

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**October 8, 2015**

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: Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham,  
Brandon Mackay

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Jamie Baron,

Others: Pam Infanger, Neil Infanger, Mary Valantine, Jim Jacob

**Excused:** Kirk Wilkins

As there was no Chairman or Vice Chairman at this time a Chair pro tempore was needed.

**A Motion was made by Hayden Williamson to nominate himself as Chair pro-tempore. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.**

**Call to Order** – 6:35 p.m. by Chair pro-tempore Hayden Williamson

**Pledge of Allegiance**

**Roll Call** – A quorum was present. Introductions were made for the new Commissioners.

**Public Input Open** by Chair pro-tempore Hayden Williamson

Pam Infanger came to speak on the traffic situation. She spoke two years ago about a new developer, D.R.

Horton, coming into the city and asked if a traffic study had been done. She was told there was a study done by Hale Engineering and it said no mitigation was required. Now Saratoga Road has been blocked off on the north end of the Saratoga Springs Development. There is only a way out south with no entrance and exit to 400 North. Especially in case of an emergency she is worried. She and her husband have come up with some ideas, but her biggest concern is the city has left them no way out of the city. The City Engineer responded that the fire chief has a plan in place. But the residents don't know the plan, and she would like to know the plan. She noted the weed problem behind them that presents a huge fire hazard for them as well.

Neil Infanger wanted to reiterate what Peggy said. He is on the board for Lakeshore Homeowners association.

They are concerned about safety with emergencies but the more immediate need is the weeds that may result in fire. It is a safety issue, and for getting emergency vehicles in and out.

Mary Valantine also had a concern about the traffic and that they cannot get out. They were hoping for more neighbors to come. Even getting children to school is quite tricky. The biggest concern is safety. She tried to talk to Public works and she talked to Mark Edwards and George Leatham but was told it would be another 6-8 weeks that it would be blocked. She doesn't understand why it wasn't planned better when they knew about it for so long. Also there are cars on the roads in the neighborhood so it's not really a two lane and people have to pull over to let others pass. She has heard they are two months over on construction. She is pretty upset.

Kimber Gabryszak tried to comment on questions in the absence of the City Engineer. The time frame they gave to us was a 6 week closure. They are working on the FEMA plans to encapsulate the flood plain. Because of the nature of the pipe they had to close the whole road. Staff tried to keep one lane open but it was not feasible. Two years ago the plans were different but they needed changed. City is aware of it and City Council. As for emergency response and she will follow up with the Chief Campbell and City Manager and other staff and they will make sure the safety will be taken care of it. There were traffic studies done for the overall impact to the development. The studies show it will be feasible when the construction is finished. Construction is always the hardest part. For the weeds they have been working

with the developer. The fire chief has been involved. The requirement is for 30 feet around the property and they have taken care of that. There are places where existing residents have thrown their own trash and clippings over the fence and those have not been taken care of so they can give the homeowners a chance to take care of their own items. An item that was on the City Council agenda this week was removal of a portion of property from agricultural area. The majority is still under agricultural protection with Utah County. As they come in for plat approval they are removed from that. There are protected areas where they are not required to comply with standard, just the fire dept. requirements.

Hayden Williamson asked how long it would be for the field to be in weeds.

Kimber Gabryszak replied it would be until the development was all completed. It is the same for any large property.

Pam Infanger asked if D.R. Horton did not own it if it was under agricultural protection.

Kimber Gabryszak replied they own it and they are in the process of changing it but until it is actually changed into another use they are still under agricultural protection. The fire district enforces just the 30 feet. It is consistent with everyone whether it's agricultural or not.

Pam Infanger wanted to know if safety was in the plans.

Kimber Gabryszak said it's not under her purview but she would dig into it and get back with her.

**Public Input Closed** by Chair pro-tempore Hayden Williamson

**4. Election of Chair and Vice Chair for the Planning Commission.**

**Sandra Steele nominated Kirk Wilkins as chair. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.**

Hayden Williamson nominated Sandra Steele as Vice Chair. Sandra Steele declined the nomination.

**Sandra Steele nominated David Funk as Vice Chair. Seconded by Ken Kilgore. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.**

**5. Public Hearing: Preliminary Plat for Jacobs Ranch Plat N located at approximately 450 West Remington Avenue, Jim Jacob, applicant.**

Jamie Baron presented the Preliminary Plat. The previous plat approval has expired, and the application must comply with current Code standards. He reviewed conditions and noted that staff recommended approval.

**Public Hearing Open** by Chair pro-tempore Hayden Williamson

No Comments were made.

**Public Hearing Closed** by Chair pro-tempore Hayden Williamson

Jim Jacob, applicant, noted they completed these lots earlier but never sold them. The ordinance was changed and the block length was made longer, however in plat I they couldn't put a road in, which made plat N out of compliance. They would just like to get approval and be able to get them sold.

Sandra Steele had no comments.

Brandon MacKay had no comments.

