



CITY OF SARATOGA SPRINGS

Planning Commission Meeting

Thursday, January 23, 2014

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

MINUTES

Work Session 6:34 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, Sarah Carroll, Kevin Thurman, Jeremy Lapin

Others: Ken Berg, Carolyn Krejci, Jan Nau, Paul Watson, Matt Brown, Rob Mayfield, Josh Romney

No discussion for Work Session

Pledge of Allegiance led by Kirk Wilkins

Jeff Cochran recognized Kristen Hood for the service that she has given to the Planning Commission. He presented her with service plaque.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

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

Scott Langford presented the proposed Preliminary Plat for Harvest Point Commercial along with the findings and conditions listed in the staff report.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Jarred Henline, Kara North, and Kirk Wilkins had no comments regarding this item.

Eric Reese asked if there could be any future problems with cross traffic and the current and future businesses adjacent to this development. Ken Berg, applicant stated that the zoning is such for additional business which could create cross traffic.

Sandra Steele echoed the comment that was been made by Commissioner Reese.

Jeff Cochran felt there is risk as well with future cross traffic.

Eric Reese asked if a condition could be recommended addressing the cross traffic. Kevin Thurman since this is a UDOT road there isn't sure what we condition the applicant to this concern but we can pass these concerns along to the City Council.

Motion was made by Kara North and seconded by Jarred Henline to forward a positive recommendation to the City Council for the approval of the Preliminary Plat for Harvest Point Commercial located at approximately the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant based on the findings and conditions listed in the staff report dated January 23, 2014. Aye: Kara North, Jarred Henline, Kirk Wilkins, Sandra Steele, Eric Reese, and Jeff Cochran.

Sandra Steele asked if the motion could be included that the Planning Commission expresses concerns with the future cross traffic.

Jarred Henline felt that this is not a blanket concern and that not all of the Commissioners find it necessary to recommend as a condition.

Motion was unanimous

5. Concept Plan for Premium Oil Convenience Store located at approximately 2114 North Redwood Road, RBD Construction, applicant.

Sarah Carroll presented the concept plan for Premium Oil convenience store. They are requesting a change to the rear setbacks; 15 feet of landscaping instead of 20 feet, parking requirements for stores have doubled this plan show a requirement of 59 parking stalls. She asked for feedback from the Planning Commission regarding the parking stalls.

Robert Money, Architect indicated that the landscaping requirements are shown as 10 feet instead of 20 feet. He is willing to provide landscaping in other area of the project. The setbacks for the front are 30 feet and he would be willing to provide setbacks to the east side as well. The landscaping setback on the north side is 5 feet. Robert feels that the required parking stalls is rather high and feels 49 stalls is unnecessary.

Sandra Steele was not in favor of the rear setback reduction and the change with the landscaping. She feels that some type of screened wall should be put in place to buffer the proposed carwash. The additional parking stalls will be needed since there will be a restaurant located in the building. She asked that the applicant comply with the City standards for the setbacks, landscaping and the parking stalls.

Eric Reese agreed with Sandra Steele's comments on the screening the car wash. He isn't sure that the design of this plat fits the area.

Kirk Wilkins feels that extra parking is necessary if a food establishment is placed in the gas station. The side setbacks are of a concern to the future tenant of Lot 1. The carwash might create concerns if located so close. He would like to see that the landscaping setbacks stay as required by Code. He suggested that the applicant considered providing an accessible entrance into the property.

Kara North is concerned with the proposed landscaping and setbacks. Movability within the business might become a problem if the setbacks are increased. She feels that 26 parking stalls are sufficient and feels that additional stalls are unnecessary.

Jarred Henline stated that according to the Code it reads that there is flexibility with setbacks and since this allows for that the Premium Oil project would be better served without the carwash.

Hayden Williamson arrived at 7:13 p.m.

Jeff Cochran the required parking stalls are not reasonable and feel that 29 parking stalls would be appropriate. He doesn't favor the request for the rear setbacks; this lot is too constricted for such setbacks. He is fine with the requested landscaping. He indicated that the entrance into the property is of a concern.

Kirk Wilkins suggested the car wash be put in the place of the tenant. Robert Money, applicant stated that this is a great idea but not sure how it may work on this particular lot. Robert would consider removing the centered landscaped island to allow for additional lot space.

6. Public Hearing: Preliminary Plat for Landrock Connection located at approximately 1600 South 400 West, Clay Peck, applicant.

Scott Langford presented the Preliminary Plat for Landrock connection this includes the findings and conditions listed in the staff report.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Jarred Henline this development is simple and fine with the payment in lieu request.

Kara North is fine with plat and fine with the payment in lieu request as well.

Kirk Wilkins indicated that he is pleased with the zoning, but is concerned with the water tank located near the development. Matt Brown stated that if the water tank is the City's water source and fencing would be installed around the facility. Kirk asked what type of fence would be installed. Matt indicated that fencing would be wrought iron.

Eric Reese is fine with the proposed plan.

