



CITY OF SARATOGA SPRINGS

Planning Commission Meeting

Thursday, February 13, 2014

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

MINUTES

Work Session 6:38 P.M.

Present:

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

Absent Members: Jarred Henline

Staff: Lori Yates, Kimber Gabryszak, Scott Langford, Sarah Carroll, Jeremy Lapin

Others: Gary Lunt, Lorie Lunt, Christine Redding, Billie Hawkins, John Woodward, Bill Raines, Barbara Raines, Candy Johnson, Jefferson Johnson, Fred Weindorf, Judy Weindorf, Bret Walker, Ainee Walker, Steve Maddox, Cari Krejci, Leah Hansen, Ryan Poduska, Shawn Walker, Nancy Brown, Viven Prins, Krisel Travis, Loma McKinnon, Paul Watson, Chad LaBaron, Tina LaBaron, Jared Thorn, Pat Vehrs, David Canon, Josh Romney, Dan Reeve, Bryan Framm, Gerald Kammerman, Ken Berg, Kevin Oviatt

No discussion for Work Session.

Pledge of Allegiance led by Kara North

Jeff Cochran opened the public input.

Bert Walker resident of Lake Mountain Estate asked that the City provide information which pertains to the particular item on the agenda.

Jeff Cochran closed the public input.

4. Public Hearing: Community Plan and Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant.

Kimber Gabryszak briefly touched on both the Village Plan and Community Plan for Legacy Farms. She then turned the time over to Greg Haws, applicant for a review of both plans.

Greg Haws, applicant explained that the Village Plan and Community Plan consist of 1055 ERU which is the request due to the context and market. It is compatible with density to the adjacent neighbors. There were changes made to the land plan after hearing from the adjacent neighbors. The Tickville wash is an ongoing issue that we hope to have a solution too soon. The intent of the 20 foot trail buffer is to mitigate the zoning of the existing 7 units along the property line. The setbacks for the neighborhood will be current with the City's standards. There will also be an altered trail of 8 feet, which would be maintained by the HOA. There will be a pedestrian connectivity with the existing trail to the south development.

Jeff Cochran opened the public input.

Gerald Kammerman asked if Tickville wash would be and opened or covered drainage canal. What is the status on installing a larger sewer line in the area?

John Woodward would like to be shown where the Village Plan will be within the parcel along with the housing density.

Loma McKinnon concerned with the density which includes 1,000 homes, a few churches and schools to this area. This is incredibly dense. There is a large amount of wild life in the area and concerned with running them away. She stated that her property is one of the 7 units along the area that is to be buffered.

Bret Walker wants to know what the largest and smallest lot size is. What is the structure to the proposed multifamily along with the height of the structures? This proposal will bring a traffic impact to Redwood Road.

Jeff Cochran closed the public input.

Jeremy Lapin stated that Tickville wash will be placed in an open channel which would be restored into a natural channel and will be piped in certain areas. The master sewer design will be directed to the existing sewer system in Saratoga Springs Development. The developer will be required to provide frontage improvements to Redwood Road and 400 South with each phase. In the future there will be a need for a traffic signal light at 400 South and Redwood Road.

Kimber Gabryszak pointed out the location of the proposed Community Plan along with the Village Plan. The density is similar to the existing units adjacent to the property. The higher density will be to the northwest corner of the property. The height of the proposed single family homes will be limited to two-story.

Boyd Martin touched on the lots sizes which range from 6,000 square feet to 10,000 square feet. The height of the buildings will be 35 feet which is standard for a typical home.

Kimber Gabryszak the proposed parcel will include the buffer and will contain the existing 20 foot buffer as well.

Krisel Travis stated that Division of Wildlife has been contact regarding this matter and we have received a letter from them stating that they are not concerned.

Sandra Steele asked if the 14 inch waterline would be installed at 400 North or 400 South. Jeremy Lapin stated that is an error and it should have stated 400 South. Sandra asked if the products would be reviewed by the Planning Commission.

Kimber Gabryszak materials pallet would be approved as part of the Village Plan.

Sandra asked if there would be a detached zero lot line product. Boyd Martin possibly but hasn't been decided at this time.

