

City of Saratoga Springs Planning Commission Meeting
September 8, 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, Hayden Williamson, David Funk, Troy Cunningham
Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder
Others: Derek Christensen, Mark Philipp, Dan Schmidt, Luke Mendenhall, Dave Badham, Gary Peterson, Leeann Miller

Excused: Commissioner MacKay, Commissioner Kilgore

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

1. **Pledge of Allegiance** - led by Kimber Gabryszak

2. **Roll Call** – A quorum was present

3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No input.

Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Rezone and Plat Amendment for Saratoga Springs Commercial, located generally at 1347 N Exchange Dr. Utah Valley Turf Farm, applicant.**

City Planner Kara Knighton presented the plans. The proposed Rezone and Plat Amendment is an expansion to the recently approved Saratoga Springs Commercial Development. The proposed Papa's Express carwash site plan is to be located on Lot 1 of the Saratoga Springs Commercial plat; however, the site plan is 1.39 acres while lot 1 is 0.99 acres. To expand the parcel, the west property line is proposed to be extended approximate 67' to the west into property currently zoned Agriculture, thus both a rezone and plat amendment are required to accompany the site plan.

Daniel Schmidt representing the applicant with WPI was present to answer any questions.

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Steele asked what was meant by generally consistent in the findings. Staff clarified that it should have been just consistent.

Commissioner Wilkins asked if they had to purchase additional land. Daniel Schmidt replied that it was already owned by the same landowner.

Motion made by Commissioner Williamson to forward a positive recommendation for the Rezone of approximately 0.63 acres of parcel 58:032:0166 from Agriculture to Regional Commercial, as identified in Exhibit 3, with the Findings and Conditions in the staff report dated September 9,

2016, with the change to the findings that “generally” be stricken from the general plan finding. Second Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Motion made by Commissioner Williamson that based upon the findings and conditions presented today I move that the Planning Commission approve the Saratoga Springs Commercial Plat “B” amending lots 1 and 2 of Plat “B” as identified in Exhibit 4, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Funk.

Commissioner Steele advised that the motion was correct as written that plat B is amending plat A
Commissioner Williamson corrected the motion

Motion made by Commissioner Williamson to approve the Saratoga Springs Commercial Plat “B” amending lots 1 and 2 of Plat “A” as identified in Exhibit 4, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

5. Public Hearing: Code Amendments, Directional Signage, clear site, fencing and screening, and buffering and screening. Staff initiated.

Planning Director Gabryszak presented the Code Amendments. This current Code amendment package contains primarily smaller updates to clarify and resolve missing provision and contradictions identified through a recent Site Plan application review (Papa’s Carwash), regarding commercial fencing and screening, and directional signage. The proposed changes are in 19.06 - Fencing and screening: not require along non-residential development and open space/trails. Clear sight triangle: correct language in recent code amendment for tree canopies. In 19.14.03 site plans – replace the word “and” with “or” as it is not necessary to have a wall, fence, and vegetation for screening purposes. In 19.18 signs: create allowance for directional signage in parking lots and drive-thrus. Changes from the packet - Fencing: saying residential “development” instead of “zone,” and Screening fence, solid wall and landscaping or landscaping

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Cunningham is curious when exempting commercial areas, if it would exempt a sign on a pond for safety. Planning Director Gabryszak replied it would not and for safety the city would fence that area.

Commissioner Funk correctly assumed everything already existing would be grandfathered. In Section 19.18.10 with grand opening signs, he wondered if they could call them that. Planning Director Gabryszak commented that grand opening meant it was within the first year of a business opening, it was not referring to the content.

Commissioner Steele asked what the definition of directional sign was. Planning Director Gabryszak replied they did not have one because of it being based on content. They are creating the category and putting standards for where the signs can be located. Commissioner Steele was concerned that it was pedestaled. She didn’t see anywhere where it said monument. Planning Director Gabryszak showed the proposed definition on screen, where it has to go and what the intent is.

City Attorney Thurman commented that he looked at this with the issue of wall fencing and landscaping, the word combination was not working. It differs in other sections. We may want to reference the other sections because it addresses buffering and screening in those and we don’t want to trump the public school bus zone. The way it’s worded now would conflict with other sections and zones. Planning Director

Kimber Gabryszak noted this applies to commercial lots and we don't treat schools as commercial. We are re-writing 19.04 and trying to get everything in one location instead of having them all over. City Attorney Kevin Thurman said this would apply to any site plan. Planning Director Gabryszak said this particular one only applies to commercial. We don't want to contradict 19.04 and we are working to consolidate the other sections. The changes were amended to say commercial "use" on 2. And strike "a combination of."

Commissioner Steele asked what was meant by acceptable landscaping. Planning Director Gabryszak advised that it needed to be effectively screened so if they planted a 6 foot tall shrub that could work. It is just screening the building. Commissioner Steele noted it is also for sound, dust, odor and for residential it needs to be wall and landscaping. Planning Director Kimber Gabryszak noted that in case of the project coming up that is an example of where you wouldn't want a wall and landscaping. Right now it's next to agriculture and it will appropriately screen it now and down the road it may be more appropriate to have landscaping between improved lots instead of it walled off. Commissioner Steele said we are giving an exception here and we need to write that it's an exception. She understands in this situation it works but if you were against a preschool it would need to be different. They added the phrase that "any commercial use which abuts a residential use shall be screened per the standards of 19.06."

