

City of Saratoga Springs
Planning Commission Meeting
May 14, 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, Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk

Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike

Others: Jacob Brueck, Thomas Davis, Colby Anderson, Krisel Travis, Mike Hoffman, Thane Smith, Dalan Sorensen

Excused: Kara North

Call to Order - 6:35 p.m. by Chairman Jeff Cochran

Items from Commissioners

Jeff Cochran asked the planners about the trench plates on Redwood Road, they seemed unsafe.

Scott Langford said he would ask about it.

Kirk Wilkins noted a large rock in a road that needed addressed.

Jeff Cochran asked if there was a provision in the Code for smart timers on irrigation systems for commercial.

Kimber Gabryszak didn't think we would prohibit them, they would be good, but Jeremy Lapin was not present to answer.

Pledge of Allegiance - led by Jacob Brueck

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: Site Plan for AutoZone located at 1536 North Redwood Road, Colby Anderson, applicant.

Scott Langford presented the Site Plan. Staff is reviewing a lot line adjustment for the south property line. This was initiated by the Master Developer, not AutoZone. The owner to the south supports this because it supports future development. There is a 20' side setback on the east side and they are requesting a change to a 16' setback as an exception. Staff supports the request. The landscape plan meets all requirements. The detention will be under the parking lot. The applicants are also requesting approval of their sign package. There is a monument and a wall sign on each side of the building. Urban Design Committee recommended some modifications to the elevations. The applicant added some accents.

Colby Anderson, applicant, was present to answer questions.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline asked about the improvements on the other side of the new lot line.

Scott Langford replied that the other owners are aware of the adjustment and supported it.

Jared Henline asked why they needed the setback adjustment.

Colby Anderson replied that there was a retaining wall to the west and it was hard to get good drainage and an acceptable look and grade on that side and they did not want to push it closer to that wall.

Jared Henline asked about the wall signs, was it permitted with exception, or just permitted.

Scott Langford replied that in 19.18.08 3 It said the total number of wall signs shall not exceed two unless approved. So this was their chance to approve.

Jared Henline would like to hear what the others thought on the signs and because the setback was an engineering decision he was fine with it. He would like to have something on notice for the adjacent owner that he agrees to the encroachment.

Colby Anderson said there would be a recorded cross access easement so both property owners understood it was shared.

Kirk Wilkins was in support of the setback. He asked if there would be oil recycling on the property.

Colby Anderson did not think there would be, but he would check on it.

Kirk Wilkins has noted garbage cans full of junk people are taking off cars and fluids spilled on other similar parking lots and customers that worked on cars in the parking lot and asked what would help maintain cleanliness.

Colby Anderson replied that the owners would have to comply with all the regulations and there will be posted that the customers are not supposed to be doing work on the cars in the parking lot. Any run off would be treated by the storm drain separator before it flows offsite.

Kirk Wilkins asked what we had as far as code to protect us to make sure the lot was kept clean.

Scott Langford replied that apart from the oil water separator he was not aware of any specific code for gathered fluids on the parking lot.

Kevin Thurman noted that as far as complying with federal and state laws that came later with engineering approval process and building permits.

Kirk Wilkins asked about the trash enclosures.

Scott Langford said there is a detail sheet in the packet with specs for the enclosure and it would be wrapped with stone to match the building.

Kirk Wilkins asked for the justification of the 4 signs.

Colby Anderson was not the architect but his guess was that as a retail store they wanted to be seen.

Hayden Williamson felt the previous commissioners had covered most points. He was fine with the setback reduction. He is typically in favor of allowing the business all four signs but is open to maybe three on the main traffic sides.

David Funk did not have a problem with the setback. He thought the pictures of the signage looked nice but he was not sure they needed all four signs especially with a monument sign also out front. He agrees with the signage over the front door area.

Sandra Steele did not have a problem with the setback being 16' instead of 20'. She does not think they need the two parking spaces on the lot line adjustment; the next applicant that comes in would then be tied to that parking space. She suggested taking them out and perhaps putting in landscaping. On the monument sign, and all retail monument signs, she suggests an address be added. She asked about the trees in the plan, were they in the public right of way or on the applicant property.

Scott Langford replied that UDOT has an easement that covers the sidewalk but the trees and landscaping were on the business property.

Sandra Steele asked if the monument sign had to be a certain distance behind the lot line because of utility easements.

Scott Langford said it is in the correct place and is consistent with the existing sign for a neighboring business.

Sandra Steele wanted them to make sure that they wouldn't put the sign within the utility easement.

Kimber Gabryszak replied that if they put it in the easement it's at their own risk. But it looks like their plan is compliant.

