

**City of Saratoga Springs  
Planning Commission Meeting  
June 12, 2014**

Regular Session held at the City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**Planning Commission Minutes**

**Present:**

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

Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Nicolette Fike, Jeremy Lapin, Kevin Thurman

Others: Teri Smith, David Call, Jolayne Call, Susan Palmer, Ronald Johnston, Gaila Meyers, T. Meyers, LomeLee McKinnen, Barbara Raines, Ty Shepherd, Nancy Hart, J.C. Hart, Nancy Kramar, Krisel Travis, Tim Cullins, Gary Hadfield, Susan Hadfield, Charlie Heaton, Fred Jepson, Judy Jepson, Leah Hansen, Henry Barlow, Neil Infanger, Pam Infanger, Susan Petersen, Doug Graber, Viren Prins, Daniel Prins, Thane Smith, Scott Dunn

**Call to Order** - 6:35 p.m. by Jeff Cochran

**Pledge of Allegiance** - led by Ty Shepherd

**Roll Call** - Quorum was present

No commission input was given at this time.

**Public Input Open** by Jeff Cochran

No public input at this time.

**Public Input Closed** by Jeff Cochran

4. **Continued Public Hearing: Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, Nate Hutchinson, Flagship Homes, applicant. Presented by Sarah Carroll. CONTINUED TO JUNE 26, 2014 PLANNING COMMISSION MEETING.**

**Motion by Hayden Williamson to continue public hearing for Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, until the June 26, 2014 planning commission meeting. Seconded by Kara North Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

5. **Continued Public Hearing: Preliminary Plat for Lake Cove located at 3168 South Spinnaker Drive, Ron Johnston, applicant.**

Scott Langford presented the plat. They are looking at payment in lieu of more open space. Ron Johnston, applicant, was present to answer questions.

**Public Input Open** by Jeff Cochran

No public input at this time.

**Public Input Closed** by Jeff Cochran

Sandra Steele - had no comments

Hayden Williamson had no comments

Kirk Wilkins - asked if there were plans to include steps on steep retention slope.

Staff - replied that they were still working on final plan.

Kara North - would support the payment in lieu, feels it is a wise use and likes the plan.

Jarred Henline - had no comment.

Jeff Cochran - also supports payment in lieu with proximity to marina and small size.

**Motion by Sandra Steele that based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the Lake Cove Preliminary Subdivision Plat on property generally located at 3168 South Spinnaker Drive, as identified in exhibit 2 with the findings and conditions as found in the staff report. Seconded by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

**6. Continued Public Hearing: Site Plan and Conditional Use for Platinum Car Wash located at 1413 N West Commerce Drive, Gary Hadfield, applicant.**

Sarah Carroll - presented the site plan, along with staff findings and City Council recommendations.  
Gary Hadfield - was present to answer any questions.

**Public Input Open by Jeff Cochran**

No input was brought forward

**Public Input Closed by Jeff Cochran**

Jarred Henline - is in favor of all the conditions, but doesn't understand why the signs her counted are needed. He expressed desire that the plan may be better flipped or a berm to protect sightline from S.R.73 and said lighting needs to comply with city standard.

Gary Hadfield - thought there was a berm on the parking side. He also said that for his business people being able to see the cars being washed is advertisement for him.

Kara North was ok with landscape reduction; she appreciates the applicant supplementing parking and agrees with Mr. Henline that 3 signs plus a monument may be too much.

Kirk Wilkins - setbacks on S.R.73 he would like to maintain to beautify the city and maintain a bugger, but was ok with decreasing on the east side. He supports current code on signage. He likes the added parking and noted lighting design should match city standards and approves of the bell shape. He would like the additional trellis landscaping on the wall.

Hayden Williamson - echoes most of what was said before, but sees the need for more prominent signs.

Sandra Steele - would like to see architectural relief on the outside of the building, she likes the use of vines and other plants to add to visual appeal on the long wall. She also would only like to see two signs and felt lighting was not sufficient to light all areas.

Gary Hadfield - responded that the signs were very small and felt all 3 signs should be allowed. He is in agreement that a little more lights would be good.

Jeff Cochran - added disappointment with landscape reduction on Commerce dr. but much prefers building setback, so he is ok with that. He reviewed suggestions by Commission before entertaining a motion.

