



Planning Commission Meeting
Thursday, July 10, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Regular Session commencing at 6:30 P.M.

Regular Meeting

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing and Possible Recommendation: Preliminary Plat for Harbor Point located at approximately 4200 South Redwood Road, Land Solutions Partners, applicant. Presented by Kimber Gabryszak.
5. Approval of Reports of Action.
6. Approval of Minutes:
 1. June 26, 2014.
7. Commission Comments.
8. Director's Report.
9. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.



**Preliminary Plat
Harbor Point
July 10, 2014
Public Hearing and Possible Recommendation**

Report Date:	Wednesday, July 2, 2014
Applicant:	Land Solutions Partners – Harbor Point LLC
Owner:	Same
Location:	Approximately 4200 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:003:0034, 11.087 Acres
General Plan Designation:	Low Density Residential
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, R-2, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	None
Previous Approvals:	None
Land Use Authority:	City Council
Future Routing:	Informal review with City Council prior to Preliminary Plat
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Land Solutions Partners – Harbor Point LLC, is requesting approval of a 24 unit single-family development on approximately 10.45 acres located south of Pelican Bay and east of Redwood Road.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application and choose from the options in Section F of this report. Options include a positive recommendation with conditions, continuance, or a negative recommendation.

B. Background, Request, and Process: The property is zoned R-3, which includes single-family development as a permitted use. The applicant is proposing a density of

approximately 2.3 units per acre, for a total of 24 units ranging in size from 10,000 square feet to 17,532 s.f.. There are no previous approvals for the project.

The process for a Preliminary Plat is outlined in Section 19.13.04, and requires Development Review Committee (DRC) review, a public hearing and recommendation by the Planning Commission, and final decision by the Council.

The DRC reviewed the preliminary plat on May 5th, 2014, and also reviewed additional information in subsequent meetings. Corrections from various departments were sent to the applicant; following resubmittal with some corrections, the plat was scheduled for a hearing with the Planning Commission.

Several corrections and submittals remain outstanding, however the applicant originally anticipated appearing before the Commission in June and did not want to delay further, and requested to remain on the July 10th agenda.

C. Community Review: This item has been noticed as a public hearing in *The Daily Herald*, posted on the City and State websites, and mailed notice sent to all property owners within 300 feet of the proposed plat. As of the date of this report, no public input has been received.

D. General Plan:

Land Use Designation: The property is identified as "Low Density Residential" on the Land Use map. The Medium Density Residential land use category states:

The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces. Planned unit developments may be permitted within this designation.

Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces. The Low Density Residential designation is expected to be the City's most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.

Staff analysis: consistent. The proposal contains approximately 2.3 units per acre, which is within the range identified in the General Plan, and consists of a single-family configuration.

Unit Type (Proposition 6): the proposal consists of single-family lots. Per a recent Proposition, the General Plan has been amended to set a goal of single-family lots comprising no less than 73% of all units in the City. Single-family lots are consistent with this goal.

Staff analysis: consistent.

E. Code Criteria:

For the convenience of the Commission, Code items or other requirements remaining outstanding or incomplete are identified by a bolded "outstanding."

Section 19.04.17 of the Code outlines the standards for the R-3 zone:

- Minimum lot size, frontage, width, depth, coverage – complies. All lots are a minimum of 10,000 square feet, have a minimum lot width of 70 feet, and a minimum frontage of 35 feet.
- Density – complies. The proposal consists of approximately 2.3 units per acre, which is within with the maximum limit of 3 units per acre in the R-3 zone.
- Setbacks / yard / height – TBD. This will be verified at time of building permit, however it appears that the lots are of sufficient size to ensure that these standards will be met. Staff has requested a setback detail, and correction to several corner lots to ensure that minimum setbacks are maintained.
- Minimum Dwelling Size – TBD. This will be verified at time of building permit.
- Open Space / Sensitive Lands – **outstanding**
 - Additional information has been requested from the applicant due to a conflict between the acreage on the plat and the acreage contained in the County legal description. If the plat is correct and the development contains 10.45 acres, then the plat will comply with the requirement of 15% (15.01% provided). If the County description of 11.087 acres is correct, the plat is deficient in open space.
 - Sensitive lands were not identified on the plat. Acreage and location of sensitive lands (drainage and detention basin) have been requested and may impact the open space calculation.
- Detention basin – can comply. This will be reviewed and modified at the direction of the City Engineer.
- Permitted uses – complies. Single-family units are a permitted use in this zone.

19.12.06 – General Subdivision Improvements Requirements

- Layout – complies. Block lengths are less than 800 feet; second access is provided.
- Lot design – complies. All lots have required frontages; all lots are capable of being built on; corner lots are 10% larger; there are no remnant pieces; double access lots are not created; lot design otherwise complies.

- Second access – complies. Requirements are being met with the proposed design, as there are fewer than 50 lots served by the primary access, and stubbing for secondary access is proposed.

Other Code requirements:

- 19.06 – **outstanding**
 - Landscaping and fencing plans for the open space along Redwood Road have not been provided and must be submitted and reviewed for compliance prior to approval.
 - Individual lots will be required to provide landscaping within a certain timeframe from beginning construction.
- 19.09 – complies. Parking requirements will be met on each lot. Minimum requirement is 2 spaces; each home will have a garage and driveway with space for 4 cars.

Engineering comments:

- Secondary water is not available for the project at this time, and an alternate solution will be necessary.
- **Outstanding:** the curve radius of the internal road does not meet the standard and the resulting correction may impact lot layout.
- **Outstanding:** lot lines for lots 110, 111, and 112 must be modified to avoid the drainage.
- **Outstanding:** Lighting plans were not provided. Further review will be done to verify that the lighting types comply with the City standard.
- For other comments, see Exhibit 1.

F. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application and choose from the options below.