Sandra would like to see a condition added to include a detached zero lot line product be brought back to the Planning Commission. She also asked that the utility standards be included in the Community Plan.

Sandra asked if the duplex driveways in the Village Plan language take over the illustration.

Krisel Travis stated that the language takes over the illustration.

Sandra asked that the language for the driveway lengths be consistent, the plan currently shows two different languages.

Sandra doesn't support the woonerfs, as the trees start to grow this will create a problem and safety becomes an issue. Allowing for 4 feet on each side which would provide the safety needed.

Hayden Williamson just clarified the buffer along the existing 7 lots. The applicants have done a great job with the buffering and reserving the quality of life.

Eric Reese the applicant has done an excellent job with both plans. The density is a fraction of what could have potential been requested. Eric asked for clarification regarding the footage with the trail. Krisel Travis stated that the trail is proposed as 8 feet. Eric supports the proposed plans.

Kirk Wilkins supports the voice of the residents with not allowing 3 story buildings in this development. He doesn't have any concerns with the proposed buffer along the 7 lots. He would suggest that the woonerfs be wider which may provide more safety.

Kara North asked what type development would be placed north of 400 South. Kimber Gabryszak stated that they haven't seen anything application yet for that area.

Kara appreciates the residents present tonight. The applicant has complied with the City's Code. With growth brings many new changes.

Jeff Cochran supports the recommendation to require the street be City standard. He asked Jeremy to touch on the Tickville wash flood plain and is currently under FEMA review. Jeremy Lapin there is conditions of approval that the developer must comply with FEMA regarding the flood plain. As staff we have been working with the developer to make sure those improvements will meet the standards with FEMA.

Jeff Cochran asked for clarification regarding the requested landscaping exception in the Village Plan.

Krisel Travis indicated that it pertained to the 20 foot buffer.

Jeff Cochran asked what needs to be done to approve the storm drain plans.

Jeremy Lapin indicated that there was miscommunication with the requirement of those plans. He provided the Commission with the phasing plan for those improvements which included the storm drain, sewer plan and Tickville wash plan.

Sandra Steele asked staff if the buffer issue would remain in the section of Code.

Kimber Gabryszak stated that it does not. If the applicant received a waiver for the 20 foot buffer then it wouldn't remain in the Code.

Sandra Steele asked if there would be privacy fencing along the trail near Redwood Road.

Boyd Martin there will be no fencing installed along the west side of the trail. We are proposing a semi-private fence for only certain areas.

Sandra can't support the applicants reasoning for the fencing needs.

Sandra feels that the woonerfs are being counted as open space.

Greg Haws indicated that the woonerfs are not being used as open space.

Sandra Steele would suggest that the recommended changes be brought back to the Planning Commission before the Community Plan is approved.

Motion was made by Sandra Steele and seconded by Hayden Williamson giving direction to staff to work with applicant to continue making the recommended changes and to bring this item back to the Planning Commission in two weeks. Aye: Sandra Steele and Hayden Williamson. Nay: Kara North, Eric Reese, Kirk Wilkins and Jeff Cochran. Motion failed.

Kara North doesn't understand why this item couldn't be approved at this time with recommended conditions.

Motion was made by Kara North and seconded by Eric Reese to forward a positive recommendation to the City Council for the Community Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Eric Reese, and Jeff Cochran. Nay: Hayden Williamson, Sandra Steele and Kirk Wilkins.

Subject to:

1. That a waiver for the buffer be granted.
2. That the crush stone issue be directed by staff before presented to the City Council.

Motion was made by Kara North and seconded by Hayden Williamson to forward a positive recommendation to the City Council for the Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran. Nay: Sandra Steele.

Subject to:

1. That the units be no higher than 3 stories.
2. That the applicant returns to the Planning Commission with the Zero Lot Line.
3. That the Architectural Style Designs are identified.
4. That the applicant provides a letter from Department of Wildlife Resources to staff.
5. That the driveway length be consist throughout the plan.
6. That the City Engineers standards "d, e, and f" in the staff report are met.

Sandra Steele feels that the woonerfs, buffer and the fencing are the reasoning as to why she voted against the Community Plan and Village Plan, she feels that there are safety issues and concerns those items.

