

City of Saratoga Springs
Planning Commission Meeting
April 9, 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: Kirk Wilkins, Sandra Steele, Kara North, David Funk

Staff: Kimber Gabryszak, Kevin Thurman, Nicolette Fike

Others: Kerry Winn, Paul Watson

Excused: Jeff Cochran, Jarred Henline, Hayden Williamson

Call to Order - 6:30 p.m. by Vice Chairman Kara North

Pledge of Allegiance - led by Kirk Wilkins

Roll Call – Quorum was present

Public Input Open by Vice Chairman Kara North

No input at this time.

Public Input Closed by Vice Chairman Kara North

4. Public Hearing and Possible Recommendation: Preliminary Plat for Fox Hollow Neighborhood 11 located at 3400 South Wildlife Boulevard, Kerry Winn, applicant.

Kimber Gabryszak presented the plat. She noted some additional conditions that were recommended. Once this is approved by the Council the applicant will not be able to construct until the City Engineer approves that the MDA conditions will be met.

Kerry Winn, applicant, was present to answer questions.

Public Hearing Open by Vice Chairman Kara North

No input at this time.

Public Hearing Closed by Vice Chairman Kara North

Sandra Steele agreed with Urban Design that the rock above the garages and some of the windows was a little heavy and the money may be better used elsewhere.

Kerry Winn assured her that there would be some design tweaking and they would meet the design standards for the HOA.

Sandra Steele asked the Engineer if they had moved the detention basin.

Paul Watson clarified about the detention basin.

David Funk recommended that they do put something in the conditions about signage if they needed that. He felt staff recommendations were appropriate.

Kirk Wilkins asked about the lot sizes and if it was part of the recommendation tonight to allow for a lower lot size.

Kimber Gabryszak noted R3 zone typically allows 10,000 sq. ft. but this is an R3 PUD and so they are allowed for within the MDA and the PUD overlay.

Kirk Wilkins asked to clarify the signage suggestion.

Kimber Gabryszak replied that the HOA is asking them to finish the neighborhood sign, the design guidelines say that each development is required to have a coordinating entrance sign.

Kirk Wilkins asked the applicant what his thoughts were.

Kerry Winn indicated he would be open to the condition.

Kimber Gabryszak suggested wording that the applicant shall work with the HOA to complete the neighborhood sign per the MDA design standards.

Kara North also had the questions about the lot sizes and felt those questions were addressed. Sandra Steele asked about the driveways with a minimum of 20ft. and the front setbacks are 8ft. She doesn't want to see cars hanging into the roads.

Kimber Gabryszak replied that when they pull the permit if the home is 8 ft. then the driveway will have to be pulled back another 12ft. to 20 ft. total.

Paul Watson spoke about the detention issues and wanted to make sure we had the current drawings because certain things have changed over the last 7 years.

Kimber Gabryszak noted that in the engineering conditions it required the current plans.

Motion made by Sandra Steele to recommend approval to the City Council of the Preliminary Plat for The Village of Fox Hollow Neighborhood 11 (The Preserve), Phases 2-5, located at approximately 3400 South Wildlife Boulevard, based on the findings and conditions listed in the staff report with the additional condition that the applicant work with the HOA to complete the entrance signage per the MDA design standards. Seconded by David Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Kara North. Motion passed 4-0.

5. Public Hearing and Possible Recommendation: Code Amendments to the City of Saratoga Springs Land Development Code.

Kimber Gabryszak noted these had been discussed in a previous work session and these are largely unchanged.

19.02 Measuring building height - Clarified the method to measure height.

19.05 Accessory Buildings - Clarified that items such as appearance apply to all accessory buildings.

Kirk Wilkins is agreeable to the changes on this section.

Kimber Gabryszak noted this change was for outside the setbacks.

Sandra Steele liked the way this was written.

19.06 Fencing - Prior to construction of retaining walls, the Engineering Standards and Specifications shall be consulted to determine if a grading permit is also required. Added an exception for parallel fencing like a low fence around a garden or animals. And to allow privacy fencing along limited arterial trail corridors that are not City maintained.

Kirk Wilkins thought there may be another conflict with this, if there was a change in elevation of the lot for instance.

Kimber Gabryszak would look into that, it may be just a railing.

Sandra Steele wondered about putting a privacy fence along a deeper lot.

Kimber Gabryszak reiterated if you have a deeper lot if you are 20 or 30 feet away then you could put another fence? The city is concerned about that because of dead space that may not be maintained.

Sandra Steele thought that maybe a 3 foot limit would help with that.

Kimber Gabryszak noted the other discussion they had was about whether privacy should be allowed all along arterial corridors. This would still say along only trail corridors so there would be eyes on the trail. And it should only be available within a HOA maintained area.

Kirk Wilkins noted that all the people he had talked to would rather have privacy fencing.

Sandra Steele found the note that said fencing adjacent to open spaces shall be limited to open or semi-privacy fences.

Kimber Gabryszak noted that from their research the privacy fencing did not obstruct views but there may be problems from dumping over the fence. Staff would recommend leaving in the HOA limitation for now.