**Motion by Sandra Steele that Based upon evidence and explanations received today I move that the Planning Commission forward a positive recommendation to the City Council for approval of the Platinum Car Wash Site Plan and Conditional Use permit on property located at 1413 N West Commerce Drive, with the findings and conditions contained in the staff report with the addition of; that the signs be limited to two wall signs, their choice of which two. That architectural interest shall be added to the West wall of the wash tunnel. That there be parking lot lighting for the Southeast corner that building lighting be provided for wash tunnel building on the west side, that a landscape berm be added on commerce drive and S.R.73. Seconded by Jarred Henline.**

Kara North - with signage requirement, the two wall signage indicated does not restrict other signs?  
Sandra Steele - answered affirmative.

**Aye: Sandra Steele, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Nay: Hayden Williamson. Motion carries 5 to 1.**

Hayden Williamson - voted no, because he does not feel right with forcing a berm on the S.R. 73 side. He sides with the developer that there is value for him that his cars be seen for business advertising and that we be more business friendly, and allowing signs to help business be more visible is part of that.

Gary Hadfield - applicant would like to withdraw his application. The berm on the south side was more than he could handle.

7. **Public Hearing: Preliminary Plat for Talus Ridge located at 550 North 800 West, Edge Homes, applicant.**

Sarah Carroll presented the plat. Staff supported lot size reduction. She reviewed staff findings and conditions.

Steve Maddox – noted the mild change to access on west and that they repealed zone request.

**Public Input Open** by Jeff Cochran

Henry Barlow – they have addressed the animal issues before and likes that they are noted on the plat, his concern is on the fencing, they want it decided that the fence will be animal friendly and not just vinyl

Jeff Cochran - asked for fencing suggestions.

Henry Barlow – his main concern was that vinyl would not be sufficient. He is using barbed wire now and that could stay up but may not be sufficient. He would like to see pre-cast walls.

Charlie Heaton – Just wanted to reiterate the points about letting people know that the land around is agriculture, and specifically letting people know what that means in regards to smell, flies dust, etc. He also feels fencing needs to be addressed. He thinks fencing needs to be set apart so farmer can maintain his fence and property and subdivision can maintain theirs. Again, vinyl is not the best option. He is concerned for the safety of children who are drawn to the animals.

**Public Input Closed** by Jeff Cochran

Sandra Steele – has it been considered by developer the Wildland Urban Interface and defensible space.

Other projects have been 30' area without buildings that is maintained, an HOA could maintain it. She noted that some street names were not compliant.

Steve Maddox – has said he would be willing to go half with property owner to the south about a masonry fence. He also will communicate as clear as possible about agriculture issues. He will do additional study on the wildland area but doesn't think this phase impacts that.

Hayden Williamson – encouraged the developer to work with current agriculture owners to come up with a good fence solution.

Kirk Wilkins – congratulated developer for all the changes he has done to work with city and current residences. He asked developer what he would suggest doing about some fencing that would be aesthetically nice and also functional, and would he do two fences or one? His suggestion is to avoid a wire fence.

Steve Maddox – replied he would not like to do two fences, just one. A fence would be a courtesy, not required.

Kara North – appreciates the developer's compromises. She does not feel they can require a precast fence and that parents should be responsible for kids. She is in favor of lot reductions.

Jarred Henline – thinks applicant has done a good job working with all concerns.

Jeff Cochran – encourages the applicant to come back with setbacks met to code and not ask for more reduction. Question to staff, this agricultural issue is not new to the city, and asked what has been done in the past where agricultural butts up to urban area.

Kevin Thurman – wanted to note that the law is that the owner is responsible for fencing their animals in. The city is fenced in. He said there is nothing that says they need to place a fence between the agriculture property and the subdivision. He felt existing agriculture operations were well protected by the state law.

Kimber Gabryszak – said this is more new where the development is right next to agricultural area. So far the main suggestion has been to put the note on the plat notifying buyers to beware.

Jeff Cochran – feels the city has the responsibility to protect the current agricultural owners. He would hope developer and agriculture owners could come up with a fair solution that works for both. He doesn't feel they have the authority to force a certain type of fence.

**Motion by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council to approve the Talus Ridge Preliminary Plat located at approximately 500 North 800 West, with the findings and conditions listed in the staff report with the addition of a condition #9 which would be the naming of all streets shall comply with 19.27.03.4 which states that proposed street names shall not be longer than the typical 13 blank space street sign. That either Summit Court or Summit Way must be eliminated. Seconded by Hayden Williamson.**

Kara North – wanted it to clarify that it be the naming of the street be eliminated, not the street itself.

Sandra Steele – **accepted that clarification.**

Jeff Cochran - asked if they could request what the agricultural note on the plat would say. He would like to see what the note would say.

Kevin Thurman - said they could make the recommendation and council would review.

**Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

A 5 minute break was taken at this time. Meeting resumed at 7:56p.m. Kara North was excused.