Sandra Steele stated that she couldn't support the 4 signs in addition to the monument. She noted that in the Code it states if the sign faces an undeveloped property it shouldn't be allowed, so for the east side it shouldn't be allowed. She thinks the north and south signs need it the most and the monument sign is exposure for the west side and can be seen coming from the north or south as well.

Kevin Thurman said it's up to the decision of the council to allow more than 2 but the applicant gets to determine where the allowed signs go.

Jeff Cochran is in favor of the setback reduction. He appreciates Sandra Steele's comments on the monument sign. He is not in favor of four wall signs. He noted other businesses nearby that have been given an exception to 3 signs and he would be in favor of 2 or 3 but not 4.

David Funk brought up the code 19.18.08 3 and got clarification on the code that it was one per elevation per side.

Hayden Williamson would be comfortable with 3 signs. He feels if a company wants to pay for the signs they have probably had data that shows it's valuable for them

Jared Henline had a question to clarify which side it could go on, could it face the undeveloped property

Kevin Thurman replied that it could be argued about the undeveloped property, whether it was or not.

Scott Langford noted the code says the signs must be located on elevations that face a public or private street.

To the east is a private road, so it meets that.

Kevin Thurman indicated that there was nothing to define what undeveloped really means, if it was unknown what was going in to the east then they might want to use that provision.

Kirk Wilkins said he would be ok with 3 signs.

Sandra Steele asked about the lighting of the signs if they were aware of the dark sky ordinance and they may not want them if they understand they can't be lit that long.

Motion made by Hayden Williamson 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 AutoZone Site Plan on property located at 1536 N. Redwood Road, with the findings and conditions included in the Staff Report. With the exception of condition 3 which shall be amended to only a third wall sign be approved. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed 6 - 0.

David Funk wanted to make sure there was no question on the lot line adjustment.

Sandra felt that staff could take their comments about the matter into consideration.

5. Public Hearing and Possible Recommendation: Preliminary Plat for Crossroads Ranchettes located at 1547 North Redwood Road, Thomas Davis, applicant.

Scott Langford presented the Plat. He noted that the previous request did not include a strip that ran between the lot and the street. They have now acquired that area. The proposed plat subdivides the existing Lot 1-A into two new lots. They have tried to contact the owners of lot 2 of the Bank of American Fork area to adjust the lot lines for the remnant in front of their lot but have not been able to contact them as yet. Proposed Lot 1 will contain the entirety of the existing Towne Storage self-storage facility. There is no specific use proposed for Lot 2.

Tom Davis commented that the City personnel have been cooperative but they were disappointed that their previous plat was withdrawn. He wanted them to know that they have spent \$83,000 on requirements imposed by the City. When they were asked to acquire the strip the owners weren't interested but eventually they charged a large sum of \$50,000. The idea of the protection strip being a pile of weeds for years now evolves into being required to maintain and landscape the whole thing. He doesn't see the logic of that imposition. He asked "what changed."

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele asked where the fence was on lot 1.

Scott Langford replied that it was along the east side of the 20' setback of lot 1.

Sandra Steele was worried that the area in-between the fence and lot 2 would become a "no-man's-land" and would not be taken care of. Because it was a new plat could we require them to move the fence so it would be taken care of?

Scott Langford said there was not requirement about fences between commercial lots but they could reduce the setback, which wouldn't get rid of the no-man's-land but may reduce the size of it.

Sandra Steele asked Tom Davis what his solution would be.

Tom Davis said the fence along the side is a concern. It is basically an area to push snow. But they would take care of the landscaping.

Sandra Steele asked about the foot path that has been being used.

Scott Langford noted immediately north was phase 3 of Sargent Court and they would be extending their fencing along this boundary. And there is a trail along the south portion of the school. As things get built out they will look at it further.

Sandra Steele asked if this parcel will need a fence to separate it from the residential.

Scott Langford replied that Sargent Court has a fence approved but it comes down to who puts it in first.

Sandra Steele asked if any consideration had been given to changing the name to something that didn't sound so residential.

Scott Langford replied they have been tracking it as Crossroads Ranchettes but lately it has been called Towne Storage, they will continue to work on it.

David Funk asked about the cell tower and if it would cause any problems.

Scott Langford didn't know the full history of the tower. It was allowed with a conditional use permit and will probably sit for some time. There will be an access easement included in the new plat to allow maintenance.

David Funk thought it would be logical for the extra strip on the south east to be owned by the neighboring development that it fronts.

Hayden Williamson appreciated the willingness of the applicant to do all that was needed to comply. He asked if they foresaw any issues with the extra piece if the other developer did not take ownership.

Scott Langford noted the other parcel had the access they needed. It's just an extra piece they will need to maintain. There are no unforeseen issues with that.

Kirk Wilkins asked if we could address the applicants "what changed?" question.