Option A: Continuance

“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 the next Commission meeting, on July 31, with the following direction on information needed to render a decision:

1. Engineering corrections shall be made.
2. A setback detail shall be added to the plat.

3. The boundaries for lots 111 and 112 shall be modified to remove the drainage from the lot.
4. A note shall be placed on the plat to ensure that driveways for lots 103 and 104 shall be limited to Captain's Street.
5. The acreage discrepancy shall be resolved.
6. Sensitive land calculations shall be provided.
7. Open space calculations shall be verified prior to approval.
8. Landscaping and irrigation plans shall be provided.
9. _____
10. _____
11. _____

Option B: Positive Recommendation with Conditions

The applicants are requesting a positive recommendation with conditions; Planning and Engineering are concerned that the changes to layout resulting from required corrections may be significant. If the Commission would like to forward a recommendation, Staff has outlined possible conditions in the following motion.

"Based on the information in the Staff report and received tonight, I move to forward a **positive** recommendation to the City Council for the Harbor Point Preliminary Plat, on Parcel 16:003:0034 and located at approximately 4200 South Redwood Road as shown in Exhibit 2, with the findings and conditions below:

Findings:

1. With modifications as outlined in the Conditions, the application will comply with the requirements in Section 19.04.17, R-3 zone, as outlined in Section E of the Staff report and incorporated herein by reference.
2. The application complies with the standards in Section 19.12, subdivisions, as outlined in Section E of the Staff report and incorporated herein by reference.
3. With modifications as outlined in the Conditions, the application will comply with other standards of the Code as identified in Section E of the Staff report and incorporated herein by reference.

Conditions:

1. All requirements and corrections of the City Engineer shall be met.
2. A setback detail shall be added to the plat.
3. The boundaries for lots 111 and 112 shall be modified to remove the drainage from the lot.
4. A note shall be placed on the plat to ensure that driveways for lots 103 and 104 shall be limited to Captain's Street.
5. The acreage discrepancy shall be resolved prior to approval.
6. Sensitive land calculations shall be provided.
7. Open space calculations shall be verified prior to approval.
8. Landscaping and irrigation plans shall be provided prior to proceeding to the City Council.
9. Other conditions as articulated by the Commission: _____

Option C: Negative Recommendation

If the Commission wishes to forward a negative recommendation, Staff has presented a motion and possible findings.

"I move to forward a **negative** recommendation to the City Council for the Harbor Point Preliminary Plat, on Parcel 16:003:0034 and located at approximately 4200 South Redwood Road as shown in Exhibit 2, with the findings and conditions below:

Findings:

1. The application does not comply with the requirements in Section 19.04.17, R-3 zone, as outlined in Section E of the Staff report and incorporated herein by reference.
2. The application does not comply with Section 19.06 of the Code as identified in Section E of the Staff report and incorporated herein by reference.
3. The application does not comply with the requirements identified in the City Engineer's Report as outlined in Exhibit 1 and incorporated herein by reference.

G. Exhibits:

- | | |
|---------------------------|---------------|
| 1. City Engineer's Report | (pages 7-9) |
| 2. Location & Zone Map | (page 10) |
| 3. Aerial | (page 11) |
| 4. Preliminary Plat | (pages 12-13) |



City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Harbor Point
Date: July 10, 2013
Type of Item: Preliminary Plat

Description:

A. Topic: The Applicant has submitted a preliminary plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Land Solutions Partners – Harbor Point LLC
Request: Preliminary Plat Approval
Location: Approx. 4200 South Redwood Road
Acreage: 10.45 acres - 24 lots

C. Recommendation: Staff recommends continuing the preliminary plat so that the applicant can address the following items:

- Plat layout needs to be amended to remove the natural drainage from lots 111 and 112. Section 19.04.13 (12)(b) of the City's land development code states

"All sensitive lands shall be placed in protected open space."

Natural drainage channels are defined as sensitive lands in Chapter 19.02 of the City's Land Development Code as follows:

"Sensitive lands" means land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas.

- All roadways must meet City standards curve radius requirements. Local roads must maintain a minimum of a 200' curve radius as measured at the centerline.

If the preliminary plat is approved, staff recommends the approval be subject to the following conditions:

D. Conditions:

- A. Developer shall provide fencing along the boundary of all lots and open space

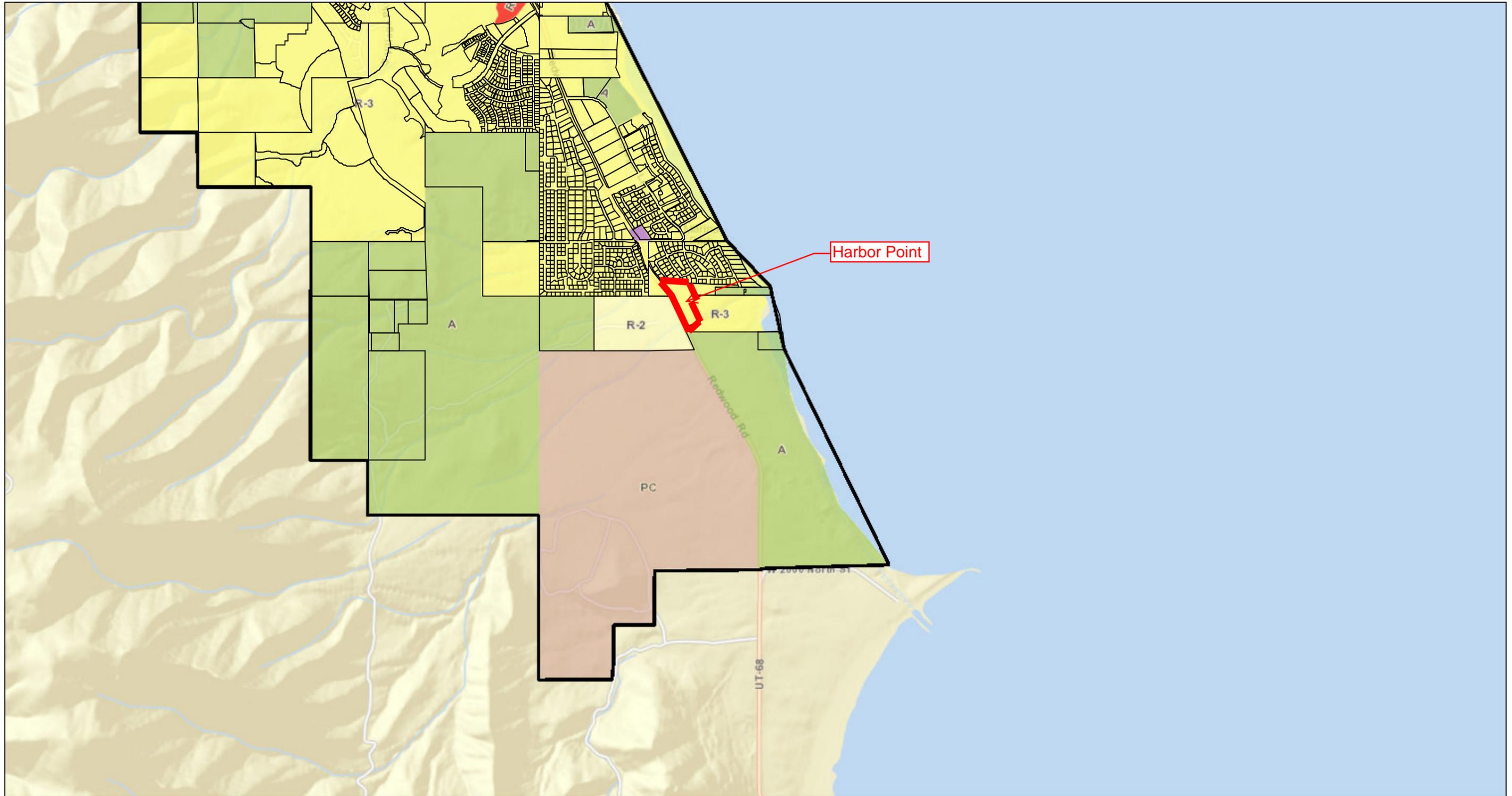
areas.

