

**City of Saratoga Springs  
Planning Commission Meeting  
June 25, 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: Jeff Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, David Funk, Ken Kilgore

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

Others: Tim Petty, KC Shaw, Wayne Reaves, Matt Scott, Paul Watson, Ryan Poduska, Tanya Parker

**Excused:** Hayden Williamson,

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

**Pledge of Allegiance** - led by Tim Petty

**Roll Call** – A quorum was present

**Public Input Open** by Chairman Jeff Cochran

No comments were given at this time.

**Public Input Closed** by Chairman Jeff Cochran

**Recognitions** – Kara North was presented with a plaque in thanks for her time given to the Planning Commission.

**4. Public Hearing and Possible Action: Preliminary Plat for Fox Hollow Neighborhood 6 Phase 2, 4A, 4B, 5 and 7 located at 3200 South Village Parkway, Wayne Reaves, applicant.**

Sarah Carroll presented the plat. This was all approved previously but needed to wait and they are now ready to move forward with these phases. They are over 6 lots from what the Master Development Agreement allows. Based on the history and because the utility lines and stubs and the roads are in place, staff recommends that the applicant submit a Master Development Plan Amendment application in order to request an increase from 138 to 144 lots. In the meantime, six lots need to be removed from the current request. They have open space options and they have already received landscape approvals earlier and an open space credit. They recommend that they coordinate the requirements on the punch list with the HOA. Each phase will need to contribute to the water rights costs for the regional park. These lots will be sold to Fieldstone Homes and Richmond Homes. There are quite a few options for elevations. There is a condition that all elevations meet HOA approval before building permit. Sarah reviewed the Conditions.

Wayne Reaves noted they didn't want to lose the 6 lots, but realized because of changes their project has to change. They purchased an existing pre-built subdivision. Foothill Blvd. shifted land and other things. City staff caught the problems and they are making the change and amendment now.

**Public Hearing Open** by Chairman Jeff Cochran

Tanya Parker with The Villages HOA is expressing appreciation that the developer has been willing to work with them.

Paul Watson went over the 6 lot scenario. He noted that a lot of things had changed in the document from the original. He feels the document needs to be somewhat fluid. Redwood Road and other roads increased in sizes. If you were following the letter of the law you would have had a Master Development Agreement change after any of those things. He feels if the intent and spirit of the document is met, the allowed density was around 3.5 for the site and they are now around 3 so their density went down. They took some acreage from neighborhood 12 and put it in this project. The original document didn't allow for irrigation pond and things that are factored into it. This is like a board of adjustment and they are just trying to get the spirit of the document met. They are trying to be below the density mark and make sure they are doing all the road improvements while they do this.

## **Public Hearing Closed by Chairman Jeff Cochran**

Jeff Cochran asked staff if they would address comments.

Mark Christensen said staff looked for every possible way to try and get the 6 lots now. There are some tables they feel are iron clad in establishing parameters for this and so they were not comfortable recommending those 6 lots. They feel they have come up with a good solution for now that allows them to move forward. They think Fox Hollow is doing a great job and when the amendment comes it will be an easy decision.

Kevin Thurman noted that what is in front of the Planning Commission meets the requirements of the Master Development Agreement currently. They will come back and request an amendment, but that is not in question today.

Wayne Reaves expected that response tonight and that they were voting only on this plat. The rest was to prep Planning Commission and later City Council to help more easily get the language in the Master Development Agreement so they don't need to come back later and amend it.

Mark Christensen said there is a clear paragraph that says any changes to the exhibits would require a full amendment process, which is where they have hit the log jam. It makes no sense to rip up a road and they get that it's an oversight from when they did the amendment to the Master Development Agreement.

Unfortunately that procedurally has to happen and they will do what they need to help.

Sandra Steele asked if all the corner lots met the clear site triangle.

Sarah Carroll noted they would be fine, they are not requesting a reduction to the sides.

David Funk was glad to hear that we had good people to work with in the developers and that it sounds great for now.

Kirk Wilkins liked the variety of the elevations in the plan and asked if there was a way to spread those out.

Wayne Reaves said they may need the HOA address that, the home builder is not present but from previous experience they do not allow same homes to be together.

Ryan Poduska, for the HOA, said they have a manager who reviews the plans to make sure the houses next to and across the street are different.

Kirk Wilkins appreciates that the economy has made this more desirable to come, he appreciates that they will follow-up with the city for items in the amendment and appreciates that they have decreased the density.

Ken Kilgore asked on page 3 of the staff report, there are a number of fees that have to be paid and he wondered when those were scheduled.

Sarah Carroll noted with Swainson Ave. they are requiring they record that simultaneously with these plats or before and prior to that is when they require the water rights to be paid and with Wildlife Blvd. because of the separate agreement that will be handled at a later time.

Ken Kilgore asked on an agreement with access points to Village Parkway.

Sarah Carroll said the city has received construction drawings for Village parkway and portions of the road are on those plats and the fees will be paid when they are recorded.

Wayne Reaves replied that because of a lot of off-site costs that they don't get a return on, they are trying to get neighborhood 6 to close and record and sell as close together as he can.

Sarah Carroll noted that some punch list items are related to landscaping and streetlights so they will bond for those improvements when they record and they have one year to complete those.

Wayne Reaves said street lights will be in and they hope to start the landscaping as soon as possible.

Ken Kilgore asked on pg. 4, the Master Development Agreement space requirements, he wondered about the 30% open space.

Sarah Carroll said the 30% is based on the entire acreage and with each phase that comes through they have a formula they use. With the escrow amount they pay toward the regional park the total ends up being a bit less because they are contributing to the regional park.