**8. Public Hearing: Preliminary Plat for Sierra Estates located at 600 West 400 North, Patterson Homes, applicant.**

Sarah Carroll - presented the plat for an additional phase in the Sierra Development.

Scott Dunn, for Patterson Homes – would like the city to take care of the small park strip since this development is not an HOA.

**Public Input Open by Jeff Cochran**

Charlie Heaton – wanted the city to take a stand with good plan for agricultural in the city. He had concerns with irrigation water that floods on and off the pasture, and would there be a drainage system in place to take that water. He was concerned with making sure his agriculture rights were protected. He is not as worried about keeping animals out of residence properties but he is more concerned with keeping the kids out of his property and getting in with the animals. He also wants to continue to burn ditches and all that goes with agricultural property.

**Public Input Closed by Jeff Cochran**

Sarah Carroll – staff does recommend fencing on North and South.

Jarred Henline –with the park strip, he didn't want the city to take on the cost, he would say no, but didn't want to make it a problem for the HOA. He felt the agriculture owners needed to take their own measures to help their animals not be an attractive nuisance.

Kirk Wilkins – thinks the developer can work out a way to get the strip taken care of with the revenue he is getting in exchange. He thinks the city should not take it on.

Hayden Williamson – feels the city could look into developments next to agricultural areas and come up with ordinances that protect existing owners and future developers and property owners. Feels the agriculture note on plats of this type should be standard. He feels property owners should ameliorate the fencing issue and not have the city define it. He understood the developer's dilemma in forming an HOA for just the park strip. He asked staff if there was a mechanism to where developer could shift burden from them to city, like payment.

Jeremy Lapin - feels this conversation needs to be city wide, not just on this subdivision, a policy decision that will affect subdivisions in the future.

Sandra Steele – thinks we need to be consistent with park strip issue and doesn't want the city to take it on but doesn't like to see a HOA formed just for this reason either. She is concerned with neighboring flood irrigation.

Jeremy Lapin – indicated that the property owner is responsible for their own water. But feels it should be addressed by developer to protect homeowners too.

Kevin Thurman – noted that owners could petition the council for an agricultural protection area, they would be protected from nuisances and ties cities hands for passing ordinances that would restrict animal rights and eminent domain.

Jeff Cochran – also questioned about tail-water leaving the property.

Jeremy Lapin - said there was a ditch on the property line and a system in place but property owner is responsible to get the water to that system.

Jeff Cochran – also doesn't like to see an HOA for such a small area. He is in support of the current city position, but thinks the city might consider looking at it closer.

**Motion by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council to approve Sierra Estates Preliminary Plat, located at approximately 550 North 800 West with the findings and conditions contained within the staff report. Seconded by Jarred Henline. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

**9. Concept Plan for Vista Heights located at 612 West Pony Express Parkway, Evans and Associate Architects, applicant.**

Sarah Carroll – presented concept plan for a church located at this site, and staff findings.  
Paul Evans for applicant – was present to answer any questions

Sandra Steele – thought the lighting should conform to city standards. She recommended pushing the North access road out further to the west as they were too close and that there could be a stub for a future access. She is not in favor of decreasing turf as much as proposed.

Hayden Williamson – wondered what the plan for overflow parking would be.

Kirk Wilkins – feels the xeriscaping would be nice and likes the more trees and shrubs. He would like to see west openings be pushed out to the next drive isle also.

Jarred Henline – feels the lights should match. He has no problem with reduction to landscape but wanted a higher percentage of 2-1/2' caliper trees, as staff requested.

Jeff Cochran – is in favor of the xeriscaping. He agrees that lighting needs to be standardized and that drive be moved further west.

Paul Evans - addressed some commission questions. They would prefer not to provide access to the east as they are unsure as to when the area to the east would be used. Church standard landscaping has been a maximum of 35% sod and they don't like to do more, most current churches in the area were to that standard. In lighting standard, he will pass that on. As for overflow, their parking met standards for the church and didn't feel a need for any more parking for overflow as now each building is used for Stake conferences. He felt they had discussed moving the west access before with staff and thinks it would be fine. Disability stalls on north side are a little further away to meet grade standards.

Kara North returned via Facetime.

**10. Public Hearings: Legacy Farm Community Plan and the Village Plan located at 400 South Redwood Road, DR Horton, applicant.**

Kimber Gabryszak presented the plans background and requests. She showed the changes that have been made to the plan and showed some details as to different zones within the plans and some examples. She reviews staff recommendations.