- B. Developer shall verify there is capacity in the existing storm drain system that is proposed to be connected to in Pelican Bay. If it is found that there is sufficient capacity in the existing storm drain, it is recommended the developer install the required storm water cleaning unit near the existing storm drain outfall between lots 4144 S and 4158 S on Pelican Lane. The developer shall coordinate with the City to determine their proportionate share for the capacity of the cleaning unit necessary for the existing flows vs. new flows from this project. Cleaning unit shall be placed near the Roadway where it can be accessed for maintenance.
- C. Developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- D. The existing natural drainage shall be preserved, improved with native landscaping and a trail installed along the northern bank. If piped with culverts for a road crossing, culverts shall be capable of passing the 100-yr flow.
- E. Developer shall protect future homes and lots from flooding as necessary to mitigate flows from all upland contributing drainage basins. The developer is responsible to install all improvements and to obtain any necessary easements.
- F. The existing secondary water system cannot support this project. An additional source is required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system could support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.
- G. Frontages along Redwood Road will need to be improved to City standards including road widening, an 8' meandering trail, and dedication of a 90' half width ROW.
- H. Developer shall bury and/or relocate the power lines that are within and adjacent to this plat.
- I. Developer shall provide a new traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project. The submitted study from 2005 is for a different project layout and existing conditions from 2005 are no longer applicable to conditions today.
- J. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

- K. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- L. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- M. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- N. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.
- O. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- P. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- Q. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- R. Project shall comply with all ADA standards and requirements.

Zoning & Planning

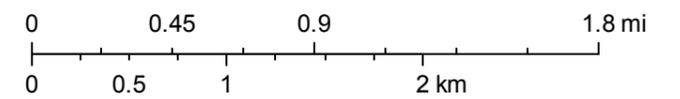
Exhibit 2 - location/zone



March 19, 2014

- | | | |
|-------------------------------|-----------------------------------|--------------------------|
| City Parcels | R-3 - Low Density Residential | MU - Mixed Use |
| City Boundary | R-6 - Medium Density Residential | PC - Planned Community |
| A - Agricultural | R-10 - Medium Density Residential | RC - Regional Commercial |
| RA-5 | R-14 - High Density Residential | OW - Office Warehouse |
| RR - Rural Residential | R-18 - High Density Residential | |
| R-2 - Low Density Residential | NC - Neighborhood Commercial | |