19.06 Park strip landscaping – This clarified that the 30% vegetation requirement applies to each park strip.

19.12 Driveways & Corner Lots - Allow gravel driveways in some zones, and state that driveways in other zones must be hard surface. And clarify that minimum size requirements for corner lots are calculated from standard minimum sizes, not from reduced lot sizes. There was language drafted that it be required to have a garage door opener requirement so they didn't sit in the drive while they went to open the garage.

Sandra Steele commented that she had seen this problem (with no garage opener) before and thought people would complain that they couldn't get through because someone was blocking the shared driveway.

Kara North thinks it is not necessary. It is standard practice these days to install a garage door opener. And she doesn't think it will inconvenience people for a couple of minutes they may have to wait.

Kirk Wilkins thinks it not necessary in the code. He supports more of a limited control.

19.12 and 19.14 Application Requirements - Add "shapefile" and "established grade" to application requirements.

19.12 Plat Amendment Process - Allows more types of plat amendments to be approved administratively.

19.26 PC Zone Clarifications – removed the word contiguous and added to meet minimum required open space.

19.04 Business Park Zone Uses - Review and modify the allowed uses in the BP Zone to ensure resultant development is appropriate for the vision of that Land Use.

Discussion was held by the Commissioners on different ideas of acceptable uses in a Business Park.

Kimber made changes as needed during the discussion. Some of the items were:

Kirk Wilkins didn't think a convenience store or gas station belonged in business parks. We want to bring in nice business areas. He compared to some really nice business areas he had seen recently.

Sandra Steele could see those uses but at a higher architecture standards and not see bays from the outside, it could work with special conditions or extra standards.

Kara North thought there may be situations where it could work as an edge use. It would be nice to drop your car off and then walk to your office.

Sandra Steele looked at Equipment sales. In this this type of setting it probably would be computer/office equipment. She thinks electronic sales and repair may go into a business park, but not large equipment sales.

Kimber Gabryszak thought that would be retail ancillary, not equipment.

David Funk thought an educational center should be allowed as a use. (added)

Sandra Steele questioned a reception center.

Kara North noted businesses may like to have a place to hold a banquet or large function. She thought a dry cleaner would be good.

Sandra Steele thought of drug store or card store,

Kimber Gabryszak thought those would fall under ancillary retail.

Sandra Steele would hate to see it opened up to retail uses that were not ancillary uses.

Kimber Gabryszak noted that ancillary uses needed to be related.

Kirk Wilkins thinks in a Business park that foot traffic and customers visiting are secondary to the business. Motor traffic should be kept down.

David Funk clarified that the businesses should be catering to the people that work there.

Kimber Gabryszak noted that for ancillary it could be no more than 20% of the land uses.

Sandra Steele thinks that is vague, it would be better to say 20% of land area or sq. footage that could be quantified. (changed to building area.)

Sandra Steele thought they could limit how many cars were onsite for an auto rental connected with a Hotel. She thinks it is something they should allow at a hotel.

David Funk thought we want to cover the main bases but they can always come in and ask for an amendment.

Sandra Steele thought it would take more time and more money for an applicant.

Commissioners felt good with the additional sections and changes added by Kimber Gabryszak.

Kimber Gabryszak summarized the discussion and added an exhibit and showed the code changes as recommended by the Commission. She added the Condition that the amendments shall be edited as directed by the commission with changes as incorporated in the report of action.

Motion made by Kirk Wilkins - Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.02, 19.04, 19.05, 19.06, 19.12, 19.14, and 19.26 with the Findings and Conditions in the staff report. With the following condition: The amendments shall be edited as directed by the commission with changes as incorporated in the report of action. Seconded by David Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Kara North. Motion passed 4-0.

It was brought up that the Public Hearing had not been opened. It was then opened, closed, and the Motion was remade.

Public Hearing Open by Vice Chairman Kara North

No input at this time.

Public Hearing Closed by Vice Chairman Kara North

Motion made by Kirk Wilkins to keep the motion as previously stated. Seconded by David Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Kara North. Motion passed 4-0.

6. Approval of Minutes:

1. March 12, 2015

Motion made by David Funk to approve the minutes for March 12, 2015. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Kirk Wilkins, Kara North. Motion passed 4-0.

7. Commission Comments. – none at this time.

8. Director’s Report:

• Reports of Action

Fox Hollow Neighborhood 11 – Positive recommendation with conditions.

Code Amendments - Positive recommendation with conditions.

Motion made by Kirk Wilkins to approve the Reports of Action for April 9th. Seconded by Sandra Steele. Aye: Sandra Steele, David Funk, Kirk Wilkins, Kara North. Motion passed 4-0.

• Council Actions – they approved the Landrock amendment, Hillcrest M&M, Legacy farms 1A-1F, Road dedication for roads in Fox Hollow and Riverside and Market street and approved Vasa Fitness. They approved the rezone for Utah Valley Turf.

• Applications and Approval

• Upcoming – tentatively cancelling April 23rd.

Meeting adjourned by Vice Chairman Kara North.

Adjourn 8:05 p.m.

5-28-15
Date of Approval

Nicolette Fike
Nicolette Fike, Deputy City Recorder



Kara North
Planning Commission Vice Chair
Kara North