It was discussed that they make a condition for staff to clean up the code with regard to adjacent uses. To amend those zones that have screening and conflict.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.06, 19.14, and 19.18, with the Findings and Conditions in the Staff Report. In addition to the changes made to the staff report per our discussion today; Additionally we recommend that staff clean up the code with regards to screening in adjacent uses where screening is a conflict in 19.04. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

6. Public Hearing: Site Plan and Conditional Use Permit for Papa's Express Tunnel Car Wash, located approximately 1347 N Exchange Dr. Mark Philipp Applicant.

City Planner Kara Knighton presented the Site Plan. The Site Plan and Conditional Use Permit proposal is for a 4,646 sq. ft. full service tunnel carwash in the RC zone on a 1.39 acre parcel. She noted materials proposed and other architectural design committee recommendations. She noted on the landscaping plans that an additional planter bed was needed and another tree and also the east side needed to be bermed to block light.

Mark Philipp, applicant, was present to answer questions. He noted the staff had been great to work with. He would qualify their full service car as an express service, so no detailing would be done. He noted others present that worked on the project and could help answer questions. Derek Christensen, with the applicant, asked if the comments for windows on the south side were gone. Mark Philipp said along the south side they had an equipment room where they didn't want windows but they provided some break ups there.

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Cunningham asked about pg. 29 under additional requirements it said along Redwood Road. City Planner Kara Knighton replied that it should read Crossroads.

Commissioner Funk complimented them on the landscaping; they have gone over and above. He asked about the west side, Crossroads turns, would they have any light problems with the curve in the road. City Planner Kara Knighton noted it was quite a ways away, and the area is bermed and landscaped.

In response to Commissioner Steele's questions, Mr. Philipp replied that they would not have any gas pumps and you would stay in your car through the process. Also, that in the front door are opportunities to purchase passes and gift cards and restrooms but it shouldn't be heavily utilized. There should be only about 5 employees at any time and only 2-3 on site. Commissioner Steele asked staff if we have a parking overage. Planning Director Gabryszak noted some of the parking is vacuum stalls, which is a feature of the carwash as opposed to excess parking. There are 21 vacuum stalls; one of them will need to be removed. The tunnel can hold 6 cars at a time. Commissioner Steele was concerned that there needed to be an ADA accessible path to the main street. The architect Leeann Miller commented on possible solutions.

Commissioner Williamson asked if there is anything that notes the vacuum stall cannot be a parking stall. Planning Director Gabryszak advised that we have a prohibition on over-parking. If we count vacuums as parking they are over-parked so we are counting them as part of the business, this way is to the applicants benefit.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the Papa's Express carwash site plan and Conditional Use Permit, located on parcels 66:513:0001 and 58:032:0166 and as shown in the exhibits, with the Findings and Conditions in the Staff Report including correction from Redwood Road to Crossroad and adding an ADA access as discussed. Second by Commissioner Cunningham.

City Planner Kara Knighton asked that they add the condition that **the monument sign base shall run the full horizontal length of the sign.**

Commissioner Williamson added the amendment. It was accepted by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Item 13 was moved forward - Motion to enter into closed session

A Motion was made by Commissioner Williamson to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual. Second by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Closed Session began at 7:33 p.m.

Present: Commissioner Wilkins, Commissioner Funk, Commissioner Steele, Commissioner Williamson, Commissioner Cunningham, City Manager Christensen, City Attorney Thurman, Planning Director Gabryszak, City Engineer Gordon Miner, Nicolette Fike Deputy Recorder.

Session was closed without objection at 7:45 p.m.

Regular Meeting resumed at 7:45 p.m.

7. Public Hearing: Master Development Agreement and Rezone from Agriculture to Industrial for HADCO, Parcels 58:022:0121 & 58:022:0114, JD IV applicant. – Item to be continued to the September 22nd 2016 Meeting.

The item will need to be continued to include a third parcel that was missed during the noticing process. It has been re-noticed.

No public was present.

8. Work Session: Discussion of Code and Vision.

Planning Director Gabryszak apprised the commissioners of upcoming code revisions.

9. Approval of Minutes:

a. September 8, 2016

Commissioner Steele made a correction that she was opposed to the sign on top of the tower and advised on a couple of typo corrections.

Motion made Commissioner Williamson by to approve the minutes of August 25, 2016 with corrections made by Commissioner Steele. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Troy Cunningham. Motion passed 4 - 0. Abstain: Commissioner Wilkins.

10. Reports of Action. – none.

11. Commission Comments. –

Commissioner Steele noted a van on private property, south east corner of Redwood Road and the Crossing with signs on it. She also commented on the signs being cleaned up on Redwood Road. Commissioner Cunningham thanked the city for mowing the train berm at Shay Park.

12. Director's Report:

- a. **Council Actions** – approved Mt Saratoga and code changes except the signs. Also improved Interlocal agreement with HUD. Madison meadows plat and pump station.
- b. **Applications and Approval**
- c. **Upcoming Agendas** - Wildflower, Marina pump, Saratoga Springs 4 Church and HADCO.
- d. **Other**

13. Item #13 was moved forward in the agenda.

14. Meeting Adjourned at 7:55 p.m. by Chairman Kirk Wilkins

22 SEPT 2016
Date of Approval

[Signature]
City Recorder



[Signature]
Planning Commission Chair
Kirk Wilkins