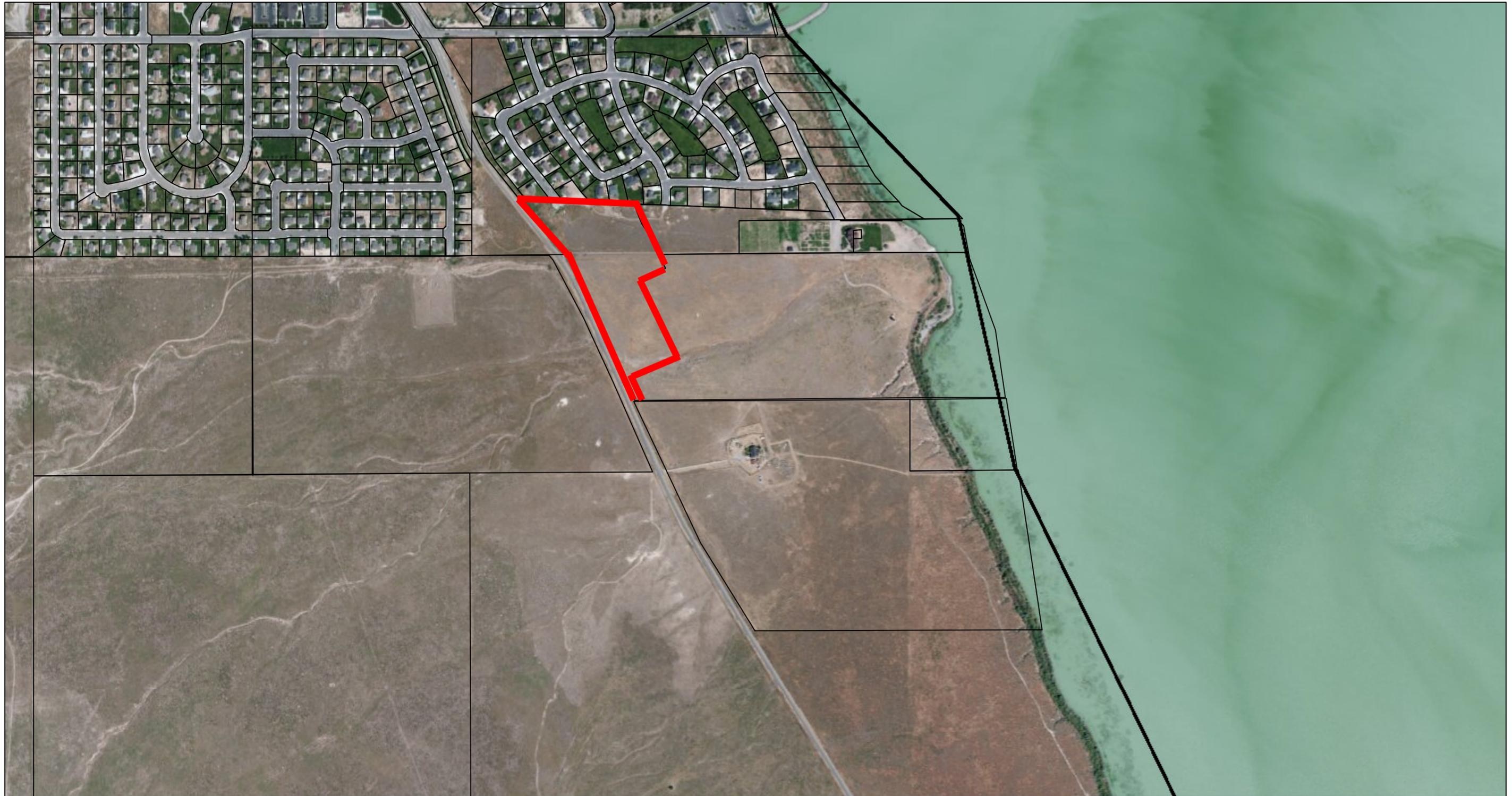
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Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Zoning & Planning

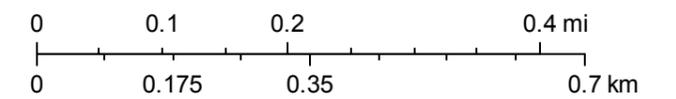
Exhibit 3 - aerial



March 19, 2014

-  City Parcels
-  City Boundary

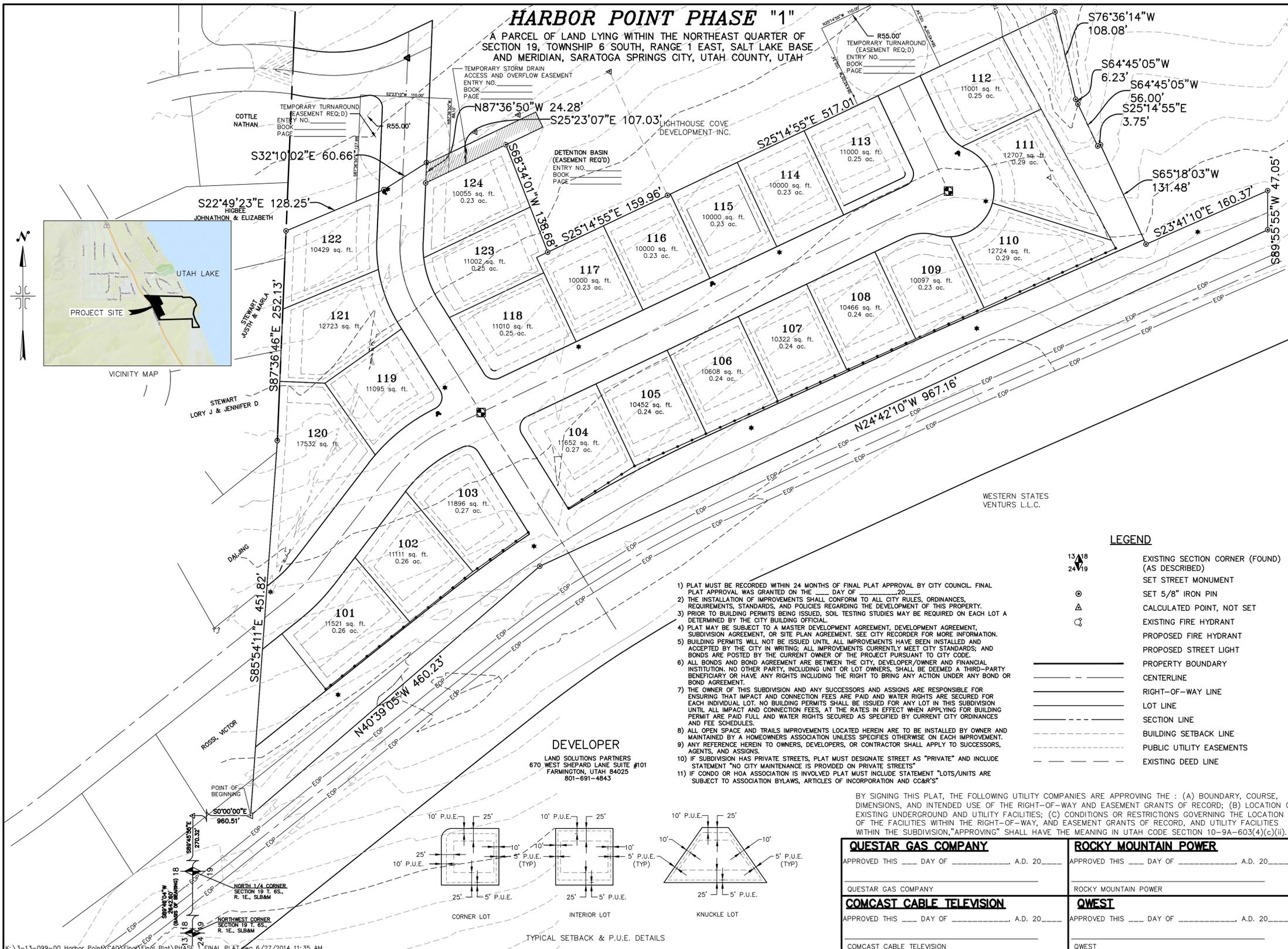
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

