



CITY OF SARATOGA SPRINGS

Planning Commission Meeting

Thursday, January 9, 2014

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

MINUTES

Work Session 6:35 P.M.

Present:

Commission Members: Jeff Cochran, Sandra Steele, Eric Reese, Jarred Henline, Kara North, Hayden Williamson and Kirk Wilkins

Absent Members:

Staff: Lori Yates, Kimber Gabryszak, Scott Langford, Kevin Thurman, Jeremy Lapin

Others: David Cannon, Ken Berg, Krisel Travis, Loma McKinnon, Boyd Martin

No discussion occurred for the work session.

Pledge of Allegiance was led by Hayden Williamson.

Jeff Cochran recognized Earl Halvas for his years of service on the Planning Commission. A plaque was presented to Earl by Jeff.

Kirk Wilkins was appointed as the new member of the Planning Commission. He took a moment to briefly introduce himself.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

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

Kimber Gabryszak stated that the current Planning Commission bylaws require that a Chair and Vice Chair be elected yearly.

Sandra nominated Jeff Cochran as the Planning Commission Chair. The Planning Commission members agreed with the nomination. The motion was unanimous.

Sandra nominated Eric Reese as Planning Commission Vice Chair. The Planning Commission members agreed with the nomination. The motion was unanimous.

5. Public Hearing: Preliminary Plat for Harvest Point Commercial located approximately at the southwest corner of Redwood Road and Spring Hill Drive, Ken Berg, applicant.

Scott Langford presented the Harvest Point Commercial, but due to error with noticing the public hearing will be held on January 23, 2014.

Ken Berg, applicant stated that he has no concerns at this time. Staff has done a good job on this item.

Sandra Steele asked the applicant why the sidewalks being shown are wider than normal. Ken Berg stated that UDOT had purchase additional 10 feet of the existing 30 feet of easement along Redwood Road. Sandra asked if the existing power pole would be moved. Ken stated that the existing power will be buried underground.

Hayden Williamson had no comments at this time.

Eric Reese asked if there would be any traffic control onto Redwood Road from this location. Ken Berg stated that the proposed road in this development would be lined up with the existing road across from Redwood Road. Eric stated that he is concerned with that. Eric asked why the roundabout was removed from the Concept plan. Ken stated that the roundabout within such a smaller development was not going to function.

Kirk Wilkins concerned with the traffic flow and the safety when entering and existing this property.

Kara North had no comments at this time.

Jarred Henline had no comments at this time.

Jeff Cochran echoed with what has been said about the access into the project. This is a drive approach but is an unsafe condition. He understands that this meets the basic standards from UDOT but asked staff if they could approach UDOT with their concerns regarding this project.

Kimber Gabryszak stated that staff would be happy to approach UDOT regarding this matter.

Jeff Cochran asked what the time frame was for completing the road and improvements. Scott stated that the Code requires that all improvements be completed with each phase.

6. Discussion and possible action amending the Planning Commission Bylaws.

Kimber Gabryszak reviewed the amendments of the Bylaws. Code requires the Planning Commission Bylaw be approved. These will be taken to the City Council for approval.

Jarred Henline is fine with the proposed changes, but would not recommend allowing for electronic meetings.

Kara North felt that an eight year term might be much. She would like to see that the electronic meetings be allowed. That there is effective way to allow for comments but keep the timeline brief. Kimber stated that could be an option with how comments and time is permitted.

Kirk Wilkins pleased with the proposed Bylaws.

Eric Reese pleased with the proposed bylaws. He stated that wouldn't favor the electronic meetings feels that this would be too easy for Commissioners not to show up to the meetings.

Hayden Williamson stated that he is fine with the electronic meeting under the consent of the Commission. He asked staff to clarify the conflict of interest.

Kevin Thurman stated that the conflict of interest is the bases of overturning of a decision which is standard to State Code. Hayden stated that as a Planning Commission member there is potential liability.

Kevin Thurman stated that is correct. He stated that he would like to educate the Planning Commission as to those potential liabilities in a future meeting or training session.

Sandra Steele likes the way that 5a of the bylaws are written. She favors allowing for electronic meetings. She would not suggest removing the language "abstain" from the bylaws. Kevin stated that it's listed in bylaws for a Commission to refrain from the vote.

Jeff Cochran stated that in D1E it speaks of a public comment card and asked why it is listed. Staff stated that notation could be removed or worded differently. He stated that he isn't opposed to electronic meeting but the right technology must be used. He asked that we are mindful of the comments and the length of those. He is fine with the proposed changes.

7. Work Session Item: Continued discussion of the DR Horton Community Plan and Village Plan.

Kimber Gabryszak indicated that this item is a continuation from the previous meeting and if the Planning Commission had further items to discuss they could do so. The applicants are here to answer any questions they might have.