Hayden Williamson is fine with the proposed development.

Sandra Steele had no comments at this time regarding this development.

Jeff Cochran is concerned with the existing roads and the current issues. Scott Langford stated that those conditions will be addressed before final plat.

Matt Brown, applicant stated that the roads will be build to City standards.

Motion was made by Sandra Steele and seconded by Kirk Wilkins to forward a positive recommendation to the City Council for approval of the Preliminary Plat for Landrock Connection located at approximately 1600 South 400 West, Clay Peck, applicant based on the findings and conditions listed in the staff report dated January 23, 2014. Aye: Sandra Steele, Kirk Wilkins, Hayden Williamson, Eric Reese, Kara North, Jarred Henline and Jeff Cochran. Motion was unanimous.

7. Public Hearing: Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant.

Scott Langford stated that at this time the applicant is requesting that this item be continued to the February 13, 2014 Planning Commission meeting. This item has been noticed and the Commission can open this item up for public input.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran continued the public input until Feb 13.

A motion was made by Jarred Henline and seconded by Sandra Steele to table the Preliminary Plat for Saratoga Springs Plat 16A for the February 13, 2014 Planning Commission meeting. Aye: Jarred Henline, Sandra Steele, Kara North, Kirk Wilkins, Eric Reese, Hayden Williamson and Jeff Cochran. Motion was unanimous.

8. Public Hearing: Rezone and Concept Plan for Riverwalk located at approximately 700 North 200 East, Dan Ford, applicant.

Scott Langford presented the Rezone and Concept Plan for Riverwalk. Staff has included findings and conditions in the staff report dated January 23, 2014.

Dan Ford, applicant is present if the Planning Commission has any question.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Sandra Steele concerned with the density, she would rather have the zoning be R-4. The lots should be standard size; there is no need to reduce them further. She asked how many lots are there in the Dalmore Meadows development. Scott Langford stated that there are 107 lots. Sandra expressed concern with the proposed access into the development with no additional point of egress; this could create many safety issues and what could be done to mitigate this concern. Scott Langford stated that once the formal plan is brought forward those concerns could be addressed with the Fire Chief.

Hayden Williamson increase density is a sensitive issue here within the City. Reducing the lots size brings some concern as well and would prefer those to be a minimum of 8,000 square feet.

Eric Reese feels that it is important to have an R-5 zone here within the City. He feels that the access into the development can be addressed with the site or preliminary plat. This plan fits the area.

Kirk Wilkins access was a concern but seeing that there are plans for an additional point of access into the development he is comfortable with that. Using sensitive lands as open space is a concern of his. He would recommend that the lots remain as an R-5 zone. Dan Ford, applicant stated that he is working with the adjacent property owners in regards to the second access into the development for future use. A trail along the corridor is also being proposed.

Kara North is happy to see the second access being considered. She asked that the lots size be a minimum of 8,000 square feet. A trail would be ideal for the development as well.

Dan Ford indicated that Dalmore Meadows is a R-3 PUD and the lots in that development are larger.

Jarred Henline stated that he is fine with the proposed development.

Jeff Cochran has mixed emotions with the rezoning of this property along with the proposed open space. He asked what benefits the City is getting; there is no useable open space.

The Planning Commission and staff discussed the purpose of a development agreement for the rezoning of this property.

Motion was made by Sandra Steele and seconded by Jarred Henline to forward a positive recommendation to the City Council for the rezone of Riverwalk located at approximately 700 North 200 East, Dan Ford, applicant based on the findings and conditions listed in the staff report dated January 23, 2014. Aye: Sandra Steele, Jarred Henline, Kirk Wilkins, Hayden Williamson, Kara North and Jeff Cochran. Nay: Eric Reese. Motion was unanimous.

Subject to:

- 1. That a development agreement accompanies the rezone.**
- 2. That the lot sizes be a minimum of 8,000 square feet.**
- 3. That the green space amenities area included.**

9. Public hearing Rezone and Concept Plan for Beacon Point located at approximately 4400 South 100 West, Paul Watson, applicant.

Scott Langford presented the rezone and concept plan for Beacon Point. He touched on the phasing plan, infrastructure as well, driveway impacts which include private driveways. Staff has included findings and conditions listed in the staff report dated January 23, 2014.

Josh Romney, applicant indicated that the offsite improvements would be costly, that is why the rezone was requested. Also the project to the south is zoned high density. He felt that an R-5 zone would be a better transition to the area.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Jarred Henline appreciates the applicant considering the driveways along the proposed collector road. He is pleased with the rezoning as well.

Kara North appreciates the applicant changing the plans to accommodate the requests of the driveway and feels that this plan is more affective. She is pleased with the proposed development.

Kirk Wilkins stated that all his questions have been answered.

Eric Reese all of his concerns have been addressed as well.

Hayden Williamson finds that the buffer is a good thing and is fine with the proposed plan.

