

**City of Saratoga Springs
Planning Commission Meeting
February 26, 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, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen,
Jeremy Lapin

Others: David Funk, Lindsay Gadd, Daniel Schmidt, Derek Lloyd

Excused: Jarred Henline

Call to Order - 6:30 p.m. by Chairman Jeff Cochran

Pledge of Allegiance - led by David Funk

Roll Call - Quorum was present

Public Input Open by Chairman Jeff Cochran

No input at this time.

Public Input Closed by Chairman Jeff Cochran

Items were re ordered to allow time for applicants to appear.

5. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located at southwest corner of Commerce Drive and Crossroads Blvd., Derek Lloyd, applicant.

Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial.

Daniel Schmidt with WPI and working with the landowners was present. They look forward to developing this area. They feel the area will start to fill in quickly as they get the improvements in.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele had no problem with the rezone. She had notes for their concept plan. They can only get one setback reduction as per 19.04. She addressed parking berms and landscaping of such. She also addressed landscaping and fencing abutting agricultural land. She asked about the security fencing.

Lindsay Gadd with Hixsnedeker replied they typically use a chain-link, but they haven't gotten that far in their design yet and will comply with City requirements.

Sandra Steele commented that they don't allow chain-link in the city and for this type of business they usually need to be screened fencing. She addressed the Design Guidelines for them to consider. She also told them that the city has a dark sky ordinance they would need to follow.

Hayden Williamson is in favor of the rezone.

Kirk Wilkins is fine with the rezones. He thought they could keep a smaller setback so there was more green space to beautify the city. He thought they maybe could do a nicer looking fence. He asked what the nature of the business was.

Lindsay Gadd said it was the largest tack and feed and farm supply shop in the West. The outdoor area was for the larger merchandize. The outdoor area would be closed off with a gate.

Kara North is in favor of the rezone. She wondered what the off-street parking issue was in the notes. Scott Langford indicated as they were still early enough in the process that it shouldn't be an issue. Jeff Cochran asked staff what the future plans for the property to the west was. If something were to come in then fencing along the west may not be required. Scott Langford replied that it was part of the same ownership but they hadn't received any application yet, they would need to address that as it moves forward. Jeff Cochran asked which direction the building faced. Sandra Steele noted they hadn't addressed the food services along that road and if they were to change direction it may make sense to orient this business another way like towards Commerce Dr. Jeff Cochran asked staff where the intent of Commerce Drive was to go. Jeremy Lapin replied the goal was to have the rest of the circle completed.

Motion made by Sandra Steele to forward a positive recommendation to the City Council for the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in exhibit 1, with the Findings and Conditions in the staff report. Secoded by Hayden Williamson. Ave: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

4. Public Hearing and Possible Recommendation: Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.

Sandra Steele wondered if they should continue this item to another time when the applicant could be present. Kevin Thurman indicated that if they were able to determine if it met the code based on the information presented to them without the applicant here, then they were still required to act on it. But if they needed some questions answered to determine if it met code, that could not be answered without the applicant, then they would have the discretion to continue it.

Jeff Cochran thought we had an obligation to move forward as it had been noticed.

Sarah Carroll presented the Site Plan. She showed proposed elevations and signage. They are requesting a 3rd wall sign. They are requesting a setback reduction to the west where there is a detention basin.

Public Hearing Open by Chairman Jeff Cochran
No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Kara North is open to what the rest of the commission would say about the third wall sign. She isn't sure the third sign is necessary. She likes the plan and elevations and colors.

Kirk Wilkins feels the parking is still a concern. As presented, he is ok with the third sign. He is fine with the setback.

Hayden Williamson did not have many concerns, with parking they are in compliance with code. He feels we get a lot of requests for a third sign, when we have a lot of those requests it may mean our code needs to be reviewed. As it is presented he would be in favor of the three signs. He would be in favor of the setback request.

Sandra Steele thought she would be ok with the three signs because they face 3 different roads. But she thought if they were aware of the dark sky ordinance they may want to change. They show an awning and vertical but she wondered where the vertical comes down and how far out the canopy was. It may be a code issue. She thinks they could put an access aisle in front to allow persons to access the door easier. She wanted to ask about the length of a wall on the east elevation. It wasn't scalable and may need something to break it up.

Jeff Cochran recognizes that they have made the change to the parking code but he does feel it will be under parked. He is ok with the 10' setback on the west side. He feels it should follow the sign code, in this

instance they have 3 major streets they front and we are asking that the side opposite entrance be the front so for that reason he is ok with the third sign. He is happy to see this business come to the community. Mark Christensen asked if they knew about the cross parking agreement. Sarah Carroll said the existing agreement included all the lots except for Walmart so it should be included. Mark Christensen replied that would mean their parking requirements were addressed in the cross parking agreement. Sandra Steele was hoping to have had her questions answered tonight. Hayden Williamson asked if we proposed conditions for her concerns to comply would she be comfortable with that. Sandra Steele would like an access aisle for disabled parking so they weren't bumping mirrors trying to get in. Kevin Thurman said they could make a recommendation for that in the motion. Sarah Carroll didn't know if they had room to fit it in. Sandra Steele was concerned with the vertical and canopy. She was concerned with some landscaping that may be too large and asked that a condition be made that they be maintained at 3' to meet clear site code. Jeff Cochran feels those are code enforcements. Sandra Steele feels if we have put them on notice and there is an accident then we are more covered. Sarah Carroll said it wouldn't hurt to make it a condition or recommendation. Sandra Steele doesn't feel she has been able to explain her concerns well enough. She sees this a lot in landscape plans. It is a code enforcement issue but we have lots of those around the city that are not being taken care of. Kevin Thurman thought it would be an appropriate thing for them to address, it would be a simple thing for the applicant to address.

Motion made by Kara North that Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the VASA Fitness Site Plan and Conditional Use Permit on property located at 1523 North Redwood Road, with the findings and conditions in the staff report. And the additional conditions identified as follows: That the vertical support foot awnings on the perimeters of the building are ADA compliant; That plantings identified in the landscape plan, that when mature would interfere with the clear site triangle, must be maintained in compliance with Section 19.06; That they verify that the north east wall elevation complies with section 3.11 in the Design Standards; And with the additional recommendation that they orient one parking access aisle so as to facilitate pedestrian traffic without interference from automobiles. Seconded by Kirk Wilkins.

Kirk Wilkins asked can we say that the parking space is on the south side of the building. Sandra Steele thought we have a duty to let them know about our dark sky ordinance. Kara North suggested we could say **That they acquaint themselves with our dark sky ordinance.** Kirk Wilkins **accepted** the addition.

Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

6. **Approval of Minutes:**
1. **February 12, 2015**

Motion made by Kirk Wilkins to approve the minutes of February 12, 2015. Seconded by Kara North
Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

7. **Commission Comments.**
No comments.

8. **Director's Report:**

- **Council Actions**

Council approved the General Plan amendment to Mixed Lakeshore designation. They approved delegation of Concept Plan to staff. They approved preliminary plat and site plan for Jordan Landing. They discussed general planning for Wildflower, continued it and this week they finalized it.

- **Applications and Approval**

- **Upcoming Agendas**

We will have some code cleanups and possible Concept Plan. Legacy Farms will be on March 12th.

- **Other**

Feb. 17th Council appointed a new planning commissioner, David Funk.

David Funk introduced himself to the Commission.

Auto Zone and office building by the golf course are in the works.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 7:46 pm

March 12, 2015
Date of Approval

Lori Yates
Lori Yates, City Recorder

