, these standards will be automatically adopted in the future.

This item is scheduled for a public hearing with the Planning Commission on February 23, 2012. This item is also scheduled for a public hearing with the City Council on March 6, 2012.

C. Analysis: City staff is proposing revisions to the Land Development Code. Specifically, Section 19.05.070, Handicapped Accessible Parking. The proposed revisions would update the current Land Development Code.

D. Department Review: City Manager, City Attorney, Building Official, Planning staff

Recommendation: This item is a public hearing. Staff would recommend that the Planning Commission forward and positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code, Section:

1. 19.05.070, Handicapped Accessible Parking

Attachments: Proposed Code Revisions, Exhibit "A"

Exhibit “A”

Chapter 19.05. OFF-STREET PARKING REQUIREMENTS.

- 19.05.010. Purpose.**
- 19.05.020. Required Parking.**
- 19.05.030. General Provisions.**
- 19.05.040. Submittal and Approval of Parking Areas.**
- 19.05.050. Assessing Parking Requirements.**
- 19.05.060. Dimensions for Parking Stalls.**
- 19.05.070. Handicapped Accessible Parking.**
- 19.05.080. Landscaping in Parking Areas.**
- 19.05.090. Pedestrian Walkways and Accesses.**
- 19.05.100. Shared Parking and Curb Cuts.**
- 19.05.110. Required Parking by ~~Land Use~~ Zone.**

19.05.010. Purpose.

The purpose of this chapter is to reduce congestion and traffic hazards on public rights of way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

19.05.020. Required Parking.

Off-street parking shall be provided according to standards noted in this chapter for all newly constructed buildings and additional parking shall be provided for any structure or use that is expanded.

19.05.030. General Provisions.

1. **Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards.
2. **Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall parking areas shall be cleared of snow as soon as is practically possible.
3. **Parking Area Access.** Parking areas for one or more structures may have a common access. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road. All structures other than residential are required to provide parking areas wherewith automobiles will not back across a sidewalk to gain access onto a public street.

1. Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands or other information relative to parking shall be considered when evaluating parking needs.
2. Parking requirements may deviate from the standards contained in Section 19.05.110, Required Parking by Land Use when the City Development Review Committee, Planning Commission, or City Council determines that the deviation meets the intent of this chapter.

19.05.060. Dimensions for Parking Stalls.

The following standards shall apply to all parking areas unless otherwise noted:

- A. Dimension of Parking Stalls. The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls. The table below details these standards and any deviation to these standards must be recommended by the City Engineer and approved by the City Council.

Dimensions for Parking Stalls and Aisle

Parking Angle	Stall Width	Stall Length	Aisle Width	Aisle Width*
Parallel	9'	20'		12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'
90	9'	18'	24'	24'

* One-way traffic only

19.05.070. Handicapped Accessible Parking.

- A. Handicapped **accessible** parking **spaces** shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking.

~~B. Handicapped parking stalls shall be located as near as practical to a primary building entrance with access ramps negotiable for equipment used in assisting handicapped persons. A permanently affixed reflective sign and/or surface identification painting depicting the standard symbol for handicapped parking shall identify each parking stall.~~

B. Handicapped accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances or as required by the most current adopted edition of the Building Code and ANSI A117.1 standards.

- C. The number of handicapped parking stalls spaces shall conform to the minimum requirements of the **most current adopted edition of the Building Code and ANSI A117.1 standards**. ~~Americans with Disabilities Act (ADA) listed in the following table:~~

ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-999 1000	2% of Total Stalls
Over 1000 1001 and over	20 Stalls plus 1 stall for every 100 stalls, or thereof, over 1000

- D. The dimensions of handicapped parking stalls spaces shall be ~~thirteen (13)~~ **eight (8)** feet by twenty (20) feet ~~or such standard as may be required by the ADA.~~ **for car spaces and eleven (11) feet by (20) feet for van accessible parking spaces or as required by the most current adopted edition of the Building Code and ANSI A117.1 standards.***
- E. Access Aisles shall comply with the requirements found in the most current adopted edition of the Building Code and ANSI A117.1 standards. Car and van parking spaces shall have an adjacent access aisle that is a minimum of five (5) feet in width.
- F. All other details relating to accessible parking stalls including but not limited to marking, floor surfaces, vertical clearance, identification and relationships to accessible routes shall be designed and built as required by the most current adopted edition of the Building Code and ANSI A117.1 standards.
- G. Confliction Provisions. In the event of a conflict between this Chapter or Section, the Building Code, and/or the ANSI A117.1 standards, the more restrictive provision shall prevail and take precedence.

19.05.080. Landscaping in Parking Areas.

The following requirements shall apply to all landscaping of off-street parking areas:

- A. Parking Areas Adjacent to Public Streets. All parking areas for non-residential or multi-family residential uses, which are adjacent to public streets, shall have landscaped bermed strip of not less than ten (10) feet placed between the sidewalk and the parking area. Trees,

Planning Commission Staff Report

Author: Jim McNulty, Planning Director
Subject: Revisions to the Land Development Code
Date: February 23, 2012
Type of Item: Public Hearing



Summary Recommendations: This item is a public hearing. Staff recommends that the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code.

