



# CITY OF SARATOGA SPRINGS

## Planning Commission Meeting

Thursday, March 13, 2014

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

### MINUTES

#### Work Session 6:32 P.M.

##### Present:

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

##### Absent Members:

**Staff:** Lori Yates, Chantelle Rosson, Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Jeremy Lapin, Scott Langford

**Others:** Gary Hadfield, Brett Gardner, Susan Hadfield, Vance Twitchell, Cari Krejci, Bob Krejci, Stan Nau, Jimmie Smeath, Stellin Jacobs, Jeremy Weller, Marilyn Sanford, Lee Jones, Richard Sanford, Susan Palmer, Ronald Johnston, Camilla Simonsen, Adam Naxler, Chris Carn, Troy Jenkins, Dalton Klinger, Debra Jenkins, Bruce Baird, Aaron Nielsen, Kolton Nielsen, James Jones, Halceyn Klinger

Kirk Wilkins motioned to enter into closed session for the purpose to discuss pending or reasonably imminent litigation at 6:33 p.m. The motion was seconded by Hayden Williamson.

Present: Jeff Cochran, Kara North, Kirk Wilkins, Hayden Williamson, Eric Reese, Sandra Steele, Jarred Henline, Kimber Gabryszak, Kevin Thurman, Sarah Carroll, Lori Yates and Chantelle Rosson.

Adjourned from closed session at 6:45 p.m. and enter into regular session at 6:45 p.m.

#### **Pledge of Allegiance led by Eric Reese**

#### **Jeff Cochran opened the public input.**

Robert Krejci likes the current plan for Green Springs, but the open space and drainage basin don't meet the City Code. There are no sidewalks in the development currently and would hate to see another death in the area because sidewalk weren't installed.

Camilla Simonsen asked if car washes are allowed in the gateway area. She was previously told that they were not permitted in the gateway buffer and that is why she built her car wash in the current location. The property's ingress and egress is concerning. This type of business is not useable for this property. She expressed concerns with the stacking of cars on this lot stating that it's not suitable.

#### **Jeff Cochran closed the public input.**

#### **4. Amended Concept Plan for Green Springs located at approximately 1885 South Centennial Boulevard, Capital Assets, applicant.**

Sarah Carroll presented the Concept Plan for Green Springs along with reviewing the staff's findings and conditions.

Sandra Steele has no concerns with the reduced frontage. She sees no problem with allowing the golf course to be counted as open space. The proposed detention basin is also great and has no further comments.

Hayden Williamson is happy to see a plan that works and solution for both the developer and residents. He is happy with the single family homes and allowing the golf course to be counted as open space. He would like to see potential trails or sidewalks in this development.

Eric Reese is happy to see this plan moving forward.

Kirk Wilkins supports the golf course as open space along with a plan that works.

Kara North agrees with single family lots and supports allowing the golf course to be used as open space per prior Master Development Agreement.

Jarred Henline asked what native grass means. Vance Twitchell the native grasses is what was requested by the golf course and what is planted around the golf course. Jarred is pleased with the proposed plan.

Kevin Thurman stated that native grass will fit in the area very well and will improve the area that is currently covered in weeds.

Jeff Cochran asked if the homes would be protected from the golfers or is that a responsibility of the homeowner? Vance Twitchell was not certain how that concern would be addressed at this time.

##### **5. Concept Plan for Platinum Car Wash located at approximately 1413 North West Commerce Drive, Gary Hadfield, applicant.**

Sarah Carroll presented the Concept Plan for Platinum Car Wash which included building elevations along with condition recommendations. She touched on the landscaping plan which the applicant is requesting a reduction to the width of the requirement.

Gary Hadfield, applicant indicated that cars are moving through the carwash every 30 seconds. The lot is small but we have accommodated the carwash to the size of the lot. Gary feels that the amount of parking stalls required by the code don't fit the purpose or need of the business.

Jarred Henline asked what zoning is north of this property.

Sarah Carroll stated that it's the same zoning of this property which is regional commercial.

Jarred Henline would recommend the plan be flipped which would reduce the concerns of egress and ingress. He feels that a berm is necessary. The required 55 parking stalls are unnecessary for this type of business.

Kara North asked staff if there is an island to the north on the plan.

Sarah Carroll indicated that there is one.

Kara North asked what the purpose of the island is.

Gary Hadfield indicated that the island will be shifted to the north allowing car stacking. He then briefly touched on the proposed plan

Kara North asked that there is plenty of space is allotted for stacking.

Gary Hadfield stated that a revised concept plan will show those changes.

Kara North has no problem with the proposed parking and is fine with the request setback.

Kirk Wilkins the required parking for this type of business doesn't make sense. Do we have the ability to change this Code requirement?

Sarah Carroll in order to change those requirements, revisions to the Code would need to be made.

Kirk Wilkin would support maintaining the setback on the south end of the property and decreasing the setback on the east side. The ingress and egress look larger then appears and is fine with what is being proposed.

