

**City of Saratoga Springs
Planning Commission Meeting
February 12, 2015**

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, Kara North

Staff: Kimber Gabryszak, Mark Christensen, Jeremy Lapin, Kevin Thurman, Nicolette Fike

Others: LTC Annette Barnes, Paul Reymond, Bob and Cari Krejci, Wendy and Cory Smith, Rob Bailey, Paul Linford, Kevin & Tanner Ballard, Krisel Travis, Thane Smith, Boyd Martin, Nate Shipp, Brian Flamm

Excused: Jarred Henline

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

Pledge of Allegiance - led by Lt. Col. Annette Barnes

Roll Call – Quorum was present

Public Input Open by Chairman Jeff Cochran

No input at this time.

Public Input Closed by Chairman Jeff Cochran

4. Public Hearing and Possible Recommendation: Code Amendments to Section 19.13 (Concept Plan process).

Kimber Gabryszak explained that currently every Subdivision and Commercial site plan application needs to submit a concept plan that is required to go before both Planning Commission and City Council prior to any approval. This lengthens the process for applications. This amendment would delegate the Concept Plan process to Staff to help streamline the process. It would be reviewed by the Development Review Committee. The exceptions would be if it was accompanying a rezone application.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Kara North thought it was a good idea and will make our City more desirable to do business in. She likes that it provides the exception so community members can be a part of the rezone process.

Kirk Wilkins is in support of this and anything that can streamline the process and help the city.

Hayden Williamson agreed that anything they can do to make government more efficient is good. He did have a thought that often in concept phase Planning Commission often has good suggestions and would there be a process where they could request input from the Planning Commission.

Kimber Gabryszak commented that it was a possibility and if they pursued that option she suggested that they reevaluate the fee schedule, because it takes a lot more time for the city. They could consider creating an optional concept plan process.

Sandra Steele is in favor of this but would like to see language that applicant could go to the Development Review Committee meeting to take care of Commissioner Williamson's concerns.

Kimber Gabryszak said they are looking at a modification of their Development Review Process. It is operating as usual and now they have a comment review meeting with applicants about two weeks after they submit to discuss it with staff. The code doesn't specify how the DRC works so they have the ability to make that change without a code amendment. They have met with two developers so far that have liked the process.

Jeff Cochran is also in favor of this and asked if there was a unique development, maybe of significant size, which may impact the city without a zone change.

Kimber Gabryszak responded that they don't have a scaling cut off in place for that situation but they always have the opportunity to have them come to a work session with the Council if the applicant desires.

Sandra Steele believes it has been discussed that when it comes through concept plan that Planning Commission and City Council would be notified.

Kimber Gabryszak said they added a few categories under the Directors Report and that would be a place to let them know about it and where they can ask questions.

Motion made by Kara North: Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Section 19.13.05, with the Findings and Conditions in the staff report. Seconded by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

5. Public Hearing and Possible Recommendation: General Plan Amendment for Mixed Lakeshore Land Use Designation.

Kimber Gabryszak noted that this is a zone that anticipates taking advantage of the lakeshore for developments that would be of benefit to the whole city with small café's or rental shops as well as densities that small businesses there would need. Developments have mostly just pursued low density residential. This was discussed at the Council retreat. For a short term stop gap they would not allow low density residential as a stand-alone development unless they apply for and achieve an amendment to change to low density residential. So it adds a step where City Council could say no them.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele asked if there was a way to change the land use plan designation on the map. When looking at small pieces of land 20% can get pretty small, we need to look at transportation plans in conjunction with it. You don't want to take traffic through small homes to get to the ice cream shop. Anyone that comes in and wants to change will have to go through a zone change process and we want to be business friendly. We may want to rethink some properties that are already in the General Plan for this because now we have put things in the middle. We want to make sure whoever comes in doesn't put business all by the front road and houses by the lake.

Hayden Williamson thinks the land owners aren't necessarily agreeing with this use and he has issues with changing rules on the landowners. The market may be driving what the developers want to put there. Because of this he is opposed to it. He would like to see business there, and if that is what the market wants then it shouldn't be a problem.

Kirk Wilkins asked if the way our code was written affected the landowners that went in to build low density zones. Did someone ever come in to say we would like to build something else? Will these changes give us the desired outcome, will future landowners see the code and will it really make the change.

Kimber Gabryszak noted the way it's written now it won't really change anything. They looked at other successful codes to see what they needed to change. This is a stop-gap measure to not do only low density. We are trying to look down the road and preserve some of the property for that type of development. Right now the percentages are not enough.