Sandra Steele stated that her concerns are with the woonerfs which could create several safety issues. She feels that they could be designed to prohibit potential safety concerns. She asked the applicant how a woonerfs would drain. Krisel Travis stated that it would function as a gutter. Sandra stated that there would be potential danger of vehicles backing into the street and as they do so they would be backing right into the other side of the street as well. Sandra asked if the area would have pavers. Krisel Travis stated no there would be no pavers installed; the street would be just asphalt. Sandra feels that pavers would bring attention to drivers to possibly slowdown in the area. Adding curbs would also help with potential safety concerns. Do the proposed gutters meet the City's standards? She feels that what is being proposed are not in compliance with Code standards. She asked why there is a width difference to the proposed roads. She doesn't want to see parking allowed on either side of the smaller streets. She would like to see this plan have the standard intersections added. Sandra expressed concerns with allowing the landscaping to have large amounts of rock. Krisel Travis indicated that they don't plan to landscape all areas with just rock. Sandra stated that the City Code requires the trees to be 2 ½ inch caliper trees and the plan shows the trees to be 1 ½ inch caliper trees. The winds in the area are rather strong and feel that the trees have a lesser chance of survival. Jeremy Fillmore stated that yes there are high winds in the area and smaller sized tree could be a problem, but if trees are damaged or don't survive; they will be replaced.

Sandra asked if the landscaping bond could be extended to cover the trees that might be either damaged or didn't survive. Kevin Thurman stated that as a city we are allowed to only carry a bond for one year. Sandra is willing to be flexible with the tree caliber.

Sandra asked where the detention basin would be located. Krisel Travis pointed out that they are located in the green sections of the map. Sandra was wondering if this plan would allow for snow stacking. Krisel stated that concern would be addressed. Sandra expressed concerns with allowing a community garden. Krisel indicated that the gardens would be maintained by the HOA.

Hayden Williamson feels that the proposed woonerfs may create some safety to the area. He asked if a speed bump could be an option. Krisel Travis stated that it hasn't been an option of discussion yet.

Eric Reese had no comments at this time.

Kirk Wilkins stated that the egress near the development may be a concern.

Kara North stated that she loves the proposed plan.

Jarred Henline stated that he too loves the proposed plan but appreciates Sandra's comments. This will be something new to the community

Jeff Cochran this offers a lot to our community. This is a large community to review and asked the applicants to be patient with the Planning Commission on the review of this plan. He is pleased with the community being walkable. He stated that the woonerfs need to be safe and have an appropriate site distance to prevent any incidents.

8. Work Session Item: Discussion of Code Amendments pertaining to 2nd access requirements, Conditional Use permits, approval processes, and signs

Kimber Gabryszak reviewed the Code amendments to Section 19.12, second access requirements, conditional use permits, approval processes, and signs.

The Planning Commission and staff discussed those revisions and received clarification.

Hayden Williamson has heard from several residents that the current communication with the community is poor. He would like to see that the community/citizens are involved. Hayden feels that the office buildings should be limited to only 50 percent of the building for signage.

Kara North has heard that the applicants have been frustrated with our sign Code and would favor the third sign request.

Eric Reese as Commissioners our duty is to limit the amount of signs on business and following the City's Code.

Kirk Wilkins stated that sign requests all depend on the nature of the business. There are some businesses that don't need additional signage to attract clients. He asked that we try to be business friendly.

Sandra Steele stated that she likes option #2 from staff's recommendations. She feels that a building identification doesn't need to come from multiple signs.

Jarred Henline stated that he likes staff recommendation of option #3 the best. Business advertising can be too much for a particular business. He expressed frustration with the sign Code.

Jeff Cochran feels that there should be standards for signs and that each applicant follow those standards stated in the City's ordinance. Signs can create clutter to a building. He feels that one sign over the business door is appropriate.

9. Commission Comment.

Kara North stated that the street light on Redwood Road and 1140 North has been out for some time, she asked staff to pass this issue along to the correct staff member. Kimber Gabryszak stated that she would pass this issue along staff in Public Works.

Sandra Steele expressed concern with the lack of service from the City's Code Enforcement. Kimber Gabryszak stated that she has been working with COE and is address those complaints that have been made.

10. Director's report.

Kimber Gabryszak stated that she would like to schedule a retreat with the Planning Commission which at that time we would be reviewing the Land Use law and answering questions the Planning Commission might have. She then reviewed the upcoming project for the January 23rd meeting. The next few meeting will be full due to the high volume of applications.

Motion to adjourn at 9:00 p.m. was unanimous.

Approved February 27, 2014
Date


Lori Yates, City Recorder

