



# CITY OF SARATOGA SPRINGS

## Planning Commission Meeting

Thursday, April 24, 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, Kara North, Eric Reese, Kirk Wilkins, Sandra Steele and Hayden Williamson

**Absent Commission Member:** Jarred Henline

**Staff:** Lori Yates, Kimber Gabryszak, Sarah Carroll, Scott Langford Kevin Thurman

**Others:** Chris Norman, Carolyn Norman, Chuck Bearce, Gary Kirschbauky, Joe Hayes, Barbara Raines, Ronald Johnston, Mark Babbit, Krisel Travis, Ryan Poduska, Loma McKinnon, Neil and Pam Infanger

**Pledge of Allegiance led by Sandra Steele**

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

**4. Public Hearing: Preliminary Plat for Western Hills located between 200 West and 400 West and Aspen Hills Boulevard, Ron Johnston, applicant.**

Sarah Carroll presented the Preliminary Plat for Western Hills along with reviewing the findings and conditions.

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Kara North had no comments at this time.

Kirk Wilkins likes the proposed plan.

Eric Reese had nothing to add regarding this item.

Hayden Williamson asked if the open space requirement is a credit for other surrounding lands.

Sarah Carroll indicated that she worded the conditions which would only allow the credit to be used for the abutting lands.

Sandra Steele had no comments at this time.

Jeff Cochran had no comments at this time.

**Sandra Steele motioned to forward a positive recommendation to the City Council for Preliminary Plat for Western Hills located between 200 West and 400 West and Aspen Hills Boulevard, Ron Johnston, applicant including staff's findings and conditions listed in the staff report dated April 24, 2014. Motion was seconded by Eric Reese. Aye: Sandra Steele, Eric Reese, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran. Motion passed.**

**5. Public Hearing: Site Plan for West Saratoga Transportation Hub located at 200 West and 400 North, Alpine School District, applicant.**

Sarah Carroll presented the Site Plan for West Saratoga Transportation Hub.

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Sandra Steele feels that this is not the proper location for this project, but now that it's up to the Planning Commission that the Code is met we don't have the discretion of the location. She asked if the lighting would be fascia and canopy shield.

Sarah Carroll the lights will only cover a small area. The proposed lighting meets Code requirements.

Hayden Williamson likes the proposed rock wall. Would the proposed lighting create any light pollution?

Sarah Carroll the lights are not deep enough to create light pollution.

Eric Reese indicated that the use of the land is great and happy to see this plan moving forward. All the requirements meet the City's Code.

Kirk Wilkins asked the thickness of the concrete wall.

Joe Hayes stated that the wall is 4 feet.

Kirk Wilkins asked if there will restriction as to when the busses are allowed to begin running.

Joe Hayes indicated that the engines typically are started around 5:30 a.m. In the colder weather they may start warming up around 4:30 a.m.

Kirk Wilkins so there is no such policy in place at this time for hours of operation.

Joe Hayes stated no not at this time.

Kirk Wilkins asked where the closes residential neighborhood is.

Joe Hayes and Sarah Carroll both indicated that there is development to the north and west of this project.

Kirk Wilkins asked what they are doing to be a good neighbor and address their complaints

Joe Hayes mentioned that the complaints that have been received are with regards to the parking and we are working to resolve that matter.

Kara North is pleased with the plan; the applicant has incorporated the comments made by the Planning Commission and City Council. She would recommend approval with conditions to the lighting and the comments made by the Urban Design Committee.

Jeff Cochran asked if the City has limitation on the hours of operation during the construction of this project.

Sarah Carroll stated that they would need to comply with the City's nuisance Code.

Jeff Cochran currently he has no concerns with the noise and doesn't anticipate any problems. He suggested that the applicant be a good neighbor and communicate with the surrounding neighbors during the construction of this project. He then asked if the applicant could provide the Planning Commission with an phasing plan outline.