Mark Christensen commented that a previous owner of Mallard Bay was interested in this type of product. So there is some demand for this type of development. We don't have an endless supply of lakefront. If we don't put the wish out there, it might pass us by. If we don't create the opportunity for these products by the lake then what sells today may not be in our best interest in the long run.

Kirk Wilkins would like to see the city do an incentive for people who currently own the land to change their focus. He would rather see some agreement rather than mandate something that may take away the rights of land owners.

Kara North thinks we do have an obligation to preserve the lakefront for the whole city to enjoy and not just catering to a specific type of builder. It doesn't take away their right to build there, but can make our city more attractive with those amenities on the lake. She would be in favor of it.

Jeff Cochran sees the value to preserve the rights of a property owner to develop what will sell for them and he also sees the value of preserving the corridor for the Mixed Lake use. There are lots of places to put a house but there is limited lakeshore.

Hayden Williamson thinks we need to be careful when we say we want to preserve the land because we may lock in investors because they can't build for the demand. Maybe the city could buy the property and do what we want with it.

Kara North replied that staff has said there is a demand for it, we are not telling them that they can't develop the land, they can fully develop it, it's just how much is residential and how much is commercial and she doesn't think we are inappropriately infringing on anyone's property rights.

Kirk Wilkins said we need to be careful with the word "we," Who is that. Does the city get to dictate what the landowners do and don't and at whose expense? What about the person who purchased the land long ago and they don't get to develop it the way they had planned. The city may want to provide a place to build something that is more lucrative but can we really take away owners' rights.

Kimber Gabryszak commented on the allowable density in R3 vs. ML which is 6 units to the acre. It could help by giving more density to those owners.

Sandra Steele noted that as a Commission we have been appointed with the task of planning for the future because what we do today will affect what our grandchildren see and if we don't protect our natural resources they may be gone. We are not taking the rights away; we are giving them higher density and more options.

Motion made by Sandra Steele: Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to The Mixed Lakeshore Designation as outlined in Exhibit 2, with the Findings and Conditions in the staff report. And add a condition that more study on the Mixed Lakeshore shall come back to Planning Commission. Seconded by Kara North. Aye: Kara North, Jeff Cochran, Sandra Steele. Nay: Kirk Wilkins, Hayden Williamson. Motion passes 3-2.

6. Public Hearing and Possible Recommendation: Master Development Agreement for The Springs located west of Wildflower and Harvest Hills, south of Camp Williams, Western States Ventures, applicant.

Kimber Gabryszak noted this is a Master Development Agreement (MDA) to accompany the annexation request. Both the MDA and Annexation approval including the rezone are going to council at the same time. The MDA is specific only to the Western States Ventures property coming in. She reviewed the proposed zones within the development. Camp Williams has requested that the city consider working with them and the developer for a trail and sound walls to minimize impact on residents. They are working with all their neighbors for a trail around the whole base. She noted the acreages proposed per zone, for the most part densities asked for are below allowed, the total is 1770 ERU's. The applicants have been researching the legalities of the buffer zone requested by adjacent owners and they are to work that out outside the MDA. A condition was added at the request of the utility company that all utility requirements shall be met.

Bruce Baird, for applicant, noted they just got the Guard note today and haven't had a chance to process and respond but they will commit to working with guard and staff. That may need to be dealt with in the details. They are hiring a seismic consultant to do an impact study. They are going to test what the reality is to what is being blasted, but they don't blast on a regular basis. They will not build any product that is unsafe for what the neighbors have the legal right to do. They will determine what an actual safe zone is and submit that to the city as soon as they get it. They believe they have done a good job and have tried to meet all concerns; their team has been working hard.

Public Hearing Open by Chairman Jeff Cochran

Paul Raymond works with Camp Williams; they are interested in working with the city and developers to insure good relationships. Some of the items they brought up were in response to other developments they have worked with. This isn't just for them to make it better for their residents but it also creates another fire break. They have firing points close to this development and they would hope a wall would lessen the chance of anything happening. They want to put things in place for everyone's best interest.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele noted that the Camps requests do need to be taken into consideration. She asked if this was in the Urban Wildland interface area.

Mark Christensen noted all developments in the city now would have to comply with Urban Interface Code, which would create defensible space and things of that nature, anything that abuts Wildland.