Scott Langford noted the property was needed in order to allow legal access to lot 2, and so they then need to comply with Code to improve and maintain it.

Kimber Gabryszak responded that not every application is straight forward when it comes in the door. This came up during the review process and this solves their issue of being landlocked and complying with code.

Scott Langford commented that they did suggest getting and easement access instead but apparently Amsource would not go the easement route, they chose to sell.

Kirk Wilkins asked if there weren't laws that require access to keep it from being landlocked.

Kevin Thurman replied that it was not our place to determine that. It's up to the developer to prove that they have legal access to their property.

Kirk Wilkins asked what the legal non-conforming use meant.

Scott Langford replied that the storage is not currently allowed in this area so they couldn't expand now but the existing storage was approved prior to the new zoning.

Jared Henline did not have anything to add at this time.

Jeff Cochran appreciated the work that the applicant has done. He has no concerns with what has been presented this evening.

Motion made by Sandra Steele to recommend approval to the City Council of the Crossroads Ranchettes Lot 1-A Preliminary Plat, located at approximately 1547 North Redwood Road, based on the findings and conditions listed (below) in the Staff Report. Second by Hayden Williamson.

Kirk Wilkins reminded commissioners that they discussed reducing the setback by the no-man's land and if they wanted to include that.

Sandra Steele did not want to include that in the motion.

Kevin Thurman wanted to be clear that she meant findings and conditions in the staff report.

Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline.
Motion passed 6 - 0.

6. Public Hearing and Possible Recommendation: Amendments to the Community Plan for Legacy Farms located at approximately 400 South and Redwood Road, DR Horton, applicant.

Kimber Gabryszak presented the Community Plan amendments. The applicants want to modify the repetition rule to work with 5 architectural styles; the current language requires 6 while the Community Plan only created 5 styles. It is set up to have quite a bit of variety as different colors, materials, and floor plans would break it up. They wanted to change the shared Lane materials from permeable to asphalt. And they wanted to modify the trail standards to allow asphalt instead of concrete for regional trails, mainly along Redwood Road; there is a provision that would allow asphalt on the Tickville trail. Staff recommends approval of all except the exchange of asphalt from concrete.

Krisel Travis said they and staff had gone over all the elevation options and there were a lot of options. She didn't foresee a problem. She had a presentation to review the pros for having asphalt instead of concrete. They felt their PC zone gave them the opportunities to submit changes, they feel like throughout the process and plans that have been presented that they have indicated they would have asphalt or concrete trails and through the processes they have gotten more specific. Now they are to the point that they feel they need to put forth an asphalt trail. They feel like they are in compliance.

Public Hearing Open by Chairman Jeff Cochran

Michael Hoffman wanted to give more information in regards to the trail along Redwood Road. From the edge of Saratoga Springs Development (SSD) to where the trail ends in the south there are only 375 linear feet of concrete, everything else is asphalt. The wrong place to change the material is in front of Legacy Farms if they want to change then it should be north over 400 South. Implement the new standard for all concrete across a road that is a natural boundary.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele said there are specific pages for walkways that call out concrete, will they continue to be concrete or do they want to change those.

Krisel Travis noted that if it's a sidewalk it would be concrete. If it was a trail it had either asphalt or concrete called out. What Sandra Steele is referring to is a pathway that they define in the Village Plan as a pervious material which is gravel or crushed stone, but it doesn't exclude the use of concrete.

Sandra Steele understands the concerns, but for the last 7 years new developments have been required to do concrete so she would support keeping it concrete. On the repetition she has some concerns with saying they could put the same floorplan three in a row. She asked how many floor plans there were for each style.

Krisel Travis noted that there are 20 floor plans, then times 5 elevations, so there are hundreds of choices.

Sandra Steele wondered if they have that many floor plans then why are they requesting that they be able to have three in a row.

Krisel Travis said it's a customer demand; some floorplans are more popular than others. They can have the same floor plan, but not the same style and materials. It does look different with the diversity of styles they offer.

Sandra Steele feels that you can tell they are the same floor plan easily and she has a problem with that change.

She brought up the shared lanes and that they are still calling out pervious hardscape in the planter areas.

Krisel Travis noted that was in just the planter areas, the actual tree well area, so they can still receive the water.

Sandra Steele clarified that they are counting the drive aisles as a walkway and that will be concrete.

Krisel Travis replied it must have been an oversight on their part as they were planning on asphalt but it has to be concrete.

David Funk had a problem with 3 of the same floor plans in a row. He thinks the trail along Redwood Road should be concrete.

Hayden Williamson received clarification as to the same floor plan but different style. He spoke regarding the trail. He recognized that the trail currently in front of SSD is asphalt and in regard to that he would like to see the continuity. But with the City maintaining the trail surface he is torn on that.