Description:

A. Topic: Proposed Revisions to the Land Development Code (Section 19.05.110, Required Parking by Zone)

B. Background: City staff has determined that revisions are needed within Section 19.05.110, Required Parking by Zone. Specifically, the current ordinance does not address tandem parking spaces. Recently, the Planning Commission and City Council have expressed concerns related to this issue. As a result, staff is recommending that tandem parking spaces be allowed for residential uses, but not allowed for non-residential uses. It is also being recommended that tandem parking spaces within a garage shall only be counted as one parking space. Staff is concerned that allowing for tandem parking spaces to be double-stacked within a garage will only cause additional parking problems. Staff is also concerned with allowing tandem parking spaces for non-residential uses as tenants can change multiple times for these land uses.

This item is scheduled for a public hearing with the Planning Commission on February 23, 2012. This item is also scheduled for a public hearing with the City Council on March 6, 2012.

C. Analysis: City staff is proposing revisions to the Land Development Code. Specifically, Section 19.05.110, Required Parking by Zone. The proposed revisions would update the current Land Development Code.

D. Department Review: City Manager, City Attorney, Building Official, Planning staff

Recommendation: This item is a public hearing. Staff would recommend that the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed revisions to the Land Development Code, Section:

1. 19.05.110, Required Parking by Zone

Attachments: Proposed Code Revisions, Exhibit "A"

Exhibit “A”

Chapter 19.05. OFF-STREET PARKING REQUIREMENTS.

- 19.05.010. Purpose.**
- 19.05.020. Required Parking.**
- 19.05.030. General Provisions.**
- 19.05.040. Submittal and Approval of Parking Areas.**
- 19.05.050. Assessing Parking Requirements.**
- 19.05.060. Dimensions for Parking Stalls.**
- 19.05.070. Handicapped Accessible Parking.**
- 19.05.080. Landscaping in Parking Areas.**
- 19.05.090. Pedestrian Walkways and Accesses.**
- 19.05.100. Shared Parking and Curb Cuts.**
- 19.05.110. Required Parking by ~~Land Use~~ Zone.**

19.05.010. Purpose.

The purpose of this chapter is to reduce congestion and traffic hazards on public rights of way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

19.05.020. Required Parking.

Off-street parking shall be provided according to standards noted in this chapter for all newly constructed buildings and additional parking shall be provided for any structure or use that is expanded.

19.05.030. General Provisions.

1. **Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards.
2. **Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall parking areas shall be cleared of snow as soon as is practically possible.
3. **Parking Area Access.** Parking areas for one or more structures may have a common access. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road. All structures other than residential are required to provide parking areas wherewith automobiles will not back across a sidewalk to gain access onto a public street.

	2 stalls per dwelling unit enclosed in garages. Driveways are to be 20' in length	2.25 stalls per dwelling unit with 1 enclosed garage	1 stall per staff member plus 1 stall per 5 students	To be determined by the Planning Commission
Agriculture				x
Bed and Breakfast				x
Churches				x
Day care centers associated with PUD's			x	
Equestrian Centers				x
Farm Animals				x
Home Occupations				x
Parks, playgrounds or community recreation				x
Private Kennels				x
Private and Quasi-Public Schools				x
Residential facilities for elderly persons				x
Single family dwellings (attached) *		x		
Single family dwellings (detached)	x			
Stables				x

* Exception – All units must have one (1) covered parking space. A 35% 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% 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.

* Tandem parking spaces within a garage shall only be counted as one parking space for residential uses.

19.05.120. Required Parking by Zone

Neighborhood Commercial (NC), Mixed Use (MU), Regional Commercial (RC), and Office Warehouse (OW), and Industrial (I)						
	1 stall per 250 sq. ft.	1 stall per 200 sq. ft.	1 stall per person employed on highest employee shift	1.5 stalls per bed	1 stall per staff member plus 1 stall per 5 students	To be determined by the Planning Commission
Arts & Crafts Sales	X					
Automobile Repair, Major		X				
Automobile Sales						X
Automobile Service Station		X				
Bakery	X					
Bed and Breakfast				X		
Big Box Retail	X					
Bookstore	X					
Building Material Sales (with outdoor storage)	X					
Building Material Sales (without outdoor storage)	X					
Car Wash (full service)	X					
Car Wash (self service)		X				
Child Day-Care/Preschool					X	
Churches		X				
Commercial & industrial laundries	X					
Commercial Recreation		X				