Sandra Steele would love to see some of the southern portion of the land in Business Park or something of that nature. She noted City Council had made some of those same comments, she thinks it would benefit the project and the city. She is concerned with the R18; she has rarely seen them be able to get 18 units to the acres. Would they plan to take those units they couldn't get and transfer them to another zone?

Bruce Baird replied the plan is not to exceed the maximum number in any particular pod. They have looked into the commercial and one logical site doesn't work because it's also the logical site for detention. If someone comes in and wants to put commercial use, they will come back to the city to rezone. They can't force commercial sites if they don't work. Just because it is zoned commercial doesn't mean it's going to be commercial.

Sandra Steele would be in favor of a condition to have the sound walls at the firing points for the base.

Bruce Baird said they are willing to add those walls at the firing points. They would agree that there be condition to work with the base. It would be hard to put a trail there, they are trying to comply with the public documents and it's difficult to comply with both of the requests.

Sandra Steele commented that the reason for the R2 was to give the buffer based on JLUS, if they agree to put the trail in, would they be able to not require as large of lot.

Kimber Gabryszak said that is possible, if they put the trail along the lots it would comply with land use.

Bruce Baird said the problem is they haven't done the studies to know if they can put the trail there. Not every door is worth the same amount of money, the larger lots are not just there for the Camp but also because they make some economic sense to add variety to the product. They were trying to meet multiple goals.

It's unfair to ask us to comply with something that has just come to them today. The trail is for basically a firebreak, they are already going to have to comply with the Urban Wildland Interface.

Sandra Steele understands and would like for them to work with staff if possible to get the trail as it will be an asset to our community as well as other communities.

Bruce Baird noted they didn't need it for open space. They intend to intersperse their open space in the pads as well. They could put those in and they will look at that between now and City Council.

Mark Christensen commented to consider a trail would mean we would be snow plowing and adding a significant ongoing expense that may already be addressed by our Wildland code. You can suggest it and we can take a good overall look at it.

Bruce Baird noted they had paid extra attention to connections and trails within their development.

Sandra Steele suggested when they are doing their investigations they look into the NEPA code. She recommends that the HADCO land be industrial. She would like to see a better transportation plan.

Hayden Williamson asked why we are putting ourselves between the property owner and the Camp.

Kimber Gabryszak replied that at first it was provided as public comment and the city has adopted some resolutions supporting the Joint Land Use Study to make sure development within a certain area is compatible. We are facilitating the discussion.

Hayden Williamson said the landowner appears to have a desire to be a good neighbor and it's his neck on the line if he can't sell property up there. Camp Williams also has concerns and they will be a good partner as well. He would like to see the trail but can see the trail would be a problem for the city in maintenance.

Kirk Wilkins doesn't think a sound wall would be of benefit for sound reasons. When they are doing their impact study perhaps Camp Williams would set off some arms to include that in their study.

(Representatives said that could be done.) He asked about the path and how wide it would be.

Kevin Thurman said the Wildland doesn't really define that as long as it's defensible, the code says 30' from residences.

Bruce Baird says it's measured on fuel load. The way it is now the homeowners are required to take care of the area. They will completely comply.

Mark Christensen said they have gone back to the code and any new development is required to create and maintain the defensible space. If they build a trail it then becomes the city's obligation.

Kevin Thurman noted we can't dictate how they address the defensible space issue. But we want to make sure it gets addressed.

Kirk Wilkins is concerned about mudslide issues.

Bruce Baird they can't put detention on property that is not their own.

Mark Christensen answered that as it complies with the engineering standards it should take care of this problem.

Bruce Baird mentioned that sound walls are not effective against fire. He just did a fire study like this.

Kirk Wilkins asked about the 15 yr. agreement with auto renewal.

Kevin Thurman said one of the redlines was to lower that to 10 years with two 5 year renewals. They typically have renewed the MDA's just so there is continuity between phases of projects. It's shouldn't be a huge concern to go out 20 years.

Kara North commented that they are excited to have the development here and believes they will be good neighbors.

Jeff Cochran referred to Proposition 6 and that we have reached the limit. He asked about the Wildland buffer and who makes sure it complies.

Bruce Baird really it's the city, the same as any violation to any city code.

Mark Christensen there will be things recorded that will solidify it and we as a city will have to monitor and enforce. He thinks enforcing residents will be easier than maintaining a trail.

Jeff Cochran wondered about run off water from Camp Williams.

Jeremy Lapin said there are ordinances in place, that if you buy property you inherit what goes along with it and take a responsibility to manage it. They are working with the developer currently with water issues.