HARBOR POINT PHASE "1"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 354377, IN ACCORDANCE WITH THE PROFESSION ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22, OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S 89°45'55" E 270.32 FEET; THENCE S 00°00'00" E 960.51 FEET TO THE POINT OF BEGINNING. THENCE S 85°41'11" E 451.82 FEET; THENCE S 87°36'46" E 252.13 FEET; THENCE S 22°49'23" E 128.25 FEET; THENCE S 32°10'02" E 60.66 FEET; THENCE N 87°36'50" W 24.28 FEET; THENCE S 25°23'07" E 107.03 FEET; THENCE S 68°34'01" W 138.68 FEET; THENCE S 25°14'55" E 159.96 FEET; THENCE S 25°14'55" E 517.01 FEET; THENCE S 76°36'14" W 108.08 FEET; THENCE S 64°45'05" W 6.23 FEET; THENCE S 64°45'05" W 56.00 FEET; THENCE S 25°14'55" E 3.75 FEET; THENCE S 65°18'03" W 131.48 FEET; THENCE S 23°41'10" E 160.37 FEET; THENCE S 89°55'55" W 47.05 FEET; THENCE N 24°42'10" W 967.16 FEET; THENCE N 40°39'05" W 460.23 FEET TO THE POINT OF BEGINNING. CONTAINS 10.45 AC (455306 S.F.) & 24 LOTS.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS HARBOR POINT DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.
 IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20 _____

OWNER'S ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF UTAH } s.s.
 ON THE _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

CORPORATE ACKNOWLEDGMENT
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____
 STATE OF UTAH }
 COUNTY OF UTAH } s.s.
 ON THE _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME _____ AND WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

APPROVAL BY LEGISLATIVE BODY
 THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC
 THIS _____ DAY OF _____ A.D. 20 _____
 CITY MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL BELOW)

HARBOR POINT PHASE "1"
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
 1 OF 2
 SARATOGA SPRINGS _____ UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

Northern Engineering Inc
 ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

FIRE CHIEF APPROVAL
 APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF 20____ A.D.
 CITY FIRE CHIEF _____

PLANNING COMMISSION REVIEW
 REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF 20____ A.D.
 CHAIRMAN, PLANNING COMMISSION _____

SARATOGA SPRINGS ENGINEER APPROVAL
 REVIEWED BY THE CITY ENGINEER ON THIS _____ DAY OF 20____ A.D.
 CITY ENGINEER _____

SARATOGA SPRINGS ATTORNEY
 APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF 20____ A.D.
 SARATOGA SPRINGS ATTORNEY _____

LEHI CITY POST OFFICE
 APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF 20____ A.D.
 LEHI CITY POST OFFICE REPRESENTATIVE _____

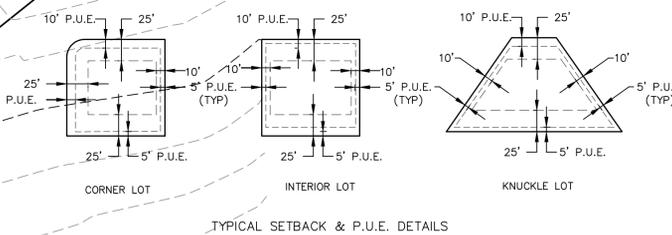
SURVEYOR'S SEAL:
 NOTARY PUBLIC SEAL: _____
 CITY-COUNTY ENGINEER SEAL: _____
 CLERK-RECORDER SEAL: _____

- 1) PLAT MUST BE RECORDED WITHIN 34 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF 20____.
- 2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- 3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT A DETERMINED BY THE CITY BUILDING OFFICIAL.
- 4) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- 5) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- 6) ALL BONDS AND BOND AGREEMENT ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEMAED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- 7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAID FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- 8) ALL OPEN SPACE AND TRAILS IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
- 9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTOR SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- 10) IF SUBDIVISION HAS PRIVATE STREETS, PLAT MUST DESIGNATE STREET AS "PRIVATE" AND INCLUDE STATEMENT "NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS"
- 11) IF CONDO OR HOA ASSOCIATION IS INVOLVED PLAT MUST INCLUDE STATEMENT "LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S"

LEGEND

	EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
	SET STREET MONUMENT
	CALCULATED POINT, NOT SET
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENTS
	EXISTING DEED LINE

DEVELOPER
 LAND SOLUTIONS PARTNERS
 670 WEST SHEPARD LANE SUITE #101
 FARMINGTON, UTAH 84025
 801-691-4843



BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE : (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

QUESTAR GAS COMPANY APPROVED THIS _____ DAY OF _____ A.D. 20____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20____
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____ A.D. 20____	QWEST APPROVED THIS _____ DAY OF _____ A.D. 20____
COMCAST CABLE TELEVISION	QWEST

K:\3-13-099-00 Harbor Point\CAD\Final\Final Plat\PHASE 1\FINAL PLAT.dwg 6/27/2014 11:35 AM