Greg Haws, for applicant – had a presentation he shared which highlighted some new changes and other items in the plan. He also shared a Memo of Clarification he sent to the City.

**Public Input Open by Jeff Cochran**

Nancy Hart – noted that Commission had denied Sierra Estates on their mowing, but they have indicated that they would mow for legacy farms along their road. She feels the hearing is about more than legacy farms, she wants developer to comply with the laws on the books and approved by voters last Fall. She is concerned that the area is protected for the community and that the environment is preserved. She is concerned about amenities that are implied but that aren't defined. She would like to see more plans confirmed. She wants the unique identity of Saratoga Springs to be preserved.

Terri Smith – is concerned with proposed density, specifically lots called cottages. She feels there will be crowding and issues in that area and that they are about half the size the commission recommended. She doesn't like the alley's, they feel unsafe. She wants to make sure emergency vehicles can access easily. Another concern is zoning for small businesses, especially bed and breakfasts. She feels parking for that type of business could not be adequate. They know it is not possible for land to remain farm land. She feels the city voted to control density and that the community wishes are not being met in this proposal.

J.C. Hart – expressed his concern to the promises made to current homeowners that he feels have not been met. He is concerned with fencing along their property, that it should match what is currently there. He had spoken with developers about a plan previously that has now changed. He would like the City to support what people of the city have voted for.

Pam Infanger – feels promises have been made that have not been held to and that there have been too many different plans. She suggested that the City set up a traffic committee to look at entrances onto Redwood Road. She feels there are too many close entrances in that area with Redwood road being too skinny in that area. She is concerned about Saratoga Road and safety of the roads in the area.

David Call – is concerned with the density factor of the development. He was concerned that the developer has done too much bait and switch.

Gaila Meyers – thinks the development is fairly large and will define and impact the city for good or bad. She also mentioned the density. Her concern is about flooding and drainage and asked if Tickville wash plan has been resolved and doesn't think it should go forward without those plans in place.

Barbara Raines – she would like developer to comply with density that the voters voted for this past year. She has spoken with Alpine District and they told her the plans for a school there are not concrete. She notes there may be extra expense for the district to put a school in this area of flood plain. She would like plans to be more definitive.

Doug Graham – echoes sentiments shared earlier. He feels this development will define how the city is seen in the future. He urges commission to find the right compromise.

Leah Hansen – she is concerned with the traffic and the increase to pollution.

Susan Petersen – is concerned that more building closer to the lake will destroy the natural environment. She would like the city to protect this unique area.

LomaLee McKinnan – noted that there is a great deal of concern and interest in this development. She is concerned about continuity of trail system and privacy fences that might become a dumping area. She feels there should be a wildlife survey done. Her concern with density is that there will be more vandalism and violations in the current subdivision.

Neil Infanger – question about open space next to the current subdivision and if it were to be xeriscaped and would that count towards useable area.

Tim Cullin's - brought up concerns with water availability, and how their irrigation was metered.

Dan Prins - concerned about traffic and sewage upgrade that should be addressed and concern about wildlife.

**Public Input Closed** by Jeff Cochran

A 5 minute break was taken at this time.

Kevin Thurman – addressed existing property rights and proposition 6 and that it wasn't meant to affect this plan that was already in the works. It was perceived by residents that it would stop high density but it made changes to the General Plan which is more of an advisory document to the city.

Kimber Gabryszak – the district area plan is an agreement between the City and property owner, it calls out specific neighborhood types and specific unit types and doesn't allocate the density to a specific location. She reminded everyone that this is not the last time it will be seen.

Jeremy Lapin – addressed some of the public comments about utilities, flood plains and traffic. He noted that planning in infrastructure is based on growth rate.

Kimber Gabryszak – noted that xeriscaping is allowed to some degree.

Greg Haws – addressed some of the public comments. He noted that the school district had asked them to move the school area. They have always been at 1000 ERU's He feels there has been no change on the detention area. He noted that Councilman McOmbers' bait and switch comments were more specifically about the pool and clubhouse and that has been put back in the plan.

Sandra Steele – on the Community plan, she still has many of the same comments she had at their previous meeting. She noted some changes that may be needed in the verbiage in the plan. She had comments to share about lighting, traffic studies, elevations, shared lanes and private streets, emergency access. On the Village plan she had concerns with the snow storage and having enough parking. Also that parking meet requirements. She shared several concerns about parking, lighting, lot plans, street names and shared lanes.