Sandra Steele would like staff and the Planning Commission to concern the fact that this was the last R-2 zoned property in the state and was concerned about having to remove it from the zoning map because there was no available R-2 land. She has mixed emotions with this proposed plan. She like that the applicant has included a shared driveway which provide safer access onto the collector street. Sandra asked if the sewer and water will be a big expense to this project. Josh Romney, applicant stated that it will be.

Sandra asked if an R-3 zone could be considered if septic tank would be considered. Josh Romney stated that they reviewed that option but found that would not work because of the density to the south and the current option would be the best for the area.

Jeff Cochran asked if development agreement at this time would be best for this particular project. Kevin Thurman recommended that a development agreement be reviewed further into the process of upcoming projects.

Kara North stated that she would recommend a development agreement be brought forward for the review of the Planning Commission. Kevin Thurman stated that a positive feedback would grant the rezone and protect the City as well if a development agreement was prepared.

Kirk Wilkins asked if the applicant could explain how the detention basin would function for this development. Paul Watson indicated that the existing channels and basins will be connected which would act as the debris basin.

A majority of the Planning Commission would like to see a development agreement prepared for the rezoning of this development.

Motion was made by Kara North and seconded by Hayden Williamson to forward a positive recommendation to the City Council for the Rezone for Beacon Point located at approximately 4400 South 100 West, Paul Watson, applicant based on the findings and conditions listed in the staff report dated January 23, 2014. Rezoning the property from R-2, Low Density Residential to R-5, Low Density Residential and that staff prepare a development agreement for the rezoning of the property. Aye: Kara North, Hayden Williamson, Jarred Henline, Kirk Wilkins, Eric Reese, Sandra Steele and Jeff Cochran. Motion was unanimous.

10. Public Hearing: Revisions to the Land Development Code. (Sections 19.01, General Provisions; 19.03.05-19.03.08, Powers and Duties of the Planning Commission; 19.04, Land Use Zones; 19.05, Model Homes; 19.12, Subdivisions; 19.13, Development Review Processes; 19.14, Site Plan Review; 19.15, Conditional Uses; 19.17, General Plan, Ordinance or Zoning Map Amendment; 19.26, Planned Community Zone)

Kimber Gabryszak presented the proposed Code revisions.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran continued the public input until the February 27, 2014 Planning Commission meeting.

Kimber Gabryszak discussed the following sections of the Land Development Code.

19.05 Model Homes and 19.12 Subdivisions, the Planning Commission was fine with the proposed changes.

A motion was made by Eric Reese and seconded by Hayden Williamson to continue the Revisions to the Land Development Code to a future Planning Commission meeting. Aye: Eric Reese, Hayden Williamson, Kara North, Jarred Henline, Kirk Wilkins, Sandra Steele and Jeff Cochran. Motion was unanimous.

11. Concept Plan for Saratoga Hills Plat 6 located at approximately 270 West Grandview Boulevard, Matt Brown, applicant.

Scott Langford presented the Concept Plan for Saratoga Hills Plat 6. He asked that the Planning Commission provided the applicant with their thoughts on the project.

Sandra Steele asked what the developer plans to do with the existing drainage channels. Matt Brown stated that the channels would be filled with dirt.

Hayden Williamson had no comments regarding this plan.

Eric Reese would not like to see any drainage blockage near the open space.

Kirk Wilkins is concerned with filling the natural drainage with dirt. Kevin Thurman indicated that soils studies will be conducted and staff will make sure all issues are addressed regarding this matter.

Jarred Henline and Jeff Cochran had no comments at this time.

Sandra Steele asked for clarification on having to be present to vote even if a commissioner was attending electronically. She then left the meeting.

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

Kimber Gabryszak stated that she had made the revision to the bylaws based on the changes made by the Planning Commissioners at the previous meeting.

The Planning Commission agreed with the revisions.

A motion was made by Kara North and seconded by Hayden Williamson to forward a positive recommendation to the Planning Commission Chair, the City Attorney and the City of Saratoga Springs City Council to approve the Planning Commission Bylaws. Aye: Kara North, Hayden Williamson, Jarred Henline, Kirk Wilkins, Eric Reese, Sandra Steele and Jeff Cochran. Motion was unanimous.

13. Work Session Item: Continued discussion of Code Amendments pertaining to Definitions, Temporary Uses, Conditional Use permits, and signs.

Kimber Gabryszak discussed the continued Code revisions.

The Planning Commission had no concerns or comments regarding the proposed revisions.

14. Commission Comment.

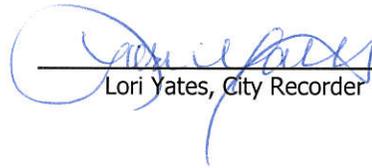
The Planning Commission members had no comments at this time.

15. Director's report.

Kimber Gabryszak indicated that the upcoming agenda's are full and briefly touched on those proposed items.

Motion to adjourn at 10:20 p.m. was unanimous.

Approved February 27, 2014
Date


Lori Yates, City Recorder