	1 stall per 250 sq. ft.	1 stall per 200 sq. ft.	1 stall per person employed on highest employee shift	1.5 stalls per bed	1 stall per staff member plus 1 stall per 5 students	To be determined by the Planning Commission
Contract construction service establishment	X					
Convenience Store		X				
Convenience Store/Fast Food Combination		X				
Copy Center	X					
Drive-through Restaurant	X					
Dry Cleaners	X					
Educational Center	X					
Electronic Media Rental & Sales	X					
Electronic Sales & Repair	X					
Financial Institution	x					
Fitness Center		X				
Floral Sales	X					
Grocery Store	X					
Hair Salon	X					
Hardware & Home Improvement Retail	X					
Home Occupations						X
Hotels				X		
Ice Cream Parlor	X					
Laundry & dry cleaning establishments	X					

	1 stall per 250 sq. ft.	1 stall per 200 sq. ft.	1 stall per person employed on highest employee shift	1.5 stalls per bed	1 stall per staff member plus 1 stall per 5 students	To be determined by the Planning Commission
Light Manufacturing			X			
Mining	X					
Motels				X		
Postal Center	X					
Printing, lithography & publishing establishments	X					
Professional Office	X					
Public & private utility buildings & facilities	X					
Reception Centers		X				
Recycling Facilities			X			
Research & Development	X					
Residential above commercial						X
Residential facilities for elderly persons						X
Restaurant, Drive Through		X				
Restaurant, Sit Down	X					
Retail Sales	X					
Self-storage or mini storage units						X
Single family dwellings (attached)						X
Single family dwellings (detached)						X
Specialty Retail	X					

*Tandem parking spaces within a garage shall not be counted as parking spaces for non-residential uses.



CITY OF SARATOGA SPRINGS

Planning Commission Meeting **Thursday, December 8, 2011** **Meeting held at the Saratoga Springs City Offices** **1307 North Commerce Drive, Suite 200, Saratoga Springs**

DRAFT MINUTES

Work Session 6:35 P.M.

Present:

Commission Members: Chris Strickland, Eric Reese, Jeff Cochran, Hannah Thiel

Absent Members: Kristen Hood, Earl Halvas

Staff: Lori Yates, Jim McNulty, Sarah Carroll, Jeremy Lapin

Others: Steve Anderson, Nichole Diediker, Jason Diediker, Taylor Keys, Shellie Baertsch, Brian Nichols, Heidi Mitchell, Max Foutz, Jeff Barzee, Brooke Stockman, Jason Leethinger, Kelcy Furey, Craig Eby, Kyle Nelson, Tracy Burnham, David Bennion, Michael Leifson

Jeff Cochran indicated to staff that there was a large boulder near Del Taco that may be a hazard to the public. Staff stated that they would address this issue.

Pledge of Allegiance led by Eric Reese

Chris Strickland opened the public input.

Craig Eby, stated that the City should consider placing a signal light at the intersection of Redwood Road and Grandview Boulevard. He stated that during school hours the traffic is rather busy. Sarah Carroll stated that UDOT will be contacted regarding this concern. Jeremy Lapin stated that a traffic study will need to be conducted before a light is installed. This study is conducted by UDOT. Jeremy also indicated that UDOT takes residents concerns into consideration.

Chris Strickland closed the public input.

4. Pubic Hearing: Minor Subdivision for Saratoga Hills Phase 1D located at approximately 1320 South Lake View Terrace Road, Camberlango Development Group, applicant.

Sarah Carroll presented the Minor Subdivision for Saratoga Hills Phase 1D. Staff recommends approval of this proposed item.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Hannah Thiel asked if there are plans for Lot 2. Sarah Carroll stated that there are plans but they are not being proposed at this time.

Jeff Cochran, Eric Reese and Chris Strickland had no comments at this time.

Motion was made by Hannah Thiel and seconded by Eric Reese to recommend approval of the Minor Subdivision for Saratoga Hills Phase 1D located at approximately 1320 South Lake View Terrace Road, Camberlango Development Group, applicant. Aye: Hannah Thiel, Eric Reese, Jeff Cochran and Chris Strickland.

Subject to:

- 1. All requirements of the City Engineer shall be met, including those in the attached report.**
- 2. All requirements of the Fire Chief shall be met.**

5. Public Hearing: Preliminary Plat for Saratoga Hills 1D located at approximately 1320 South Lake View Terrace Road, Camberlango Development Group, applicant.

Sarah Carroll presented the Preliminary Plat for Saratoga Hills 1D. Staff recommends approval of this proposed item.

Chris Strickland opened the public input.

Kelcy Furey asked staff for an understanding of the required open space. Sarah Carroll stated that there is a percentage of open space that is required by the developer on a standard subdivision.

Chris Strickland closed the public input.

Eric Reese asked if Adam Street would continue into Lot 2 once developed. Sarah Carroll stated that was correct.

Jeff Cochran stated that he has no comments at this time.

Hannah Thiel stated that she is pleased with this proposal.

Chris Strickland had no comments or concerns at this time.

Motion was made by Jeff Cochran and seconded by Hannah Thiel to recommend approval to the City Council the Preliminary Plat for Saratoga Hills 1D located at approximately 1320 South Lake View Terrace Road, Camberlango Development Group, applicant. Aye: Jeff Cochran, Hannah Thiel, Eric Reese and Chris Strickland.