HARBOR POINT PHASE "1"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



0 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

CENTERLINE CURVE TABLE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
CCL1	48.48'	200.00'	48.36'	S45°25'03"E	13°53'15"
CCL2	94.64'	200.00'	93.76'	S38°48'18"E	27°06'45"
CCL3	90.07'	150.00'	88.72'	N75°11'02"E	34°24'16"
CCL4	122.78'	200.00'	120.87'	N7°39'40"W	35°10'31"
CCL5	14.93'	400.98'	14.93'	N8°51'35"E	2°08'02"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	55.26'	228.00'	55.13'	S45°25'03"E	13°53'15"
C3	88.33'	172.00'	87.36'	S37°39'00"E	29°25'21"
C4	21.18'	15.00'	19.47'	S17°31'17"W	80°55'13"
C5	23.44'	1170.00'	23.44'	N33°57'49"W	1°08'52"
C6	45.00'	1170.00'	45.00'	N35°26'00"W	2°12'13"
C7	35.95'	1170.00'	35.94'	N37°24'55"W	1°45'37"
C8	25.33'	15.00'	22.43'	S73°38'00"E	96°46'10"
C9	164.21'	1363.54'	164.11'	S28°18'11"E	6°54'00"
C10	39.37'	55.00'	38.54'	S4°44'29"E	41°00'52"
C11	17.82'	54.13'	17.74'	S6°27'59"W	18°51'51"
C12	69.15'	55.14'	64.71'	S38°50'14"E	71°51'17"
C13	78.13'	54.97'	71.72'	N64°26'12"E	81°26'26"
C14	6.78'	54.68'	6.78'	N27°16'06"E	7°06'13"
C15	32.59'	55.00'	32.12'	N47°46'32"E	33°57'07"
C16	23.56'	15.00'	21.21'	N70°14'55"W	90°00'00"
C17	21.79'	15.00'	19.92'	N16°22'00"E	83°13'46"
C18	25.09'	15.00'	22.27'	N74°05'32"W	95°51'07"
C19	91.78'	228.00'	91.17'	N37°41'56"W	23°03'54"
C20	12.45'	228.00'	12.45'	N50°47'47"W	3°07'47"
C21	49.68'	173.12'	49.51'	N44°08'22"W	16°26'37"
C22	54.50'	122.00'	54.05'	N70°46'47"E	25°35'47"
C23	18.76'	122.00'	18.74'	N87°58'55"E	8°48'29"
C24	71.72'	178.00'	71.23'	S69°31'27"W	23°05'06"
C25	35.17'	178.00'	35.11'	S86°43'35"W	11°19'10"

LINE TABLE

LINE	LENGTH	DIRECTION
CL1	33.84'	S38°28'25"E
CL2	44.51'	S25°14'55"E
CL3	4.69'	N25°14'55"W



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

HARBOR POINT PHASE "1"

CONTAINING 10.45 ACRES LOCATED IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH RANGE 1 EAST SLB&M UTAH COUNTY, UTAH

SARATOGA SPRINGS UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

LAND SURVEYOR
APPROVED THIS _____ DAY
OF _____ A.D. 20____
LAND SURVEYOR



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**City of Saratoga Springs
Planning Commission Meeting
June 26, 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: Eric Reese, Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North
Staff: Sarah Carroll, Scott Langford, Kimber Gabryszak, Nicolette Fike, Mark Christensen, Jeremy Lapin, Kevin Thurman
Others: Krisel Travis, Sue Alexander, Shelley Rollins, Tanya Parker, Will Scott, Jason Harris

Call to Order ó 6:32 p.m. by Eric Reese, Acting Chairman

Pledge of Allegiance ó led by Kirk Wilkins

Roll Call ó Quorum was present

Public Input Open by Eric Reese

No input at this time.

Public Input Closed by Eric Reese

4. Public Hearing and Possible Action: Home Occupation for a Dance Studio located at 3349 South Hawk Drive, Shelley Rollins, applicant.

Scott Langford presented the application. He noted class time hours and up to 10 students per class.

Applicant was present to answer questions.

Public Hearing Open by Eric Reese

No input at this time.

Public Hearing Closed by Eric Reese

Jarred Henline likes the application, but would like to see a condition for a window of 10-15 minutes between classes to allow for traffic pick up and drop off.

Kara North would like the class times a little more offset for the same reason.

Kirk Wilkins thanked the applicant for doing due diligence and bringing arts to the city.

Hayden Williamson had no concerns.

Sandra Steele worried that the 5:00 class was overlapping work hour traffic. She did not want parking from a mini recital to conflict with the neighbors.

Shelley Rollins-applicant, replied that she did not have plans for mini recitals and that she would be willing to change the time.

Eric Reese asked when classes would be held in the year and how the kids would be picked up, at the front door or let out.

Shelley Rollins indicated that her normal classes would be Sept. through May and maybe a few fun classes in the summer. For pickup they would all wait at the front door for parents.

Motion by Kara North that Based upon the evidence and the explanations received today and the findings listed in the staff report, I move that the Planning Commission approve a conditional use permit to allow for a home occupation of the La Belle Dance Studio on property located at 3349 South Hawk Drive, subject to the following conditions: 1. A business license must be obtained prior to operation. 2. The home occupation shall comply with all of the standards listed in Section 19.08.02 of the Land Development Code. 3. No more than 10 children may attend any one class. And the additional condition that the afternoon classes scheduled to begin after 3p.m. have a 15 min window after the conclusion before the next class begins. Seconded by Hayden Williamson.

Sandra Steele asked that they add the condition that they would **have no mini recitals on site**. Kara North and Hayden Williamson **accepted** that additional condition.

Sandra Steele also wanted class time changed to 5:30 to allow for traffic.
Kara North did not accept that condition. She felt the 15 minute window was sufficient and that not everyone comes home from work at the same time.
Jarred Henline would prefer a 10 – 15 minute window between all classes.
Kara North **accepted that condition, sticking with 15 minutes.** Hayden Williamson as well.

Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline.
Motion passed unanimously.

5. Continued Public Hearing and Possible Recommendation: Preliminary Plat and Public Hearing and Possible Recommendation: Amended Site Plan, both for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, Nate Hutchinson, Flagship Homes, applicant.

Sarah Carroll presented the plat and site plan. She review staff recommendations with a change to 5.i. a basketball court instead of a tot lot.

Public Hearing Open by Eric Reese

No input at this time.

Public Hearing Closed by Eric Reese

Sandra Steele noticed that there could be some pedestrian and handicap accessibility issues.
Dave Hutchinson-applicant has spoken with Sarah Carroll about that concern and accessibility issues will be taken care of.

Hayden Williamson had no additional comments.

Kirk Wilkins had no comments.

Kara North had no comments.

Jarred Henline had no additional comments.

Eric Reese wondered if the HOA had any opinions on this.

Sarah Carroll said she had not heard from the HOA, it was generally the same plan they had seen before.