Kirk Wilkins asked how many miles of trail would be asphalt in total.

Krisel Travis said it's about 7600 lineal feet.

Kirk Wilkins calculated that it would be about \$94,000 on the total trail. He asked what the criteria were that they could decide between asphalt and concrete.

Kimber Gabryszak replied that as it's a Planned Community zone and in these sections it did mention asphalt or concrete but it was unclear and where it is unclear it defaults to the City Code. You have the discretion to approve their PC code over the City Code.

Kirk Wilkins is leaning towards the concrete for many reasons, longevity, look, snow removal among others. He is lenient to allowing the three in a row with the different styles available.

Jared Henline feels the shared lanes has been taken care of and is fine with the repetition. He asked about when we started requiring the concrete.

Kimber Gabryszak replied that it's been about 7 years but the new subdivisions have been required to do the concrete.

Jared Henline is a fan of the asphalt but as the code defaults to concrete he would recommend the concrete.

Jeff Cochran had the preference for not the same floor plans in a row but asked staff what they felt.

Kimber Gabryszak said the original request would have opened the door to the same style through the development but Staff was not open to accepting that so they sat down and went through the concerns. They don't feel three in a row will be a big deal and overall staff is amenable to the change. The applicant would like the same feel at the entry of the development.

Jeff Cochran asked Krisel if they recommended it be changed to two in a row, do they have an opinion on that.

Krisel Travis replied that she hesitated because Boyd was not present. She felt the chances of them building three in a row were very slim anyway. She said 3 were consistent with other rules and she can't predict what buyers will want. It would be tracked.

Jeff Cochran wondered if they could say that if there were 3 in a row that one be flipped.

Krisel Travis feels that will happen with utility placements and drive approaches anyway but that would be ok.

Jeff Cochran feels staff has put a lot of effort into this and is ok with it because they have probably done a lot of work to make sure it was good. He asked why we made the change 7 years ago to concrete.

Kimber Gabryszak noted that at the time the cost was comparable and the concrete was more durable.

Krisel Travis felt the community feel would be better conserved by keeping the asphalt. And the cost is a factor also. They hope the city can support the asphalt.

Jeff Cochran knows from working in the industry that concrete is more durable and that it would be a better choice for the city.

Jared Henline was fine with the repetition but could go stricter and preferred concrete.

Kirk Wilkins wanted the concrete but preferred the more strict repetition with the one be flipped.

Jeff Cochran felt the same as Commissioner Wilkins.

Jared Henline agreed with the same.

David Funk likes the compromise and agrees with the concrete

Sandra Steele would go ahead with the compromise with the flipping, and wanted the concrete.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for the proposed amendments to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report. With the condition 2 that materials for regional trails along Redwood Road be concrete. And that the new condition 3 the Community Plan shall be edited as directed by the Commission: if three units of the same floor plan are placed in a row one floor plan must be flipped. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed 6 - 0.

Krisel Travis updated the Commission that they applied for a grading permit today. FEMA had some turn over with an expired contract and a new consultant took over. They did get caught up in that confusion but they are confident they will get approval. They hit a snag with the Army Corps who has now claimed

jurisdiction over Tickville wash and they are working through that. They feel they are on a good time line and feel they are going to have the new pipe in the ground by the end of November.

A short break was taken at this time.

7. Approval of Minutes:

1. April 9, 2015.

This item was moved to the next meeting

8. Reports of Action.

Site Plan for AutoZone – Positive recommendation with conditions.

Motion by Hayden Williamson to approve the Report of Action for AutoZone. Seconded by David Funk.

Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed 6 - 0.

Preliminary Plat for Crossroads Ranchettes - Positive recommendation with conditions.

Motion made by Kirk Wilkins for the Report of Action for Preliminary Plat for Crossroads Ranchettes.

Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed 6 - 0.

Amendments to the Community Plan for Legacy Farms - Positive recommendation with conditions

Motion made by Hayden Williamson to approve the Report of Action for Amendments to the

Community Plan for Legacy Farms. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed 6 - 0.

9. Commission Comments.

No comments.

10. Director's Report:

- Council Actions
 - They approved The Springs annexation and Rezone General Plan amendment and MDA.
 - Code amendments, they added a few uses for business park zone and the garage door openers.
 - They approved final plats for Legacy Farms 1A-1E.
- Applications and Approval
- Upcoming Agendas
 - Conditional use for preschool.
 - Church in the Jacobs Ranch area.
- Other
 - She had the Policy statement and acknowledge form for the personnel manual four members needed to sign.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 8:55 p.m.

May 28 2015
Date of Approval

Lori Yates
Lori Yates, City Recorder

