

**City of Saratoga Springs
Planning Commission Meeting
July 10, 2014**

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

Planning Commission Minutes

Present:

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

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

Others: No public were in attendance.

Excused: Eric Reese

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

Pledge of Allegiance - led by Kirk Wilkins

Roll Call – Quorum was present

Public Input Open by Jeff Cochran

No input was given.

Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Preliminary Plat for Harbor Point located at approximately 4200 South Redwood Road, Land Solutions Partners, applicant.

Kimber Gabryszak presented the Plat. Public notice on the State website was missing. The recommendation from Staff was to continue the item. Applicant was also not present.

Public Hearing Open by Jeff Cochran

No public input was given.

Public Hearing is Continued to the next meeting by Jeff Cochran

Sandra Steele mentioned it would be good to see a traffic study, and have the radii fixed and determination on drainage issues. She felt the applicant should comply with requests of planning commission and work with staff better.

Hayden Williamson noted that lots 118 and 119 needed to have the driveways open to Captain Street like lots 103 and 104.

Kirk Wilkins echoed the previous comments.

Jarred Henline agreed with the previous comments. He reiterated that he would like the applicant to comply.

Jeff Cochran would like to see open space discrepancy be resolved and wondered what the staffs position was on secondary water options.

Jeremy Lapin noted that secondary system was currently having problems with pressure in the area. They didn't feel comfortable adding more development that would decrease levels for current residents.

They are hoping to bond for an additional secondary water source. It would be a condition of preliminary plat on the three impacted plats that secondary water be in place before acceptance.

Motion by Kara North Based on the information in the Staff report and received tonight, I move to continue the Harbor Point Preliminary Plat, on Parcel 16:003:0034 and located at approximately 4200 South Redwood Road as shown in Exhibit 2, to a future Commission meeting, on July 31, with the following direction on information needed to render a decision: those identified in the

report with the addition that lots 118 and 119 have their driveways be limited to Captain Street. Seconded by Hayden Williamson Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

5. Approval of Reports of Action.

No reports of action.

6. Approval of Minutes:

1. June 26, 2014.

Motion made by Kara North that the Commission approve the minutes from June 26, 2014 with the corrections provided by Commissioner Henline and Commissioner Steele. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

7. Commission Comments.

Sandra Steele wanted to communicate with staff about the Planning Commission Rules and procedures. Kimber Gabryszak indicated that the Land Use required Planning Commission forward a recommendation. A tie vote could not go to council. Discussion with staff thought a tie should mean a negative recommendation. She would get back to them when they had a solid answer.

8. Director's Report.

Kimber Gabryszak summarized what happened at City Council meeting. She briefly mentioned items coming up for the next meeting, July 31.

Meeting adjourned without objection by Jeff Cochran

Adjourn 7:00 p.m.

August 14, 2014

Date of Approval

Lori Yates
Lori Yates, City Recorder