Motion by Hayden Williamson to recommend approval to the City Council of the Preliminary Plat and Site Plan Amendment for Hillcrest Condominiums, Phase 3, located at approximately 1900 North Crest Road, based upon the findings and conditions listed in the staff report with the exception of item 5.i. in which the applicant has offered to do a half-court basketball court in lieu of the tot lot and also including the accessibility recommendations conditions. Seconded by Kirk Wilkins.

Kirk Wilkins would like it specified that the half court would have to be completed.

Hayden Williamson **accepted** that.

Kara North asked if accessibility was included.

Hayden Williamson said it was intended to.

Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline.
Motion passed unanimously.

6. Public Hearing and Possible Recommendation: Rezone and Concept Plan for Harvest Heights located between Redwood Road and Springhill Drive, Fieldstone Utah Investors, applicant.

Kimber Gabryszak presented the Rezone and Concept Plan. She reviewed staff recommendations. She reminded Commission that the Rezone was a public hearing but the Concept Plan was not.

Jason Harris, applicant brought a PowerPoint for more clarification. He wanted to point out that part of the reason they proposed the zone change was that the surrounding property was already zoned RC, and the uses that go along with that make sense for the corner lot. They took the approach that they propose it be single family R6 along the corridor partly because of the slope of the terrain and there would be a transitional buffer between the zones. They will carry the trail through the project and provide connectivity. They felt it was a better product for this location.

Public Hearing Open by Eric Reese

No input was given at this time

Public Hearing Closed by Eric Reese

Jarred Henline asked if it was feasible to build it the way it's planned.

Jason Harris indicated that he thought that they could keep the slope more as it currently exists.

Jarred Henline thought they should go towards the staff's second option recommendation to keep intact the city plans.

Kara North is not totally opposed to the proposed changes at this time after hearing the presentation.

Kirk Wilkins felt in general rezones are difficult especially when it changes their general plan. He would support it if it was more in line with what was surrounding.

Hayden Williamson is in favor of doing some rezoning here and feels the commercial in the corner makes more sense. The residential on the hill would make more sense than commercial there. He is uncomfortable with R6 and would maybe be more comfortable with R4. He thought it may be better to put larger lots up front.

Sandra Steele asked staff if the slopes were such that they could be built upon.

Both Staff and Applicant were unsure of the exact slope. 30% could not be disturbed and any they created would have to be within 4-1. They would have to comply with code.

Sandra Steele is against Regional Commercial on that corner, it was changed originally because they didn't want the normal Redwood Road type corner development. Nearby residents have had aversion to automotive uses. She would only support Neighborhood Commercial. She would like to see better traffic flow in the project and asked if they were going to bridge the canals.

Jason Harris replied that there were two bridges. (box culverts)

Sandra Steele said if it was left at R4 and NC. She would rather see the neighborhood commercial go uphill because of the noise. She is concerned about the slopes and would like to see a slope analysis and see the rezone contingent upon receiving that.

Kara North asked applicant what lot sizes in his nearby subdivision (Silver Lake) were. And perhaps some perspective on pricing

Jason Harris said there were Cluster lots on alleys and exterior 5500-6000 sq. ft. lots. That was a little smaller than what they were proposing here. They sell for about \$250 ó 275,000 these will be around \$275-300,000 range. Also he knows there is a major road and a buffer is needed, there is some varied use around and they are trying to transition from one type to the other.

Eric Reese liked what Commissioner Williamson said about something nicer more viewable to the main road. He would like to see some justification why an R6 as opposed to R3. As for the commercial, he doesn't have an issue with taking it to a RC but sees the thoughts behind an NC.

Sandra Steele had question for staff how we could be protected about the slopes. What if we rezone it and find out it can't be developed.

Kimber Gabryszak responded that code already takes care of some of that as far as what could be built upon with sensitive lands and slope impacts. Studies would be required before Preliminary Plat review. She noted that a rezone doesn't guarantee density. If an area is sensitive lands it cannot be built on. A concept plan does not guarantee that layout or the number of units.

Hayden Williamson asked what has typically been done in the past.

Kimber Gabryszak answered that it could be done a few different ways. It's likely it will all be finalized at the time of preliminary plat.

Motion by Kara North to forward positive recommendation to the City Council for the rezone of the 27.658 acre parcel 58:023:0112 from Agriculture to R-4, R-6, and Neighborhood Commercial for the area identified as RC as located in Exhibit 1 and outlined in Exhibit 2, with the Findings and Conditions identified in the Report. Seconded by Jarred Henline

Hayden Williamson asked would they consider taking the R6 out so just from agriculture to R4 and Neighborhood Commercial.

Kara North was not in favor of that.

Aye: Jarred Henline, Kara North. Nay: Kirk Wilkins, Eric Reese, Hayden Williamson, Sandra Steele. Motion Failed.

Motion by Sandra Steele to forward positive recommendation to the City Council for the rezone of the 27.658 acre parcel 58:023:0112 from Agriculture to R-4, and Neighborhood Commercial for the area identified as RC as located in Exhibit 1 and outlined in Exhibit 2, with the Findings and Conditions identified in the Staff Report. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins. Nay: Jarred Henline Kara North. Motion passed 4 – 2.

7. Public Hearing and Possible Recommendation: Site Plan Amendment to Westgate Shops B (Lot 8 of the Saratoga Wal-Mart Subdivision) for Café Rio located at 1513 North Redwood Road, Bill Gaskill, applicant.

Sarah Carroll presented the Site Plan Amendment. She also went over parking requirements and noted that additional parking was required.

Public Hearing Open by Eric Reese

No input at this time

Public Hearing Closed by Eric Reese

Sandra Steele feels the signs and elevations are fine, with the addition to the parking lot she feels she can support it.

Hayden Williamson said it looks great.

Kirk Wilkins welcomed applicant to Saratoga Springs.

Kara North said her concern was parking and hoped the conditions staff listed would take care of that.

Jarred Henline had a concern with the extra lot for parking and hoped it couldn't be moved too far away.

Sarah Carroll noted that it was a possibility due to future building location it would be subject to site plan approval.

