

City of Saratoga Springs
Planning Commission Meeting
August 11, 2016

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele Participated via Phone, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay

Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kara Knighton, Planner I; Jamie Baron, Planner I; Kayla Moss, Deputy City Recorder; Owen Jackson, Public Relations and Economic Development Director; Spencer Kyle, Assistant City Manager

Excused:

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

1. **Pledge of Allegiance** - led by Commissioner MacKay
2. **Roll Call** – A quorum was present
3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No input was given.

Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Madison Meadows Preliminary Plat, located at approximately 700 W 400 N, Brian Sudweeks, applicant.**

Planner Baron advised that there are nine lots on 400 North that are being considered on this plat. The application does comply with the current code. This is located near Thunder Ridge Elementary School and Neptune Park. He reviewed the plat with the Planning Commission. The landscaping requirement is 15% of the total area, they are only proposing 9%. The developer will pay a fee in lieu for the remaining 6%.

Commission Chair Wilkins opened the Public Hearing at 6:36 p.m. There were no comments so the public hearing was closed.

Commissioner Funk mentioned that the line between lots 203 and 204 doesn't go all the way to the corner. The line between lots 207 and 208 he doesn't line up to the street so it creates an odd lot.

Commissioner Kilgore mentioned that R-4 setbacks are larger than R-3 setbacks. The developer is still using the R-4 setbacks in the R-3 zone.

Planning Director Gabryszak advised that they can have the larger setbacks if they choose to do so. Anyone who buys it will just have to use the larger setbacks.

Commissioner Kilgore mentioned a chain-link fence that is also on the plat. He wondered if that would be changed in the future.

Planner Baron advised that was installed by the school and it has not been requested to be changed.

Commissioner Wilkins asked the Planning Staff to clarify the use of "can comply" in a number of places.

Planning Director Gabryszak advised that the developer is working with the City and they comply with most things already. This allows them to submit things as they go to comply with everything that is required. They are hoping to have a resubmittal of this plat before it goes to Council.

City Manager Christensen mentioned that the triangular piece of land on this plat, which will be discussed during the next item, is an important thing to have approved for the City's water flow.

Motion made by Commissioner Williamson to forward a recommendation for approval of the Madison Meadows Preliminary Plat, located at approximately 700 W 400 N based on the findings and conditions in the staff report. Seconded by Commissioner Kilgore. Aye: Brandon MacKay, Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 7 - 0.

5. Public Hearing: 400 N Utah Lake Distribution Canal Pump Station, City Initiated.

Planner Baron reviewed the location of the station being proposed. For public utilities parking is left up to the Planning Commission. There are no requirements for parking but the City is proposing that there should be one parking spot for the trucks that will go there to service the pump station. He also reviewed the landscaping requirements. The City is going to ask for a reduction of the requirements based on the use of the site. The City staff recommends a positive recommendation on what is being proposed.

Commission Chair Wilkins opened the Public Hearing at 6:51 p.m. There were no comments so the Public Hearing was closed.

Commissioner Kilgore advised that his house happens to be by a pump station. He mentioned that there can be up to two trucks at the pump at a time. He wondered if the site could accommodate two trucks.

Planner Baron advised that two trucks can be stacked in the one parking space.

City Manager Christensen advised that they are trying to move this forward as soon as possible. This is needed for next year's irrigation season. It is under design that is about 40% complete. They are hoping to get approval ahead of time so that they can get this going as soon as possible.

Commissioner Funk has concerns about the grass area. There is a portion that doesn't have any grass and none along lots 207 and 208. He is worried about weeds growing in those areas.

City Manager Christensen advised that the developer is going to install a rock wall for privacy so the residents should not be disrupted by that.

Commissioner Funk is still concerned that there will not be any grass along the sidewalk. He would like to see grass in that area.

The Planning Commission was in consensus that the parking is adequate for the site.

Commissioner Kilgore is okay with the landscaping.

Commissioner Cunningham would also like to see grass along the sidewalk area.

Commissioner Williamson thinks that this should be held to the same standard that a residential area has. He doesn't think letting it grow naturally would be achieving that standard.

Chairman Wilkins clarified that they City will not want people on this property. He is okay with the proposed landscaping.

Commissioner Funk does not think that the grass needs to be up against the solid wall but he does think that there needs to be grass along the sidewalk.

Commissioner Steele also thought that there should be landscaping along the sidewalk.

Motion made by Commissioner Williamson made the motion to forward a positive recommendation of the 400 N Utah Lake Distribution Canal Pump Station with the findings and conditions listed in the staff report with the modification of condition 5 adding unless exceptions are approved by the City Council and adding two stalls or tandem parking on condition 6. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

6. Approval of Minutes:
a. July 28, 2016.

Motion made by Commissioner Funk to approve the minutes of July 28, 2016. Seconded by Commissioner Kilgore. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Commissioner Williamson abstained because he was not present at the meeting. Motion passed 6 - 0.

7. Reports of Action. None

8. Commission Comments.

9. Director's Report:

- a. Council Actions – None
- b. Applications and Approval – None
- c. Upcoming Agendas – None
- d. Other – None

10. Motion to enter into closed session. No closed Session.

11. Meeting Adjourned at 7:02 p.m. by Chairman Kirk Wilkins

8-25-16
Date of Approval
[Signature]
City Recorder



[Signature]
Planning Commission Chair
~~Kirk Wilkins~~
Vice Chair DAVID FUNK