Hayden Williamson – talked about 20' buffer with trail and privacy fencing. He felt they should have privacy fencing there and along Redwood Road. He feels it would be appropriate to have the HOA maintain the space along Redwood rd. He recalls the commitment made in previous meeting to residents about rod iron. He sees the concern about the current neighborhood amenities but feels they need to protect their own amenities and not ask the city to do so. He liked the previous skate park area and thought it would draw away from the Saratoga Springs development. He likes that they brought back the pool.

Kirk Wilkins – wanted clarification on the buffer, what is going to be in between the current residences and the new subdivision.

Krisel Travis – replied that the buffer is required by code between different uses. They comply in some areas and in other areas they are proposing that where similar uses will exist, e.g. houses next to houses, that a waiver be made. They are putting in a trail and will make some connectivity with existing trails.

Kirk Wilkins - agrees that HOA should maintain along Redwood road. Also if an iron fence was promised it should be honored.

Jarred Henline – feels that most comments were about density and that is something they can't really touch. So the question becomes how to best make the transition. He would back most commissioners' comments, he is in favor of approving the buffer waiver is in favor moving both items forward with changes that have been proposed.

Kara North –would be in favor of buffer waiver, debating private vs. semi private fencing along the path, it's a balance of safety and privacy. Given the amount of green space the HOA would be maintaining, and the few exceptions currently in the city, she is not entirely opposed to the city taking care of the strip on Redwood Road.

Jeff Cochran – understands the nature of the changing city and new building coming in. The developer has certain rights with this property he is entitled to +/- 1000 ERU's. We will see more detailed plans and more time to comment on them but this basic plan is not going to change. Bait and switch comment was generally on the pool vs. a skate park. If the developer can adjust those few things suggested, he is in favor of moving this along tonight.

Sandra Steele – didn't want on-street parking to be encouraged with 18' driveways.

Krisel Travis – clarified the item of the 18' drive is enough for drive, 20' is their usual goal. She noted on-street parking was encouraged to slow traffic.

Krisel Travis - wanted to make a comment that Sherwood Street was changed to a local street. The snow storage and removal was based on Lake Tahoe area plan. If the City maintains Redwood rd. than they would be willing to have semi private fence in those locations, but if the HOA maintains it they want privacy fences.

**Motion by Sandra Steele to continue both the Village plan and the Community plan to another meeting with a caveat that the public hearing has been closed. With direction to the applicant and the staff on information and changes needed to render a decision as follows; the applicant shall correct all typos, totals and numbers that don't match, percentages and acreages that don't add up. A correct street naming plan. Correct the fencing plan to reflect what you plan to do. I'd like to see more of the updated traffic study. Put notes on concerning fire turn around and turning radius' for both in the shared lanes and private roads. The street lighting to match the city standards and to provide guest parking off the street. Seconded by Hayden Williamson.**

Hayden Williamson - question on stipulation on off street parking, if we are getting future clarification than can we put that in the motion.

Kevin Thurman - suggested to delegate that to staff

Sandra Steele - **accepted amendment to delegate off street parking to staff.**

Jarred Henline – a lot of those things they will have to fix but some of those things they may not want to fix, maybe they will come back the way it is. Do we want to say bring us the final clean documents?

Sandra Steele - thinks they are directing staff to work with the applicant on those items, and that is why it is to be continued, but she would like to see a clean document come back.

Kimber Gabryszak – asked if it could continue it to a date certain, next meeting?

Sandra Steele – replied that they weren't sure how soon the applicant could come back with that.

Kevin Thurman - our rules of procedure are not as stringent, not Roberts Rules. They should be allowed to ask a question to applicant during the motion.

Krisel Travis – said they could come back with a clean copy rather quickly, depending on the motion, for instance a traffic study update may take longer.

**Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Nay: Kara North. Motion carried 5 to 1.**

A 2 minute break was taken at this time.

**11. Approval of Reports of Action**

**Motion by Jarred Henline to authorize the Chair to sign and approve this Report of Action for Platinum Carwash. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

**12. Approval of Minutes:**

1. April 10, 2014.
2. April 24, 2014
3. May 22, 2014.

Changes were given and noted

**Motion by Sandra Steele to accept the minutes as amended for April 10<sup>th</sup>, April 24, and May 22. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

**13. Commission Comments.**

Jeff Cochran – commented that such a large agenda was hard to get through information before the meeting.

**14. Director's Report.**

Kimber Gabryszak – she needed to gather some paperwork from Commission. She wanted to forward some emails concerning a bike committee. She reviewed what would be coming up in future meetings. She reviewed action items from the last City Council meeting.

**Meeting adjourned without objection by Jeff Cochran**

**Adjourn 11:25 pm**

June 26, 2014  
Date of Approval

Lori Yates  
Lori Yates, City Recorder