Subject to:

- 1. All requirements of City Engineer shall be met, including those in the attached report.**
- 2. All requirements of the Fire Chief shall be met.**
- 3. Payment in lieu of open space be paid.**

6. Public Hearing: Site Plan and Conditional Use for Western Hills LDS Church located at approximately 384 West Aspen Hills Boulevard, Joe Christensen, applicant.

Sarah Carroll presented the Site Plan and Conditional Use for Western Hills LDS Church. Staff recommends approval of this proposal.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Hannah Thiel had no comments at this time.

Jeff Cochran had no comments at this time.

Eric Reese had no comments or concerns at this time.

Chris Strickland had no comments at this time.

Motion was made by Hannah Thiel and seconded by Eric Reese to recommend approval to the City Council the Site Plan and Conditional Use for Western Hills LDS Church located at approximately 384 West Aspen Hills Boulevard, Joe Christensen, applicant. Aye: Hannah Thiel, Eric Reese, Jeff Cochran and Chris Strickland.

Subject to:

1. That all Engineering requirements are met; including those outline in the attached report.
2. That all requirements of the Fire Chief are met.
3. That the final plat is recorded prior to review of this application by the City Council
4. The fence around the site shall be a solid six foot tall fence, tan or beige in color.

7. Public Hearing: Minor Subdivision for the Utah Lake Pump Station located at approximately 7102 North Saratoga Road, Bowen Collins Engineers, applicant.

Jim McNulty presented the Minor Subdivision for the Utah Lake Pump Station. Staff recommends approval of this proposal.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Eric Reese had no comments at this time.

Jeff Cochran asked if a new home will be built on parcel 2. Jim McNulty stated that at this time a current home is located on the lot, but in the future a new residence will replace this structure. Jeff asked if there would be concerns with flooding to the area. Jason Leettinger stated that the new facility will be built above the flood plain.

Hannah Thiel stated she has no concerns at this time.

Chris Strickland asked if an easement would be needed to access the lots. Jim McNulty stated that an easement will be needed for Lot 1. Jeremy Lapin stated that the easement will provide access to the site.

Motion was made by Jeff Cochran and seconded by Hannah Thiel to recommend approval of the Minor Subdivision for the Utah Lake Pump Station to the City Council, located at approximately 7102 North Saratoga Road, Bowen. Aye: Jeff Cochran, Hannah Thiel, Chris Strickland and Eric Reese.

Subject to:

1. That all requirements of the City Engineer be met, including those listed within the attached staff report.
2. That all requirements of the Fire Chief are met;
3. That all requirements of the Chief Building Official be met.

8. Public Hearing: Site Plan and Conditional Use for the replacement of the Utah Lake Pump Station located at approximately 7102 North Saratoga Road, Bowen Collins Engineers, applicant.

Jim McNulty presented the Site Plan and Conditional Use for the replacement of the Utah Lake Pump station. Staff recommends approval of this proposal.

Chris Strickland opened the public input.

No public comments at this time.

Chris Strickland closed the public input.

Eric Reese stated that he is pleased to know that the older structure is staying in place. He also asked if the storage shed would be visible from the road. Jim McNulty stated that there would be low visibility of the shed. Eric asked if the landscaping will stay in place. Applicant stated that the landscaping will remain.

Jeff Cochran stated that he too is pleased to hear that the existing building will stay in place. Jeff asked if there are any concerns with this proposal from staff. Jim stated that the Building Official has been involved with this application. Jim also stated that the older building will not be used for any purpose after the new building is built.

Hannah Thiel had no concerns at this time. She is pleased that the historical structure is staying in place.

Motion was made by Hannah Thiel and seconded by Jeff Cochran to recommend approval of the Site Plan and Conditional Use for the replacement of the Utah Lake Pump Station to the City Council, located at approximately 7102 North Saratoga Road, Bowen Collins Engineers, applicant. Aye: Hannah Thiel, Jeff Cochran, Chris Strickland and Eric Reese.

Subject to:

- 1. That all requirements of the City Engineer be met, including those listed within the attached report.**
- 2. That all requirements of the Fire Chief are met;**
- 3. That all requirements of the Chief Building Official be met.**

9. Concept Plan for Cascade Collision located at approximately 2081 North Redwood Road, Brian Nicols, applicant.

Sarah Carroll presented the Cascade Collision Concept Plan.

Chris Strickland opened the public input.

Steve Anderson stated he owns land near this proposed concept, but has many concerns. He is concerned with the look that the Collision center will bring to the area. He stated that this will bring an Industrial view to the area. He would encourage the Commission to consider the many concerns with this concept.

Shellie Baertsch was speaking on behalf of some Harvest Hills residents. She stated that this location is not the area for this type of business. She stated that the plan would be better off in an Industrial zone. She stated that the home owners feel that the home values will decrease. She also suggested that the overnight storage be enclosed.

Chris Strickland closed the public input.