Jeremy Lapin thought there was a code about how far it could be from the building.

Eric Reese was concerned about the parking but thought whatever needed to happen to bring Café Rio in would happen.

Sandra Steele thought that there was concern that they be allowed to work concurrently with construction drawings and tenant improvements to open sooner.

Jeremy Lapin thought they could request that they allow approval of building plan prior to site plan approval.

Sandra Steele wanted to add that all improvements be made prior to occupancy.

Motion by Sandra Steele that based on the evidence and explanations received today I move that the Planning Commission forward a positive recommendation to the City Council for the approval of Westgate Shops B Site Plan Amendment, for Café Rio, with the finding and conditions below. With the addition of : Code requirements shall be met for parking and the final review of engineered plans, landscape plans, and other parking items shall be delegated to staff. A lot line adjustment shall be done to include the additional parking across the drive aisle in the overall site. A tenant improvement permit may be granted but certificate of occupancy shall not be issued until completion of site improvements. Seconded by Jarred Henline. Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

8. Concept Plan for Saratoga Springs South Stake Center located at 3300 South Village Parkway, Evans and Associates Architecture, applicant.

Sarah Carroll presented the Concept Plan. It is to be located in Fox Hollow. They are requesting 15% sod in exchange for a higher plant count. Staff is recommending that at least the required number of trees be a 2 ½ in. caliper.

Jarred Henline would recommend approval with added that at least 40 2 ½ inch trees and they comply with city lighting standards.

Kara North had the same comments as Commissioner Henline.

Kirk Wilkins had same as lighting comments and he is ok with landscaping and higher caliper trees.

Hayden Williamson seconded Commissioner Wilkins comments.

Sandra Steele would also recommend lighting to city standards. She asked where accessible entrance was and where it led into the building.

Chad Spencer-for applicant, replied that their entrance was in to the main foyer, but the spaces were further away to meet grading requirements.

Sandra Steele asked if spacing in driveways was sufficient as per engineering.

Jeremy Lapin recommended that the one entrance that lined up with the intersection did not change but the other could be moved if it needed.

Sandra Steele would like to see more turf but understands that the Church does not like more than 35%. She did appreciate the additional trees.

Chad Spencer responded that this site was particularly challenging because of slopes, they are limited as to where they can put turf.

Eric Reese asked who maintained the ownership of the landscaping after it was built. For instance; if a tree dies. He is fine with the landscape change.
Chad said within a year it's the contractors job to replace trees etc. after that there is a facilities manager.

9. Continued Discussion and Possible Recommendation for Legacy Farm Community Plan and Village Plan located at 400 South Redwood Road, DR Horton, applicant. Presented by Kimber Gabryszak.
Kimber Gabryszak reviewed the Plans for Legacy Farms and items discussed from the last meeting.

Sandra Steele commented that she is not pleased with some of the changes made and some that weren't made. She feels it's time to decide on a recommendation.

Hayden Williamson asked about the size of the fence next to existing townhomes and that the residents wanted something different and felt they were promised something else.

Krisel Travis felt that what they proposed was sufficient for their needs, the fence was fairly close to new homes and thought they would feel enclosed. She noted that if the HOA would participate with them in the costs they would be willing to go with something more. They are trying to make compromises.

Hayden Williamson encouraged applicant to conform to current residents wishes and expressed a wish that it be a condition of approval.

Kirk Wilkins thanked applicant for addressing issues and also mentioned that the fence issue was something he has asked about before. He felt it was time to move on and break ground.

Kara North got some clarification on the fence issue.

Jarred Henline felt there was some clear misinformation between the developer and current neighbors but that they couldn't push a certain fence on their private property. He felt that it was time to go with staff recommendations and forward a positive recommendation.

Eric Reese felt that if there were some compromises than its time to move on.

Hayden Williamson asked staff if it would be appropriate to put a condition about the fence.

Kimber Gabryszak said they could but there is nothing in current city code about that fence being required to match but in this case the development is creating a new code and things could be modified as needed.

Motion by Jarred Henline Based on the information and discussion in the staff report and memorandum and discussion received tonight, I move to forward a positive recommendation to the City Council for the Legacy Farms Community Plan with the Findings and Conditions as outlined in the Report. Seconded by Kirk Wilkins Aye: Jarred Henline, Kara North, Kirk Wilkins, Eric Reese. Nay: Sandra Steele, Hayden Williamson. Motion Passed 4 – 2.

Hayden Williamson voted no because of the fence issue.

Motion by Kirk Wilkins Based on the information and discussion in the staff reports received tonight, I also move to forward a positive recommendation to the City Council for the Legacy Farms Village Plan I with the Findings and Conditions in the Staff Report. Seconded by Hayden Williamson. Aye: Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline. Nay: Sandra Steele. Passes 5-1

Sandra Steele voted Nay based on significant safety issues the applicant ignored. Also she felt there was not a descent to working with neighbors on the rod-iron fence. She feels this is causing issues. This is why she is voting no on both items.

A recess was taken at this time. Meeting resumed at 8:25 p.m.

10. Approval of Reports of Action.

Kimber Gabryszak reviewed the Reports of Action with the Commissioners.

Café Rio ó positive recommendation with conditions.

Legacy Farms ó positive recommendation on both items.

Motion by Jarred Henline to Approve the Reports of Action and authorize the Acting Chair to sign and forward to the City Council. Seconded by Kara North. Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

11. Approval of Minutes:

1. June 12, 2014.

Motion by Sandra Steele to accept the minutes. Seconded by Jarred Henline Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

12. Commission Comments.

There were no Commission Comments.

13. Director's Report.

Kimber Gabryszak reviewed actions taken at City Council meeting. She noted upcoming agendas. Mark Christensen, City Manager wanted Planning Commission to know that as a city they are starting to provide citywide training for all full time regular staff and a 4 hour seminar for part time staff. It provides them with a way of how they communicate and offer customer service. They are looking at how they can improve client interaction and customer service. He is inviting Commission.

Meeting adjourned by Eric Reese.

Adjourn 8:36 p.m.