

**City of Saratoga Springs
Planning Commission Meeting
October 09, 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, Jarred Henline, Kirk Wilkins, Sandra Steele, Eric Reese, Hayden Williamson, Kara North

Staff: Kimber Gabryszak, Nicolette Fike, Eric Lundell, Kevin Thurman

Others: Paul Watson, Paul Linford, Jeff Nielsen

Excused: Eric Reese, Hayden Williamson

Call to Order - 6:36 p.m. by Jeff Cochran

Pledge of Allegiance - led by Jarred Henline

Roll Call - Quorum was present

Public Input Open by Jeff Cochran

No comments at this time.

Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Preliminary Plat for Sail House located at 4500 South Redwood Road, Josh Romney and Paul Linford, applicant.

Kimber Gabryszak presented the Plat. The rezone decision was continued from City Council until accompanied by preliminary plat approval. Kimber reviewed the changes that have been made to the plat. She reviewed the requests from the developer and Code compliance. The plan is for a gated community and they are not entirely compliant with Connectivity. Staff's recommendation is a positive recommendation with conditions.

Paul Watson, for applicant, was present to answer questions.

Paul Linford addressed the connectivity request. They are trying to make it an upscale, gated neighborhood for safety and security. He is asking for consideration to not have road connectivity to other neighborhoods.

Public Hearing Open by Jeff Cochran

No comments at this time.

Public Hearing Closed by Jeff Cochran

Sandra Steele asked if there would be an HOA

Paul Watson responded that it would be an HOA.

Sandra Steele wanted to see a design for the gate. She suggested that there should be a place at the gate for a turn around so people that didn't get in wouldn't need to back out onto Redwood road.

Paul Watson responded that they would be willing to include that in the next plat.

Sandra Steele stated that the Code on connectivity was clear and while she understands that they want a private community, she feels they do need to provide connectivity to adjacent neighborhoods. She asked about the secondary water, and asked Eric Lundell how long he thought it would be until they had the water.

Eric Lundell responded that they were hoping to get a budget amendment and find the best location for a well soon. There are several projects further south that will be needing the water soon. Worst case may be about 2 years.

Paul Watson noted that they had thought of the water issue before. He feels they have good pressure but realized it would draw off of other areas.

Sandra Steele would recommend that a final plat could not be approved until such time that the secondary water issue was resolved.

Eric Lundell indicated that the Engineering would not approve construction plans without the adequate pressure to support the plans.

Kirk Wilkins told the developer that he thought it was a great product. He said the option for emergency one way gates for egress on the north or south would be advisable. He would support to approve the preliminary plat with conditions so that when the secondary water comes they can move forward. He asked about septic stubs, and the requirement.

Paul Watson said at this time they are planning just for the septic, no stubs.

Kimber Gabryszak noted that the code does not require a stub for this development.

Kara North liked the plans and thought it would be a beautiful neighborhood. She appreciates the desire for exclusivity and is sympathetic to the one entrance but she doesn't know that they could allow it with the Code.

Kimber Gabryszak said she spoke with Kevin Thurman and he doesn't see a way around it but the developer can make that request to the council.

Kara North, knowing that is the way the language is reading now, would make the request for the other egress at this point. She said thanks for complying with the other issues. She doesn't think we should hold the plan up for the water. She would be in favor of approving it now so they can move forward as soon as it comes through. She likes the connectivity trail.

Jarred Henline would be ok with the water condition as previously suggested by Commissioners. He indicated that it needed at least one route if not two and a trail. He suggested looking at option 1, to have emergency gates. On the connectivity condition he would suggest to leave it blank and allow the developer to decide what he needs to do to comply with code. He mentioned that Sandra Steele made a good point about the gate plans.

Jeff Cochran liked the development; it is something different in the city, thank you for bringing it to the city. He asked staff about the secondary water and what steps would have to happen to put it in place, before these guys can build.

Eric Lundell said they would need a budget amendment to drill another well. They need to drill a test well first. They know they are willing to have a well put in a certain area but geo-technically they are trying to stay as far north as they can. As soon as they get the test well and know that area of the city could support a well they would proceed.

Jeff Cochran asked if the city could see budget constraints that would keep that from happening?

Eric Lundell is not aware of any; Jeremy Lapin is hoping to get started on it this winter.

Jeff Cochran feels it is the Commission's responsibility is to see if the development meets code and without the connectivity it does not meet that. The Planning Commission does not have that discretion. He understands the want to keep it private, but feels there needs to be some connectivity.

Paul Linford asked if another possibility would be a walkway.

Kimber Gabryszak clarified that the code does require a road connection.

Paul Linford thinks there is a need for the upper end type of community. They feel it would be more marketable without connectivity, for privacy and safety.

Sandra Steele asked about the staff report indicating the double names on the streets that had been resolved and couldn't find them on the map. There were still a few streets that were double, like Rigging drive and Rigging Court. She indicated it was a public safety issue.

Paul Watson said in other cities it's more of an issue when a circle comes from a road with a different name it's easier to get lost. When police come down a Mooring street they know they are close to Mooring court. He was happy to change it. He would prefer to keep it one name.

Sandra Steele said our hands are tied with the code. She suggested that he go to Brian and see what he would prefer and what would work.

Motion by Kirk Wilkins that the Planning Commission forward a positive recommendation to the City Council for the Sail House preliminary plat on parcel 16:003:0025, as outlined in Exhibit 3, with the Findings and Conditions discussed in the Staff Report and in the Planning Commission today. The additional conditions: that the Final Plat approval shall not be given until such time as the

secondary water availability issue is resolved. That the design of the gate and entry shall be provided at time of Final Plat, ensuring adequate space and design for vehicles to turn around. And that the duplicate road names shall be corrected according to Code Section 19.27. Seconded by Sandra Steele. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

5. Approval of Reports of Action.

Kimber reviewed the Report of Action.

Motion by Jarred Henline that we accept the plan of action as presented by Kimber Gabryszak and authorize the Chair to sign. Seconded by Kara North. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

6. Approval of Minutes:

1. September 25, 2014.

Motion by Sandra Steele that we approve the minutes from September 25, 2014. Seconded by Kirk Wilkins. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

7. Commission Comments.

Jarred Henline noted he would not be present at the next meeting.

8. Director's Report.

Kimber Gabryszak noted what would be coming up in future meetings. She gave a follow up on what happened at the previous City Council meeting.

Meeting adjourned without objection by Jeff Cochran

Adjourn 7:29 pm

October 23, 2014
Date of Approval

Lori Yates
Lori Yates, City Recorder