Hannah Thiel stated that the building color scheme should change. She also stated that she is pleased with the shorter setback near Redwood Road. She stated that there is a contrast with the Harvest Village project and landscaping will help with the situation. She stated that the use is allowed in this zone unless the zone is changed but the zone allows for this proposal.

Jeff Cochran stated that he welcomes the company coming to Saratoga Springs to conduct business. He stated that the grey color would need to change. He suggested that there be a larger setback for the project. He has no concerns with the orientation of the building.

Eric Reese stated that he is pleased with the elevations. He would like to see speed control in the parking lot if possible and suggested evergreen trees be added to the landscaping.

Chris Strickland stated that the orientation of the building is fine, but suggested the overnight storage be located near Redwood Road. He asked the applicant to take into consideration the issues and concern of the residents located nearby. He also stated that the coloring of the building would need to be considered.

10. Discussion Item: Potential Revisions to the Land Development Code.

Jim McNulty indicated that Intermountain Health has proposed a possible change to the sign code. This would include allowing pylon signs and possibly a shared monument sign. He also indicated that they suggested additional window signs. He stated that he is concerned with this request and how other retail/commercial areas may want to utilize this possible change.

Eric Reese agrees with staff and the concerns this may bring to the City for window signs.

Jeff Cochran supports not allowing for additional window signs. He had no concerns with pylon signs.

Hannah Thiel stated that she is not opposed to changing the Code to accommodate the medical facility or campus. She stated that she does not approve of pylon signs. She stated that the window signs could open a door that may create many issues for future regulations.

Chris Strickland feels that the window signs are a way of advertising; he is not comfortable with the proposal. He finds the pylon signs attractive.

Hannah Thiel left at this time (8:25 p.m.)

11. Minutes:

a. November 10, 2011.

The minutes will be approved in the next Planning Commission meeting due to a lack of a quorum.

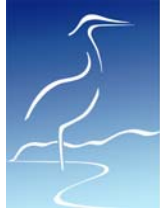
12. Director's report.

Jim McNulty reported on the UDOT Open House that was held Wednesday, December 7, 2011. He stated that the next Planning Commission meeting will be held on January 12, 2012. He also provided a memo from the City Attorney relative to open meetings.

Motion to adjourn at 8:38 p.m. was unanimous.

Date

Lori Yates, City Recorder



CITY OF SARATOGA SPRINGS

Planning Commission Meeting **Thursday, January 12, 2012** **Meeting held at the Saratoga Springs City Offices** **1307 North Commerce Drive, Suite 200, Saratoga Springs**

DRAFT MINUTES

Work Session 6:36 P.M.

Present:

Commission Members: Chris Strickland, Eric Reese, Jeff Cochran, Sandra Steele, Jefferson Moss

Absent Members: Kristen Hood, Earl Halvas

Staff: Lori Yates, Jim McNulty, Sarah Carroll, Jeremy Lapin, Kevin Thurman

Others: Clay Johnson, Mike Chambers, Paul Watson, Dallas Nelson, Mike Whippey, Cort Lambson, Terry Kohler, Spencer Kohler

Sandra Steele asked staff if there would be any training on the use of the iPad. Jim McNulty stated that training could be provided at the beginning of our next Planning Commission meeting.

Pledge of Allegiance led by Kristen Hood

Chris Strickland opened the public input.

Dallas Nelson, a resident of Harvest Hills, stated that the area Cascade Collision is proposing already has a number of repair stores. He suggested that City reconsider this request. He stated that this area is becoming embarrassing. He encouraged that this area contain more of a professional type businesses.

Terry Kohler encouraged the City to bring in more sit down restaurants. He also suggested that the restaurants have large meeting rooms.

Chris Strickland closed the public input.

Earl Halvas stated that he has received a number of phone calls addressing the concerns with the Cascade Collision business coming to the City. Sarah Carroll stated that staff has also received a number of concerns from individuals. She indicated that a memo has been prepared and has been sent out to those individuals that stressed the concerns.

Jefferson Moss asked as to what stage this particular project is at? Sarah Carroll stated that the Concept Plan has only been presented and that there will be future meetings scheduled.

4. Sage Hill Elementary Division/Partition of Land per Utah Code § 10-9a-103(52)(c)(v)

Kevin Thurman presented the Sage Hill Elementary Division/partition of Land with Alpine School District.

Chris Strickland asked for clarification with the proposal.

Eric Reese stated that he had no concerns at this time.

Jefferson Moss asked if there would be any potential issues in the future with this item. Kevin Thurman stated that Utah Code does make this an exception and that the covenants would cover the City.

Kristen Hood had no concerns regarding this item.

Earl Halvas had no comments at this time.

Sandra Steele stated that the Alpine School District is more at jeopardy than the City would be.

Motion was made by Earl Halvas and seconded by Kristen Hood to recommend approval to the City Council of the Sage Hill Elementary Division/Partition of Land per Utah Code §10-9a-103(52)(c)(v) Aye: Earl Halvas, Kristen Hood, Eric Reese, Jefferson Moss, Chris Strickland and Sandra Steele.