Eric Reese has no issues with the proposed parking. He is fine with the requested setback reduction. He would like to see the building be an attractive one.

Hayden Williamson suggested allowing for 20 parking stalls. Due to the shape of the lot and size the requested setback would be more effective. He asked if it would be possible to widen the east driveway.

Gary Hadfield stated that there would be two lanes and landscaping could be expanded to 12 feet.

Sandra Steele asked how many employees would the carwash staff.

Gary Hadfield there would be approximately 20 employees per day.

Sandra Steele the current parking standards work for this particular plan and feels that more stalls might be needed. When cars are being detailed additional stalls will be used, this may cause parking to occur on Commerce Drive which causes some concern. The landscaping should remain at 20 feet and there should be a landscape buffer along the building which isn't shown on the current concept plan. Landscaping along Commerce Drive will also be necessary. Sandra isn't pleased with the proposed plan and feels that there is plenty of work that needs to be done with this project.

Jeff Cochran the parking isn't a concern; there is no need for 55 parking stalls for this type of business. This business is a great addition to the city but feels this lot might be rather tight and encouraged the developer to comply with all Code standards.

#### **6. Concept Plan for Lake Cove located at approximately 3618 South Spinnaker Drive, Ron Johnston, applicant.**

Scott Langford presented the Concept Plan for Lake Cove.

Sandra Steele asked if a temporary turnaround to north of the project would be required.

Scott Langford stated that it is a required element that will be addressed during the preliminary plat phase.

Sandra Steele asked where the detention basin will be located.

Scott Langford stated that it will be underground system and is still being reviewed at this time.

Sandra Steele does have concerns with the secondary access but will wait to review this at the time of preliminary phase.

Hayden Williamson the payment in lieu would be appropriate. He asked if the proposed cul-de-sac will temporary.

Kevin Thurman indicated that he was uncertain of that answer at this time.

Kimber Gabryszak said that the cul-de-sac might be a fire and engineering requirement. The goal for this development is to have a permanent secondary point of access.

Hayden Williamson recommended that a Master Development Agreement be required with the particular development. He is pleased with the larger lots.

Eric Reese likes the proposed plan and looks forward to working with the developer.

Kirk Wilkins asked if an egress will be required for this development.

Kevin Thurman it will be addressed with the conditions of a secondary access road.

Scott Langford indicated that McGregor Lane will need to be improved and will be completed once development is moves north.

Kara North had no concerns with the proposed plan, looks great.

Jarred Henline it is important that a secondary access be implemented for this development.

Jeff Cochran a secondary access is necessary for this development.

#### **7. Concept Plan for Unique Autobody located at approximately 2148 North Stagecoach Drive, Andrew Bollscheweiler, applicant.**

Scott Langford presented the Concept plan for Unique Autobody.

James Jones, applicant indicated that the vehicles will be parked inside the building that is why the building is larger in size. No vehicles will be stored outside of the building. The overhead doors will be located on the east side which will not be visible from Redwood Road. He asked if the landscaping on the east side be reduced.

Jeremy Wilder, owner the parking that is being proposed is adequate to the needs of the business.

Jarred Henline likes the proposed plan and the size of the building. The parking requirements are much for this type of business and see this to be a problem.

Kara North likes the proposed plan. This will be a nice addition to the area. Parking is a repeated issue and feels that it needs to be addressed.

Kirk Wilkins likes the proposed plan.

Eric Reese feels that there is too many parking stall which is detrimental. The proposed building elevation is great and is pleased with the proposed plan.

Hayden Williamson asked if the carwash would be used for individual use.  
Jeremy Wilder stated that the carwash would be for the shop use only.

Sandra Steele asked if there would be the required number of ADA stalls.  
Jeremy Wilder indicated that 2 additional stalls would be included making a total of 4 ADA stalls.  
Sandra Steele indicated that the required parking stalls are not far off of what is being required. A 5 foot landscape buffer should be required which would protect and soften the building.

Jeff Cochran asked if there are provisions for night parking and for trailers to be stored. Will the property be fenced?  
James Jones stated that the property will be fenced with a gate located on the north end of the property.  
Scott Langford stated that the Code states that vehicles should be stored in an enclosed building and no storage outside of the building.  
Jeff Cochran encouraged the applicant to comply with the landscaping requirements listed in the city's code.

#### **8. Commission Comment.**

Sandra Steele thanked Scott Langford for his work that has been done on the overlay which has been very helpful.

Jeff Cochran felt that the parking requirements for certain business might be potential overkill and would like to review this particular section of code.

#### **9. Director's report.**

Kimber Gabryszak understands that the current parking requirements are an issue and staff will take a look at this and bring revision back to the Planning Commission for your review. Kimber then took a moment to review future items that will be reviewed by the Planning Commission.

**Motion to adjourn at 8:40 p.m. was unanimous.**

May 22, 2014  
Date



Lori Yates  
Lori Yates, City Recorder