Bruce Baird responded that they will manage what they have.

Jeff Cochran thinks it needs to be the different property owners that need to work things out together.

Kevin Thurman said they will work with them to make sure they have the property notes on the plat.

Kimber Gabryszak noted condition number 4 and they could add to that mining as well.

Jeff Cochran asked him to clarify about transferring densities.

Bruce Baird noted that they will have some flexibility but will not go above the maximum density in any pod and they cannot exceed the total ERU's for the whole development. They will probably not do all 1770 units because some of those would be taken up by church lots and maybe school sites. Even if they take those out they are probably less than 1700.

Jeff Cochran is concerned about access with the large number of units. What protections do they have in place that there will be adequate access?

Kimber Gabryszak noted with the MDA, the approval is for the units and density subject to requirements.

They will have to comply with code for connectivity and future road connections. It is an issue between the two owners and they will have to address that when they move to actual platting.

Jeff Cochran asked how we are protected if they can't work it out.

Kimber Gabryszak said it is required so they should be able to work it out.

Kevin Thurman noted they are required to provide what is sufficient for their neighborhoods and they will have to work it out.

Kara North noted that when making a motion they remember to add a condition to work with Camp Williams on the sound walls and trail requests.

Sandra Steele wondered if they needed a condition to do the seismic study.

Kimber Gabryszak would suggest that if they add that condition that they shall submit it with the final plat submission.

Bruce Baird said they would be happy to have it the way Kimber suggested. They don't have problem disclosing it.

Kimber Gabryszak modified the conditions for the Commissioners to see.

4. The MDA shall require disclosures regarding the proximity to Camp Williams and ongoing military training operations, **as well as active mining** that includes noise and vibration impacts.
5. **All utility requirements shall be met.**
6. **The applicants shall conduct a seismic study and submit results with the first preliminary plat application.**
7. **The applicants shall coordinate with Camp Williams to determine potential modifications to the plan to address buffering needs.**

Motion made by Hayden Williamson Based upon the findings and discussion today, I move to forward a positive recommendation to the City Council for the Springs MDA with the Findings and Conditions in the staff report with the modifications to 4 as discussed and the additions of conditions 5,6 and 7. Seconded by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

7. Public Hearing and Possible Recommendation: Master Development Agreement for Wildflower located at approximately 1 mile west of Redwood Road on SR 73 and West of Harvest Hills, DAI/Nathan Shipp, applicant.

Kimber Gabryszak reviewed the background of the plan. She noted the reduction in the overall density requested. She noted previous actions taken by the Planning Commission and City Council. She noted that the Central Utah Water Conservancy District requested a condition that required the development work with them because they already have some infrastructure in the area. The MDA is consistent with the Community Plan. The Utility Company requested a condition that it meet all utility requirements.

Nate Shipp noted that they had struck a deal with UDOT which is contingent on them closing by Feb. 26th. Their plan tonight is less dense than the last time they were at Planning Commission.

Public Hearing Open by Chairman Jeff Cochran

Wendy Smith is concerned that the culinary and secondary waterlines go through their yard; Paul Johnson told them that they could put things there and that area is being used by them and their neighbor and she is wondering if there are other places the waterlines could go.

Nate Shipp met with the engineer today and they are working to look for alternative places to put the line. They are aware of this issue.

Mark Christensen responded that they will continue to work on that as it goes through the process.

Kevin Ballard noted that they are concerned with what is noted on pg. 72 about sensitive land and he doesn't understand it and wonders what the plans are for the steep grade there.

Nate Shipp noted that it is 30% or greater slope and as they continue to look at the problem they will work with the city and neighbors to come up with those solutions. Once they get this plan approved they will move to village plans with more specifics then they will move to plats with even more detail. We will have lots of time to look at those issues.

Kevin Ballard asked what would be first area to develop.

Nate Shipp said their hope is that there is access to the north and it is contingent on UDOT realigning the corridor but they would like to start in the North.

Kevin Ballard asked if 2100 N. coming through is part of the MVC plan and was concerned about connection to Harvest Hills.

Mark Christensen noted that generally speaking MVC would not have access points on or off to the neighborhood streets, there would be frontage roads for people to get to the interchanges. It is intended for traffic connecting the neighborhoods. They are sensitive to the access needs. The developer will need to bring access points and they will phase it so all the traffic doesn't get dumped through the neighborhoods.

Nate Shipp said they are working hard to help accommodate that and to preserve the corridor.