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

Scott Langford presented this proposed Preliminary Plat 16A. Staff recommends approval subject to staff's findings and conditions.

Peter Staks asked to have the fencing requirements (condition #3 in the staff report) waived. The lots are located near the trail and find it unnecessary to fence at this time.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Kirk Wilkins read a section of the City Code which refers to fencing and asked why this isn't be complied with. Scott Langford stated that the City Code doesn't have exception for fencing along the sensitive lands at this time.

Eric Reese had no comments regarding this item at this time.

Hayden Williamson said that this makes no sense to install fencing along those lots near the trail but understand how the current Code is written which requires that at this time.

Sandra Steele asked if the lots contain sensitive lands.
Jeremy stated that the proposed lots don't contain sensitive lands.
Sandra asked if the trail would follow the sensitive lands lot line or the canal.
Jeremy indicated that the trail would follow the lines of the sensitive lands.

Hayden Williamson asked if the State would allow the current canal be filled in.
Peter Staks the trail will be built near the canal but will not be filled in.

Jeff Cochran asked if the trail is located on private property. Peter Staks stated that the trail is on State Lands.

Motion was made by Sandra Steele and seconded by Kirk Wilkins to forward positive recommendation to the City Council for the Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Kirk Wilkins, Kara North, Eric Reese, Hayden Williamson, and Jeff Cochran. Motion was unanimous.

6. Public Hearing: Rezone and Concept Plan for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant.

Kimber Gabryszak presented the Rezone and Concept Plan for Sail House. She discussed allowing septic tanks, rural road standard and water system.

Josh Romney, applicant area accommodates 1 acre lots, and asked that the septic system be considered. Nice rural areas, private roads bring a nice natural look

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Sandra Steele supports the proposed rezoning. She asked if the septic tanks would be tracked by location.

Jeremy Lapin stated that the records are kept for all installed tanks. Sandra asked how the storm drainage would be dealt with if there is no curb and gutter.

Jeremy Lapin indicated that the run off would absorb into the ground.

Sandra Steele asked there is a way to tie this rezone to a development agreement.

Kimber stated that we as staff would rather not require an agreement for all future rezones; this may create confusion for some developments. She would recommend agreements if the rezone is appropriate and is a conditional rezone.

Hayden Williamson asked if staff could provide an explanation of a sewer lateral. Jeremy Lapin a sewer lateral is 4 inch lines that run from the main street connection to each lot.

Eric Reese supports the drainage corridor plan.

Kirk Wilkins asked what the life span is of a septic tank. Paul Watson, applicant stated that times vary but each tank is required to meet the standards from the Health Department. Kirk asked if a plan for secondary water has been created. Paul Watson we will be working with staff to come up with a solution for secondary water use.

Kara North is pleased with the proposed plan and has no further comments at this time.

Jeff Cochran supports the rezone. He asked if the State Lands and the boundary issues will be taken care of. Paul Watson stated that they would.

Jeff Cochran asked if septic tanks are allowed so close to the lake and meets the criteria.

Paul Watson stated that they are and that tests have been completed and meets the certain standards from the Health Department and Utah Lake Commission.

Jeff Cochran asked if the current Code allows a development to have no curb and gutter.

Jeremy Lapin stated that currently it does not. The City would need to adopt those standards and will be a condition before final plat approval.

Jeff Cochran asked what the City's position is with the sewer system.

Jeremy Lapin stated that the existing Code is unclear and isn't comfortable with allowing septic tanks on R-3, R-4 and R-5 lots. Staff is working on clarification to the City's Code for future projects that may be requesting septic tanks.

Jeff Cochran if sewer is required would it be laterals or a main line sewer?

Jeremy Lapin said that it's to preliminary to respond to that question, but with previous discussion regarding this project staff feel that there is a level of comfort to allow septic tanks on the larger lots.

Jeff Cochran asked what the City's position is with supplying secondary water to the development.

Jeremy Lapin stated that a new well would need to be drilled that could accommodate the secondary water needs.

Jeff Cochran asked what the water source would be until the well is drilled and completed.

Jeremy Lapin stated that the residents would use the culinary system for both indoor and outdoor water use.