Chuck Bearce indicated that the first phase would consist of everything but the proposed building and the natural gas station, those will be completed at a later date.

**Sandra Steele made a motion to forward a positive recommendation to the City Council for the West Saratoga Transportation Hub Site Plan located at approximately 200 West 400 North, Alpine School**

**District including the findings and conditions listed in the staff report dated April 24, 2014 and to include the additional conditions. The motion was seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Kara North, Kirk Wilkins, Eric Reese and Jeff Cochran.**

**Subject to:**

- 1. That a decorative, earth tone, rock patterned, cast concrete wall will be provided on the perimeter.**
- 2. That the lighting meet the City Code standards.**

Kirk Wilkins asked if a propane tank would be located on site. Chuck Bearce indicated that a natural gas facility would be on location for anyone with a natural gas vehicle.

**6. Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.12.06, Private Roads).**

Scott Langford presented the code revisions for private roads which he reviewed the cross sections and the certain zones that the right-of-way would apply.

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Kara North asked staff if the 38 foot road exist in the higher density neighborhoods.

Scott Langford not sure at this time, doesn't have the correct measurement.

Kara North stated that living in a high density development and having narrow roads that is a concern of her due to the higher amounts of traffic traveling through the development. She recommended that the roads be 46 feet road instead of 38 feet roads and possibly having this be a case by case decision for high density development.

Kara North recommended 46 feet be the lowest width in higher density development then.

Kirk Wilkins echoed the concerns made by Commission North regarding the narrow roads and would only recommend 38 feet be a limited use.

Jeremy Lapin wider road are great to accommodate those traveling the development but also tends to cause increase to traffic speed, narrow roads simulate calmer speeds through a development.

Eric Reese would support a 12 foot travel lane. He asked why the Agricultural zone shows 13 feet for road width and what the logic is for it.

Scott Langford we are dealing with drivable surface.

Eric Reese is private roads expected for zones 1-5.

Scott Langford indicated that is in there for discussion by the Commission if you would like to discuss it.

Hayden Williamson feels that the Commission is moving in the right direction with the revisions and understands the concerns with the narrowness of the roads. The roads could potentially be wider if requested by the developer, correct?

Jeremy Lapin the Code allows public roads to have features but not sure if the current Code addresses the developer to increase the width of the road.

Hayden Williamson asked if staff could verify if that is even an option.

Sandra Steele asked if it's possible to place no parking signs along the road since they are private roads.

Jeremy Lapin indicated that the Fire Marshall might have the ability to require no parking signs along the roads.

Kevin Thurman stated that the Fire Marshall has the ability to require signs based upon approve and placed in the CC&R's

Sandra Steele her concern is with the combined rolled curb and sidewalk and guarantees that area would be used for parking which create accessibility issues. She suggested possible park strips. She asked why rural standards aren't be used for R-1 zone.

Kimber Gabryszak said that more appropriate to keep the standards for rural residential instead of R-1.

Sandra Steele thinks that the parking standard for higher density is being reviewed and adequate parking is being received which may eliminate parking on the street.

Jeff Cochran it's common to see the curb and sidewalk abuts each other and the sidewalk is a minimum of 6 feet for safety reasons. On the 46 foot roadway width shows a park strip which typically contains the utilities which show no room for any repairs to be made. The standard cross section needs to have adequate parking and must be met at the individual units. The R-1zone and rural cross section could work for some situations but could have some untended consequences.

**Eric Reese made a motion to forward a positive recommendation to the City Council for the Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.12.06, Private Roads). Motion was made by Kara North. Aye: Eric Reese, Kara North, Hayden Williamson, Kirk Wilkins, Sandra Steele and Jeff Cochran.**

**Subject to:**

- 1. That the sidewalks are 6 feet.**
- 2. That the park strips are to be no less than 5 feet.**

**7. Concept Plan for Lakeside Estates located between 2800 South and 3009 South and Redwood Road, Curtis Leavitt, applicant.**

Sarah Carroll presented the concept plan for Lakeside Estates. The plan shows two access points. A drainage channel will be required and trails have been included.