David Funk believes the residents living in the area would like these lots to be sold. He also recognized this was an area that was affected by flooding earlier and because of that they found the roads and walkways were important. He is a little concerned about the length of the roadways because of that but thinks the walkways in that area will help. His only other concern is the timing of it being done. He drove through the area to see what the impact of construction would do to the residents in near areas. He is a little concerned that there is only one road access and he is surprised that there is no light at that entrance from Redwood Road. As far as this development goes it would be great to get it finished and it is causing more problems unfinished.

Troy Cunningham had reviewed this and no problems with it.

Ken Kilgore asked about open space in this area, this plat still has a credit and he asked how that worked and why it was allowed for this plat.

Jamie Baron said the requirement is the 15% and the code states that if there is a credit allowed, then they are allowed to use it to meet the requirement. Because of the dedication of the reservoir site and detention basin and a portion to the city they had such a large credit to be used. There would still be a significant amount of credit after this.

Ken Kilgore asked about the walkways and who would take care of them.

Jamie Baron said they are being dedicated to the city, so rock is allowed because there is no irrigation.

Ken Kilgore asked if there needed to be a minimum lot size reduction in the conditions.

Jamie Baron replied it is implied in condition number 2. It's not called out but the attachment shows the reduction.

Hayden Williamson had no further comments.

**Motion made by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council to approve the Preliminary Plat for Jacobs Ranch Plat N, located at approximately 408 West Remington Ave, as outlined in exhibit 3 with the Findings and Conditions in the Staff Report dated October 1, 2015. Seconded by Ken Kilgore.**

Jamie Baron noted in condition 5 that the code required **two different colors and sizes of rock** and they asked that it be included in the motion.

**Amendment was accepted by Sandra Steele and Ken Kilgore.**

**Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.**

#### **6. Work Session item: Discussion of Code Amendments/Vision.**

Kimber Gabryszak noting this was an update to keep them informed in the process. She noted the action City Council took earlier this week on the code amendments. She noted several items they are working on and that may come up in the future.

Ken Kilgore had no comments at this time.

Troy Cunningham had nothing at this time.

David Funk asked about the impervious area.

Kimber Gabryszak said there is a movement around the country to allow for pervious paving. There are pervious types of concretes. But there are large portions of the city with collapsible soils that are moving and sinking that need to be properly run off, so it's a fine line to when it could be allowed.

Hayden Williamson asked with the pervious, wouldn't there be concerns with freezing in our area.

Kimber Gabryszak said yes, it is a concern but it's not an item with a high priority on the list yet.

Sandra Steele did some benchmarking and for landscaping they had some citizens come in and say we are being stricter than some other areas. She looked up Eagle Mt. and they have the same requirement we have. The newer cities are trying to learn from the older cities mistakes. She also looked at Home Owner Occupations, we are actual more lenient in this area.

David Funk talked with someone from a more established city and they complained that theirs wasn't restrictive enough. New cities to new cities is a better comparison.

Ken Kilgore asked in the signage topic that they look into the art situation in West Jordan. It would be good to have it clear.

Kimber Gabryszak said the attorney is looking into how clear we can get.

#### **7. Approval of Minutes:**

##### **1. September 24, 2015.**

Sandra Steele had some changes: Page 2, 2<sup>nd</sup> paragraph the understand needed to be understands. Page 7 Planning Commission should be Planned Community zone. Page 7 about 6<sup>th</sup> paragraph should add they should utilize the second option.

**Motion by Sandra Steele to approve the Minutes of September 24, 2015 with the changes that have been noted. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore. Abstain: Troy Cunningham, Brandon MacKay . Motion passed 4 - 0.**

8. **Reports of Action.** No Reports.

9. **Commission Comments.**

Sandra Steele noted that it looks like it is going to be longer for road widening to happen.

11. **Director's Report:**

- Council Actions
  - Kimber apprised them of some recent actions from the City Council.
- Applications and Approvals
- Upcoming Agendas
  - With the absence of some meetings in Nov. and Dec. they will be heavier meetings coming up. Kimber noted some items coming up.
- Other

Ken Kilgore wanted to discuss some of the public comments. He said the first home they lived in was in that area. He is not as sympathetic to their inconvenience. The alternate route was only 1 mile. He is concerned about the cars parked overnight on both sides of those roads and it narrows the road down to essentially one lane.

Hayden Williamson said they are private roads and we have no ability to enforce them.

Ken Kilgore said it is not fire season right now, but when there was a fire when he lived there, they had three fire engines and it would be hard to have 3 engines there now with all the cars on the road.

Hayden Williamson wondered why they couldn't build a dirt road through the field.

Kimber Gabryszak wasn't sure but she will follow up with lots of people and especially with the fire plan and the HOA on the parking.

Sandra Steele said her concern was that if you think worse case and if there was an accident between 400 south and the first entrance there is no way to get an emergency to that area.

Ken Kilgore noted that situation happened last week with a traffic accident.

12. **Motion to enter into closed session.** No closed session.

**Meeting adjourned by Chairman Pro tempore Hayden Williamson.**

**Adjourn 7:50 p.m.**

10-22-15  
Date of Approval

Nicolette Fike  
Nicolette Fike, Deputy City Recorder



Philip  
Planning Commission Chair