Motion was made by Sandra Steele and seconded by Eric Reese to forward a positive recommendation to the City Council the Rezone for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant based on the findings and condition listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Eric Reese, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran.

7. Public Hearing: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the preliminary plat for Heron Hills.

Jeff Cochran opened the public input.

Bret Walker there is a concern with the two existing roads (McGregor Lane and Hawks Landing) conveying onto a single lane highway with no shoulder which creates many safety issues. The lots to the south of the proposed project are larger lots and what is the reaction going to be from those property owners.

Ryan Poduska would recommend that the road near Swainson Ave be completed in the first phase of the development.

Tina LaBaron feels that it's unnecessary to have access to the lake in this development. The marina is located just south of this project and that is feasible for the area, an additional marina is not necessary. She would like to see a park included in the development as well. Not pleased with the smaller lots next to 5 acre properties.

Jeff Cochran closed the public input.

Kara North appreciates comments made by the public. With the continued growth would only one access to the lake be the answer, concerned that it may be needed. She would support a park if the City Council would favor such request. The proposed roads accessing onto Redwood Road is of a traffic concern. There is a lot to balance given the concerns expressed by the residents.

Kirk Wilkins said he has concerns with the proposed rezone. He would favor option 3 for a Master Plan, but is against the adjustment of sensitive lands.

Eric Reese has no issue with the proposed plan at this time.

Hayden Williamson favors the proposed rezone. He would like to see the park be developed in a way that it's useful.

Sandra Steele would recommend that the proposed street names be changed back to the original names. She would recommend that the development be named Heron Hills instead of Playa Escalante. She is concerned with approving a plat that doesn't meet City's rezoning standards and would recommend that this item be continued until the Planning Commission reviews the rezone application.

Jeff Cochran agrees that the rezone needs to be reviewed prior to the review of the preliminary plat. He would like to recommend that the secondary access be paved.

Motion was made by Sandra Steele and seconded by Kara North to continue the Preliminary Plat for Heron Hills until the February 27, 2014 Planning Commission meeting. Aye: Sandra Steele, Kara North, Eric Reese, Hayden Williamson, Kirk Wilkins and Jeff Cochran.

8. Public Hearing: Rezone and Concept Plan for Talus Ridge located at approximately 550 North 800 West Edge Homes, applicant.

Sarah Carroll indicated that the address on the notice was incorrect; this item will be re-noticed and public hearing will be held on February 27, 2014. The Planning Commission asked Sarah to present the rezone and concept plan at this time.

Steve Maddox, applicant briefly discussed the project matrix. As a developer our target is to make the area a livable community.

Sandra Steele had no comments regarding the rezone at this time but did state that she is pleased with the concept plan.

Hayden Williamson asked if the Sunrise Meadows development was zoned R-3, Single Family Residential. Sarah Carroll said that is correct.

Eric Reese asked what the current status is with the property located west of this proposed plan. Sarah Carroll indicated that currently there have been no planned developments at this time but Edge Homes has purchased that land.

Kirk Wilkins is fine with the proposed concept plan.

Kara North indicated that an additional access road would need to stub to the west of the proposed property. She asked that no homes are double frontage.

Jeff Cochran has a tough time changing a zone, this project is an example. Is the developer providing anything extra to the City for this rezone?

Jeremy Lapin stated that they are providing location for a zone1 tank and pond. We feel that the City will benefit from this unique property.

Motion was made by Kara North and seconded Hayden Williamson to continue this item to the February 27, 2014 Planning Commission meeting. Aye: Kara North, Hayden Williamson, Sandra Steele, Eric Reese, Kirk Wilkins and Jeff Cochran.

9. Approval of Minutes:
a. December 12, 2013.
b. January 9, 2014.

Motion was made by Sandra Steele and seconded by Kara North to continue this item to the February 27, 2014 meeting, Commission Steele has changes that need to be made to the minutes. Aye: Sandra Steele, Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran.

10. Commission Comment.

The Planning Commission members had no comments at this time.

11. Director's report.

Staff had no reports at this time.

Motion to adjourn at 10:42 p.m. was unanimous.

April 24, 2014
Date



Lori Yates
Lori Yates, City Recorder