Subject to:

- 1. Alpine School District must record a final plat with the exchange and divided/partitioned parcels as subdivided lots once the issue of ownership of the small strip of land is resolved. This would include the northeast parcel.**
- 2. Applicants must record a covenant against the divided/partitioned parcels in substantially the same form as the form attached as Exhibit C. This would include the southwest parcel.**

5. Public Hearing: CWP North Shore Terminal Reservoir Site Plan and Conditional Use, located at approximately 1200 West Military Road, Central Utah Water Conservancy District, applicant.

Sarah Carroll presented the CWP North Shore Terminal Reservoir Site Plan and Conditional Use. Staff recommends approval, subject to the findings and conditions listed in the staff report.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Sandra Steele asked the applicant if much of the site would be irrigated. Mike Whimpey, applicant stated that it would be very little. Sandra asked when the fence would be installed. Mike stated that a fence would be installed once the project has been completed. Sandra stated that she is concerned with this site being located near a residential and school zone. Mike stated that the concerns and factors would be taken into consideration.

Earl Halvas, Kristen Hood, Jefferson Moss and Eric Reese had no concerns at this time.

Chris Strickland suggested that the fence be installed early in the project phasing.

The Planning Commissioners were generally fine with the chain link fence.

Motion was made by Earl Halvas and seconded by Jefferson Moss to recommend approval to the City Council of the CWP North Shore Terminal Reservoir Site Plan and Conditional Use, located at approximately 1200 West Military Road, Central Utah Water Conservancy District, applicant. Aye: Earl Halvas, Jefferson Moss, Kristen Hood, Sandra Steele, Chris Strickland and Eric Reese.

Subject to:

- 1. All requirements of the City Engineer shall be met, including those in the attached report.**
- 2. All requirements of the Fire Chief shall be met.**
- 3. That the perimeter fence be a wrought iron fence with "spears" on top and that a height of eight feet be approved by the Planning Director.**
- 4. That the applicant works with City staff on a perimeter fence.**
- 6. Discussion on potential revision to the Land Use and Transportation Elements of the General Plan.**

Jeremy Lapin presented the potential Capital Facility Plan updates. He also touched on the impact fee analysis. He explained the level of service for infrastructure. Jeremy then presented a tentative calendar of upcoming joint work session meetings with the City Council. He also touched on the important considerations which included PRI, Pioneer Crossing, Teguayo, Mountain View Corridor and Transportation Updates from 2010. Jeremy then presented the proposed Draft Land Use Map.

Jefferson Moss stated that there are a number of mixed use areas and he feels that there are discrepancies. Staff indicated that if there are discrepancies with the Land Use then those need to be cleaned up. Jefferson stated that he is pleased to see the revisions coming forward.

Staff and the Planning Commission discussed the proposed Land Use Map and other possible revisions.

Sandra Steele stated that she believes that the City needs to have industrial zoning. She stated that it could be camouflaged and be effective at the same time.

Earl Halvas stated that he would like to review this proposal and will submit his concerns after his review.

7. Discussion on potential revision to the Land Development Code.

Jim McNulty briefly discussed the proposed request from Intermountain Health Care which includes a number of amendments the City's sign code.

Jefferson Moss stated that he would be reluctant to make changes to the sign code at this time. He stated that this change may lead to window clutter and would like to prevent that from occurring. He suggested that as a City we tread lightly with these types of proposals.

Eric Reese stated that he would be opposed to allowing for the sign changes at this time.

Kristen Hood stated that there is only a clinic open at this time. She stated that she would possibly consider pylon signs if the hospital were to be built, but not for the clinic. She suggested that the codes be followed that are currently in place.

Earl Halvas stated that there is no need at this time for pylon signs. He stated that as they build then the City could review those amendments.

Sandra Steele asked staff if the City has considered a sign program from developers. She suggested that a sign program be submitted by the developers. She stated that she is against window signs and this would obstruct the ability to view inside the businesses.

Chris Strickland stated that as a City we are just not ready for this proposal. He suggested keeping the clutter out and that the City be in control of these types of signs.

Jim McNulty stated that he would meet with the applicant and ask them to submit a sign program for their future phases.

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

Earl Halvas made a motion to nominate Chris Strickland as the Planning Commission Chair. The motion was then seconded by Jefferson Moss. Aye: Earl Halvas, Jefferson Moss, Kristen Hood, Eric Reese and Sandra Steele.

Kristen Hood made a motion to nominate Earl Halvas as the Planning Commission Vice Chair. The motion was then seconded by Eric Reese. Aye: Kristen Hood, Eric Reese, Jefferson Moss, Sandra Steele, and Chris Strickland.

9. Approval of Minutes:

- a. November 10, 2011.
- b. December 8, 2011.

Motion was made by Chris and seconded by Earl to approve the minutes for November 10, 2011. Aye: Chris Strickland, Earl Halvas, Kristen Hood and Eric Reese.

The December 8, 2011 minutes were not approved due to lack of a quorum that had attended that particular meeting.