Robert Bailey commented that in general they are excited about Wildflower. He has a specific concern about Providence dr. and the concern of a larger road leading to a smaller road eventually past the elementary.

Nate Shipp noted it was changed on the plans to match the existing road size, they talked today about a local road with restricted access.

Robert Bailey noted that they would like to see roundabouts on that road to help slow it down even further. He sees that it will be the longest straightest road in the area.

Nate Shipp noted they are looking at that option now, the concern they have is they are dealing with a grade elevation and they don't know where MVC will be right now. They are looking at alternatives and issues that they can incorporate.

Mark Christensen noted their transportation code has all types of traffic calming measures that they will look at.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele understands that they want to meet a timeline and wondered why they hadn't seen it until recently. She does not feel comfortable sending it forward until it's cleaned up. Her concerns are that they have not provided stubs to the development to the west and she would like to see that taken care of. She would like to see the community plan come back.

Kimber Gabryszak noted that the community plan is not before them tonight although it is being referenced, the recommendation has already been made on that and it is in the hands of the Council. This is just for the MDA. This is going to Council Next week. The next things they will see are the Village Plans.

Nate Shipp noted they have been very sensitive to all the comments they have received and anticipate having a complete plan that all involved will feel good about.

Hayden Williamson felt like they have been put in a rush and they haven't had a lot of time to digest it. But at this point we are saying we are ok with the rezone and general concept so they can have the assurance they need to purchase the land.

Nate Shipp noted they have been asked to give up a large part of their ground and they need assurances so they can proceed.

Kirk Wilkins asked if UDOT had an agreement with the military base to get through their property. In the meantime what will happen to the MVC land before it is built.

Kimber Gabryszak said this is only for this area and she is not aware where they are at with the rest of it.

Nate Shipp noted after the transaction it will be owned by UDOT and will be up to them to take care of it.

Kara North appreciated the work they have done recently with City Council. She likes the decrease in Units.

She urges them to work with the CUWCD and with the neighbors who spoke tonight.

Jeff Cochran asked what condition UDOT put upon them to be done by the 26th.

Nate Shipp responded that there are multiple properties being exchanged; a process that has been in play for 18 months for all the pieces to come together, it's a voluntary sale and UDOT won't have to relocate homes and people. They are stuck until they can make this deal. They need to move forward one way or another. They are not in a financial position to go beyond February 26. If it doesn't happen then they will come back to plat under the existing zone. That may mean they are under threat of condemnation later.

Brian Flamm noted that a third party investment group has given them a hard date. They have been working with staff and UDOT for a year and a half. It would be a significant financial loss.

Kevin Thurman indicated that the Development Agreement has to go to Planning Commission and this is really a sort of thing so they can check it off. He thinks the heartburn over details should be more in the smaller plans rather than the terminology in the Development Agreement.

Jeff Cochran noted he is trying to understand what they need to do to balance the needs of the community and development. He is concerned there is a lot they haven't seen, if they forward this tonight he wonders if they lose their leverage as a city.

Kevin Thurman reminded them that a recommendation from Planning Commission does not lock in a decision from City Council. It's basic language, that doesn't really involve a planning decision. You have already sent the Community plan forward. You will see your issues come up at the next stages.

Mark Christensen asked them if they felt like they hadn't had adequate say in the different levels of the process. You will see this developer come back several times with the different levels of plans.

Sandra Steele is concerned that when they don't take care of things at the Community Plan stage then their hands are tied when the next plan comes. She is concerned that they sent forward a Community Plan that did not come back with the corrections recommended.

Mark Christensen noted they are largely following Title 19 and largely matches our current code. With that there is some security with the comfort level. We are moving forward with this and we are facilitating the request of the applicant to come to a good solution for everyone.

Kevin Thurman explained what the MDA is doing. It's locking them into the PC zone, it's locking them into the permitted uses in that zone and it's locking them into the density of 1468 units. The permitted uses are governed by what our Development Code says now. After that they have to comply with the current code at that time. There is going to be so many more levels to this and really the Community Plan is up to City Council at this time. That will happen next week. This is really standard language.

Sandra Steele asked about the transportation plan.

Nate Shipp doesn't think we are here to say the community plan is ready for approval, they weren't prepared to have them give a recommendation on the Community Plan, they were prepared for the MDA. They will address the issues before it comes for approval.

Kevin Thurman indicated it is a good Development Agreement for protecting the City. It says the developer shall comply with transportation plan and reasonable conditions the Engineer imposes. It doesn't lock out the transportation plans and everything else is going to be subject to current code. The other thing it locks in is the open space, which is doubling what we typically require.