Sandra Steele the access to the north of the development shows a median is the intent for individuals to make a U-turn to enter onto Redwood Road.

Sarah Carroll indicated that it appears to be the intent.

Sandra Steele doesn't like that proposed arrangement. The driveways located near Redwood Road should be located as far east as possible. She recommended that the lot located east of that be taken off the loop road. Sandra asked if the space next to the trail is a parking lot.

Sarah Carroll stated yes.

Hayden Williamson indicated that he too is concerned with the lot that is located near the entrance of the development, this may create several issue but is pleased with the overall concept plan.

Eric Reese asked if the trail continues to the north.

Sarah Carroll said yes.

Kirk Wilkins thanked the developer for the not requesting a zone change and had no further comments regarding this project.

Kara North agrees with the secondary access off of Redwood Road and agrees that the two lots east of the north entrance is a concern which was indicated by Commissioner Steele.

Jeff Cochran suggested that staff review the access of those two lots near Redwood Road. The other Commissioner have expressed concern with this matter. Suggested turning the two lots into one which would provide better access in and out of the development.

**8. Concept Plan for Sunset Acres located near Crossroads Boulevard and 400 East, Ivory Development LLC, applicant.**

Kimber Gabryszak reviewed the Concept Plan for Sunset Acres with the Planning Commission.

Kara North asked staff to provided clarification on the Proposition 6 and the decision making with regards to that. Kimber indicated that zone for this particular property is R-10 which was zoned prior to Proposition 6. Now if a new rezone had been requested then that's when the Proposition 6 would put in place and the request would be denied. Kara asked the developer has plans to eliminate the sulfur nuisance.

Brian indicated that he is unaware of the concern, but will look into it.

Kara suggested that the parking be rearrange to accommodate the residents to the north end of the development.

Kirk Wilkins asked staff what the Planning Commission has with honoring the existing R10 zoning.

Kevin Thurman indicated that changes were made to be more consistent with the General Plan. He explained that there are a few parcels that aren't zoned R-3 but are not of a concern because they meet the current Code. Vested rights are given at the time of preliminary plat.

Eric Reese the zoning for the area is correct and supports the request. He has no issues with the proposed plan but asked why the setbacks are being requested at 20 feet and not 25 feet.

Kimber Gabryszak indicated that there was a miscommunication with staff and the developer on those setbacks.

Hayden Williamson asked if the impact of Proposition 6 may impact the City but is a ruling from the courts.

Kevin Thurman indicated that he can't make that statement at this time. He suggested that the Planning Commission provide the developer with their feedback regarding the concept plan.

Hayden Williamson asked that the setbacks meet the standards and the concerned that the proposed parking could be a problem.

Sandra Steele concerned with this how Proposition 6 will impact this particular project, but judged the project by other things. The proposed setbacks are a concern and that they don't meet the standard requirements. Would like to see this plan reconfigured and brought back. She asked the developer to show what is being considered as open space.

Brian pointed out the open space areas.

Sandra Steele asked staff if the spaces between buildings and anything as a setback be used as open space.

Kimber Gabryszak said that is correct.

Sandra would like to see the open space be for use and not be used for setbacks. She asked what the maximum coverage space.

Kimber Gabryszak indicated that they are fewer than 50 percent.

Sandra Steele would like to see the open space and parking be reconfigured.

Jeff Cochran there is area that is zoned high density to accommodate this type of development however, we expect the developer meet the City's Code especially the setbacks. He suggested the developer look closely at the open space and off-street parking. He would be inclined to approve this project.

## **9. Work Session Item: Legacy Farm Community Plan and Village Plan**

Kimber presented the Community Plan and Village Plan for Legacy Farm, relocation of school and senior living area.] Greg Haws showed the changes to the land plan which included Tickville wash, configuration, the relocation of the elementary school which will be 11 acres provided and a joint use agreement will be put in place, Leisure Villas which is a senior community which will be touched on by Dave Erickson.