10. Director's report.

Jim McNulty welcomed the new Planning Commissioners; Jefferson Moss and Sandra Steele. He then addressed upcoming meetings which will involve both the Planning Commission and City Council.

Motion to adjourn at 9:13 p.m. was unanimous.

Date

Lori Yates, City Recorder



CITY OF SARATOGA SPRINGS

Planning Commission Meeting **Thursday, January 26, 2011** **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: Chris Strickland, Eric Reese, Jeff Cochran, Sandra Steele, Kristen Hood

Absent Members: Earl Halvas, Jefferson Moss

Staff: Lori Yates, Jim McNulty, Sarah Carroll, Jeremy Lapin, Kevin Thurman

Others: John Assel, Josh Boshard, Stephen Arnold, Steve Anderson, Jeff Mansell, Al Mansell

Chris Strickland provided iPad training with the Planning Commissioners.

Pledge of Allegiance led by Sandra Steele

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

4. Public Hearing: Harvest Village Lot 3 Site Plan, located at approximately 2055 North Hillcrest Road, Steve Anderson, applicant.

Sarah Carroll presented the Harvest Village Lot 3 Site Plan. Staff recommends approval subject to staff's conditions.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Sandra Steele asked the applicant if concrete bumpers will be installed in the parking stalls. Steve Anderson, applicant stated that concrete bumpers will be installed. Sandra asked what the size of the lot was. Steve Anderson stated that it is approximately a half acre.

Eric Reese asked for verification on the amount of parking stalls. He also asked how many individuals will be working in the building. Steve Anderson stated that there will be approx 15-18 employees. Eric asked if there would be parking stalls available for visitors. Steve stated that there would be enough parking stalls to accommodate those who visited.

Kristen Hood asked for clarification on location of the dumpster. Sarah Carroll stated that the applicant felt that it would be best to place the dumpster at the entrance of the site rather than in the rear. She stated that there could

be a potential danger with having a large garbage truck backing up through the site. Kristen asked if any parking stalls will be used for the placement of the dumpster. Sarah stated that no stall will be used for this.

Jeff Cochran stated the he is concerned with the location of the dumpsters for the other buildings located in the development. Sarah Carroll stated that there will be only three dumpsters for the completed development. Jeff asked that for consistency to have windows along each elevation. Steve Anderson stated that for security reasons there will be no windows installed on the north elevation. Jeff asked if the garage could become an office space in the future. Steve stated that the garage operates as part of the business but will not be an office. Jeff also stated that the vehicles be parked in the garage rather than in the parking stalls to make sure the other stalls were available for guests.

Chris Strickland stated that he is concerned with the garbage dumpster location. He also understands and agrees with not having the windows on the side elevation and adding the evergreens to the landscaping.

Sandra Steele stated that she is concerned and uncomfortable with the tandem parking in the garage.

Jeff Cochran suggested to staff that the dumpster location and the side elevation windows along with the parking be reconsidered.

Kristen Hood stated that she preferred the dumpster be located near the road rather than located near the rear of the site.

Eric Reese agreed with the proposed parking and had no other concerns at this time.

Chris Strickland stated that as Commissioners our position is to make sure these projects meet the City Code and at this time he has no issues with the proposed parking. The parking meets the requirements stated in the Code.

Motion was made by Kristen Hood and seconded by Eric Reese to recommend approval to the City Council for the Harvest Village Lot 3 Site Plan, located at approximately 2055 North Hillcrest Road, Steve Anderson, applicant. Aye: Kristen Hood, Eric Reese, Jeff Cochran and Chris Strickland. Nay: Sandra Steele.

Subject to:

- 1. That all requirements of the City Engineer be met, including those detailed in the attached report.**
- 2. That all requirements of the Fire Chief be met.**
- 3. That 3-4 evergreen trees be added to the landscaping plans, on the north side of the building.**
- 4. That the dumpster be allowed near the private street.**

5. Public Hearing: Stations West at Saratoga Town Center Minor Subdivision, located at approximately 1510 North Redwood Road, Bush and Gudgell, applicant.

Sarah Carroll presented the Stations West at Saratoga Town Center Minor Subdivision. Staff recommends approval subject to staff's conditions.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

The discussion from the Planning Commission will include both items #5 and #6.

Jeff Cochran stated that he is pleased with the proposal. He stated that he is concerned with the location of the monument sign and the proximity to the existing retaining wall. Sarah Carroll stated that the sign will overlap the retaining wall. Sarah stated that it is possible for the sign to be place in another location. She also stated that the wall will need to be redesigned to accommodate the proposed sign. Jeff asked if the landscaping along the west side will thrive. He suggested staff take that area of landscaping under consideration.

Kristen Hood asked where the access is for this site. Sarah Carroll indicated that the access would be from an internal road. Kristen then asked if the proposed sign meets the Code requirements. Jim McNulty stated that this particular sign does meet the requirements stated in the City Code for a monument sign.

Eric Reece asked if the drive-thru would accommodate a large number of vehicles. Jim McNulty stated that the drive-thru would accommodate up to 10 vehicles.