Sandra Steele asked if they could they have a joint work session when appropriate.

Kimber Gabryszak noted that there really is not process for that unless the applicant requested it.

Jeff Cochran noted they need to move forward and not be concerned with the Community plan at this time.

Kirk Wilkins noted that we aren't tying ourselves into something with this plan but if they don't get approval they will be out of time and will have to start over.

Motion made by Kara North to forward a positive recommendation to the City Council for the Wildflower MDA with the Findings and Conditions in the Staff Report with the addition of a condition that all utility requirements shall be met. Seconded by Kirk Wilkins Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

8. Work Session Item: Discussion of the Preliminary Plat and Final Plat for Legacy Farms Village Plan 1, Plats 1A-1E located along Redwood Road and 400 South, DR Horton, applicant.

Kimber Gabryszak reviewed the overall plan and the approved Village Plans. She gave an overview of the Plats, total 256 units, well below the maximum allowable. She explained about the setbacks and that there are no zero lot lines. There is still a 10' access between each of the homes.

Krisel Travis feels they are going to be able to show tonight how they have complied with the City. She reviewed the plans with the Commission. She noted where the Clubhouse and open space were and the parking. She noted the transect zones and types of homes allowed in each. She showed their greenspace concept and trails.

Kara North thought it looked great and thought the presentation was thorough, she noted they should be careful with their side yard descriptions.

Kirk Wilkins was looking forward to seeing them break ground.

Hayden Williamson thought it looked good.

Sandra Steele thinks there is a discrepancy in Highpoint and if they were planning on including landscaping on the east side with Village 1.

Krisel Travis noted that the landscaping would go in at the time of the homes being built. It will be delayed on the east side.

Sandra Steele is concerned about the parking backing out onto Highpoint. She would like to see planter boxes in the parking area.

Krisel Travis noted they have a requirement in the agreement that it's based on the sq. ft. of the parking lot how much planting needs to go there.

Sandra Steele thinks the landscaping needs to go in on the east side early on. She is concerned about weeds.

Krisel Travis noted that landscaping will go in around the club house and sidewalks will be put in. they won't have trees because yet because they don't have a way to water them.

Kimber Gabryszak noted it does have to be maintained in a weed free manner.

Mark Christensen noted that if they put in landscaping now it may get torn up and destroyed as they continue to develop so it's a lot to ask of them.

Krisel Travis noted that they will meet the 18% requirement for green space with Village Plan 1.

Sandra Steele is concerned that the homes may be backing out across from the school entrance. She is concerned about clear site triangles. She is concerned with requiring an easement for the adjacent owner on the cottage lots.

Krisel Travis noted there were conditions in the CCR's that noted they couldn't endanger the neighboring homes and would provide guidelines. It is a perpetual easement that would run with the land. Windows would be frosted to keep privacy, fences would only be allowed behind the front façade of the home.

Jeff Cochran did not have any additional comments. They are looking forward to this.

9. Approval of Minutes:

1. December 11, 2014.
2. January 8, 2015.
3. January 22, 2015.

Sandra Steele noted a few corrections to Dec. 11th minutes.

Motion made by Kirk Wilkins to approve the minutes of December 11, 2014, January 8, 2015, and January 22, 2015 as written and corrected. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously

10. Commission Comments. – None given at this time.

11. Director's Report:

• **Reports of Action**

Kimber Gabryszak reviewed the Reports of Actions with the Commissioners.

Motion by Kirk Wilkins to approve Report of Action of February 12th 2015 for the Concept Plan Code Amendment. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously

Motion by Hayden Williamson to approve Report of Action for item #5 General Plan and Mixed Lakeshore. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

Motion by Kirk Wilkins to approve the Report of Action of February 12th 2015 for Wildflower MDA. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

• **Council Report**

They approved final plat for Heron Hills, they approved Vasa parking, they gave positive input for the concept plan, and they approved Riverbend medical and gave approval on the Wildflower agreement.

• **Applications and Approvals**

• **Upcoming Agendas**

VASA site plan and Utah Valley Turf farms, followed later by Code amendments and Fox Hollow.

• **Other**

Reminder to treat the microphones gently, they have all been fixed, no excessive bending and pulling. Mark Christensen introduced a newer layout of the Chamber room.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 10:27 pm

February 26, 2015
Date of Approval

Lori Yates
Lori Yates, City Recorder