Dave Erickson presented the proposed senior community, important to the project to bring a much needed element and diversity, good understanding with the market of the community and surrounding cities, excited and need to be apart of the plan,

Greg Haws touched on road right of way, reconfigured the blocks, Neighborhood park had to be reconfigured and designed, touched on the community amenities,

Boyd Martin would like to propose a splash pad and skate park conceptual plan.

Sandra Steele stated that the on-street parking is a concern and asked if an overall parking count could be submitted. She mentioned that there is certain rules for snow removal that will also affect the parking concerns. The school changes the needs as well.

Krisel Travis stated that those changes were given to Jeremy Lapin and adjustment have been made to the Community Plan and will be waiting for the school site plan.

Sandra stated that the 9 foot parking stall should be a minimum not 8.5 foot stalls in the shared lanes. The elevation for the twin homes and zero lot lines and would be recommend it as a condition. The fencing standards definition of the semi-private fencing is not valid, and creates safety concerns with the definition. There is a discrepancy as to where the semi-private will be located and suggested semi-private along Redwood Road. The HOA should be responsible for the maintenance of the grounds near the fence. The Village Plan shows the proposed snow stacking to be stacked in the shared lanes; this doesn't work if cars will be parked along the street. Boyd Martin said that we wouldn't allow overnight parking.

Sandra suggests that snow be removed from the area instead of being stacked. She spoke briefly about the type of accent material that will be used farm house traditional. Not fond of the 12 feet lanes and suggested those lanes be 24 feet instead which a vehicle could maneuver easier.

Hayden Williamson likes the new plan with the community senior plan. The safety of Tickville wash is a concern especially if children are playing in the area; he feels that a guard rail would be sufficient.

Krisel Travis indicated that the only time you will see water flow through the wash will be in the spring and fall and the wash will be fenced.

Eric Reese likes the proposed plan and is pleased with the senior community along with the proposed splash pad.

Kirk Wilkins asked the developer to explain the proposed detention basin and who would maintenance it.

Krisel Travis indicated that the basin will be maintained by the HOA. The basin will be rather deep on the north end which is expected to be about 5 1/2 to 6 feet deep but will keep as useable space.

Kirk Wilkins will this open space comply with the buffer requirements.

Kimber Gabryszak stated yes.

Kirk Wilkins the proposed guard rail along Tickville wash will not keep the children or animals out.

Kara North likes the changes along with the amenities that were presented.

Jeff Cochran said he is pleased with the planned community and the benefits this will bring to the City. He echoed the concerns of Tickville wash and asked if it's possible to reconsider the design of the wash to insure safety. The adult community is nice, the amenities are great alternatives.

#### **10. Approval of Reports of Action.**

Kimber Gabryszak briefly reviewed the report of actions with the Planning Commission. Planning Commission was fine with what was written.

**Kara North made a motion to approve the action reports for Western Hills and revisions to the Land Development Code (Section 19.12.06). Eric Reese seconded the motion. Aye: Kara North, Eric Reese, Sandra Steele, Hayden Williamson, Kirk Wilkins and Jeff Cochran. Motion passed.**

#### **11. Approval of Minutes:**

- 1. February 13, 2014.**
- 2. February 27, 2014.**
- 3. March 27, 2014.**

**Sandra Steele motioned to approve the minutes for February 13, 2014, February 27, 2014 and March 27, 2014. Eric Reese seconded the motion. Aye; Sandra Steele, Eric Reese, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran.**

#### **12. Commission Comments.**

The Planning Commission had no comments to report on at this time.

#### **13. Director's Report.**

Kimber Gabryszak discussed upcoming planning items with the Commission.

**Motion to adjourn at 9:45 p.m. was unanimous.**

June 12, 2014  
Date



Lori Yates  
Lori Yates, City Recorder