Sandra Steele asked if there is additional parking for those individuals who chose to eat outside. Sarah Carroll stated that there is adequate parking stalls to accommodate for that. Sandra asked about the access for ADA from Redwood Road. Jeremy Lapin stated that there will be a sidewalk from Redwood Road to this location that will be compatible to the ADA needs. Sandra asked that the applicant place the percentage of landscaping on the plans that they present.

Chris Strickland stated that it is wise to move the ADA parking stall to be near the entrance doors.

Motion was made by Kristen Hood and seconded by Sandra Steele to recommend approval to the City Council for the Stations West at Saratoga Town Center Minor Subdivision, located at approximately 1510 North Redwood Road, Bush and Gudgell, applicant. Aye: Kristen Hood, Sandra Steele, Chris Strickland, Eric Reese and Jeff Cochran.

Subject to:

- 1. All requirements of the City Engineer shall be met, including those in the attached report.**
- 2. All requirements of the Fire Chief shall be met.**

6. Public Hearing: Kneaders Bakery and Café Site Plan, located at approximately 1510 North Redwood Road, Andrew Smith, applicant.

Sarah Carroll presented the Kneaders Bakery and Café Site Plan. Staff recommends approval subject to staff's conditions.

Chris Strickland opened the public input.

No public input at this time.

Chris Strickland closed the public input.

Motion was made by Jeff Cochran and seconded by Eric Reese to recommend approval to the City Council for the Kneaders Bakery and Café Site Plan, located at approximately 1510 North Redwood Road, Andrew Smith, applicant.

Subject to:

- 1. All requirements of City Engineer shall be met, including those in the attached report.**
- 2. All requirements of the Fire Chief shall be met.**
- 3. That the City's standard lights be used in the parking lot.**
- 4. That the required landscape islands be added to the parking lot. The Code requires a landscape island every 10 stalls.**
- 5. That the ADA parking stalls be moved closer to the entrance doors.**
- 6. That the monument sign be relocated to meet City Code which requires the sign to be three feet behind the sidewalk.**
- 7. Complete frontage improvements on the south and east of the project be completed which would include the sidewalk and other improvements as necessary.**

Motion was made by Sandra Steele and seconded by Kristen Hood to amend the motion that condition item #5 to state: "Accessible parking spaces serving Kneaders shall be located on the shortest accessible route of travel from adjacent parking to accessible entrance". Aye: Sandra Steele, Kristen Hood, Jeff Cochran, Eric Reese and Chris Strickland.

7. Revised Concept Plan for Saratoga Hills Villas PUD, located at approximately 350 West Grandview Boulevard, Jeff Mansell, applicant.

Jim McNulty presented the revised Concept Plan for Saratoga Hills Villas PUD. The applicant is requesting single-family detached products rather than the previous proposal of 103 attached units. Jim also touched on the parking requirements and indicated that this proposal exceeds requirements.

Jeff Mansell, applicant stated that the neighborhood meeting that was held was very effective and the concerns were addressed and the developer is willing to compromise with the concerns. He indicated that they look forward to working with the City.

Chris Strickland was appreciative with the comments that were previously stated.

Jeff Cochran asked if there was a 10 foot setback. Staff indicated that the homes will comply with City standards. Jeff also asked what type of homes will be offered. Jeff Mansell stated that the floor plans will have some variations, but the main floor plan will be similar for most homes. He indicated that the elevations will consist of possibly three to four plans.

Kristen Hood stated that she is pleased with the concept plan. She is concerned with the possible water tank proposal near the homes. Jeremy Lapin stated that it's a possibility but hasn't been approved for the site yet. She briefly discussed fencing near the possible water tank.

Eric Reese stated that he is pleased with the concept plan. He suggested that the homes are not duplicated on adjacent lots and that there be a variety of homes as viewed from the street.

Sandra Steele asked if the landscaping will be installed by the developer or the property owner. Jeff Mansell stated that the developer will be installing the landscaping. Sandra briefly discussed the designated age group (55 + community) and the restrictions that may be implemented. Jeff Mansell stated that the property owners have restrictions and documents to be followed for this type of community.

Chris Strickland stated that he is pleased with the concept plan.

8. Discussion on potential revisions to the Land Use and Transportation Elements of the General Plan.

This item will be addressed on Tuesday, January 31, 2012 in a joint meeting with the City Council.

Kevin Thurman, City Attorney provided the Planning Commission with a training session on Utah Land Use regulations.

9. Approval of Minutes:

a. December 8, 2011.

The minutes were not approved tonight due to a lack of a quorum that was present the night of December 8, 2011.

10. Director's report.

Jim McNulty stated that the next Planning Commission meeting will be February 9, 2012. There will also be a Joint Work meeting held on January 31, 2012 with both the City Council and Planning Commission. This meeting is intended to discuss potential revisions to the Land Use Map of the General Plan.

Motion to adjourn at 10:02 p.m. was unanimous.

Date

Lori Yates, City Recorder