Kevin Thurman commented that they had to figure out a way to calculate the amount of open space that would be equitable to everyone because they had different types of open space with sensitive lands and regional parks and different amenities. So they came up with this formula and when all is said and done it should equal out to be the 30%. The later phases are developing the sensitive lands and the percentage on the back end will be higher. The hope is it will equal out when the last plat comes in.

Mark Christensen said it was challenging because of the way the property came about. Different people financed different phases of the project. At one point 13 different lenders owned different chunks of the

property. Some neighborhoods were already built with infrastructure and almost ready to go and to meet that requirement on their own they would have had to tear out streets and things. They needed to change it so that it evened out across the entire project. They got all the property owners to agree to this methodology.

Ken Kilgore asked on pg. 27, with examples of elevations, he is wondering if these elevations were built somewhere else and perhaps here in Saratoga Springs

Sarah Carroll said they have both situations, some of those types of homes are in the city and some are in other locations where they have built.

Ken Kilgore was wondering if there was a city wide standard for the home designs.

Mark Christensen said that would be the architectural standards but they didn't have anything like that.

Jared Henline said it looked good and asked how fast they could come back on the motion.

Sarah Carroll said they will have to submit the application and once it's submitted they can schedule that.

Jeff Cochran asked about timeframes on infrastructure requirements, with development moving forward prior to secondary completion, does that leave the city in potential liability.

Sarah Carroll said they have a cap with 190 homes.

Mark Christensen said it was part of a second agreement with Henry Walker Homes, phase 6 was always further along but stopped. The City entered into an agreement knowing the tank they helped build had adequate capacity for this neighborhood, so part of the trigger was to finish Swainson Avenue and the building of this pond, which is sized only for fox hollow. They have adequate for now but they are limited to an agreement from 3 years ago. He believes there is adequate infrastructure at this time to move forward.

Jeremy Lapin said the tank was for both indoor and outdoor water, they could sit with just that take for several years without any problems.

Jeff Cochran asked about the minimum lot size variation request and if those requests are consistent with the original plant that was approved.

Sarah Carroll said they were.

**Motion made by Sandra Steele that the Planning Commission recommend approval to the City Council of the Preliminary Plats for Fox Hollow Neighborhood 6, Phases 2, 4A, 4B, 5, and 7, located at approximately 3200 South Village Parkway, based on the findings and conditions listed in the staff report. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

**5. Public Hearing and Possible Action: Minor Amended Site Plan for Utah Central Water Chlorination Facility located at 62 North 800 West, Cort Lambson, applicant.**

Kimber Gabryszak said this was the first of their new minor amendment site plan process. The Planning Commission is the approval body tonight and it does not go to Council. They are proposing a new building and new asphalt as part of the site. She had material samples to show. The Urban Design Committee did review this and they recommended approval as proposed. One comment was received by email from public that he wanted the item tabled because he hadn't seen the packet online but she checked that it was online. There was a comment was that the landscaping was incomplete.

Kevin Thurman reminded the commissioners to keep in mind that any time they make a decision with public comment, the public comment can really only be considered if it is based on current standards.

**Public Hearing Open by Chairman Jeff Cochran**

Casey Shaw with Central Utah Conservancy District noted the building was being installed because of operation of their water system that serves several cities and Jordan Valley Water Conservancy District. There is just not enough water that moves through the system to keep the chlorine residual up. This will inject a small amount of chlorine in the water to meet state regulations.

**Public Hearing Closed by Chairman Jeff Cochran**

Jared Henline noted it complies and had no further comments.

Ken Kilgore asked if there would be a change in access to this facility.

Jeremy Lapin said the most prominent access now is on 800 W. there will also be a curb and gutter and access on the south side once the Pony Express project is done.

Kirk Wilkins asked about the finishing landscaping that was brought.

Kimber Gabryszak said one of the complaints in a letter was that there was incomplete landscaping of this site.

This project is required to meet landscaping ordinance so a condition that staff make sure it's completed would cover the resident's concerns.

Kirk Wilkins asked if they should recommend this as a condition.

Kimber Gabryszak said it may be a good idea to include it to make it clear.

Casey Shaw noted that the landscaping required was completed on the previous plan. And they intend to complete everything required in the new plan.

David Funk noted his concern was also with the landscaping but felt it was covered.

Sandra Steele understood this to be an R3 and she remembered some discussion when this first came through and asked the applicant what landscaping was required to put in.

Casey Shaw said they were required to put in shrubs, rock mulch and an ornamental iron fence and trees. He would continue with that type of landscaping.

Sandra Steele said the confusion might be that they did not have a turf requirement here.

Kimber Gabryszak confirmed that they did not have requirement for grass here. 25% needs to be live vegetation and the rest can be xeriscaping.

Sandra Steele had a concern that it might look like a sea of asphalt. She asked what percentage was asphalt.

Casey Shaw noted that what she might be seeing as new asphalt actual is gravel or asphalt now and is being replaced because of this new construction but he didn't believe there was much asphalt now. He noted that they would be supplying water to the Alpine School pond just south because they ran out of water.

Sandra Steele noted that this did not get under the pending applications on the website.

Kimber Gabryszak noted it was in the packet online.

Jeff Cochran did not have any additional questions.

**Motion made by Sandra Steele that based upon the evidence and explanations received today, I move that the Planning Commission approve the Minor Site Plan Amendment for the CWP Chlorination Facility on property located at 62 North 800 West (parcel number 49:729:0001), with the findings and conditions in the Staff Report. Seconded by Ken Kilgore.**

David Funk asked if we are adding the condition on the landscaping.

Sandra Steele replied that she thinks it's already finished and covered in the requirements.

Jeff Cochran feels the code is clear on what is required.

David Funk asked if staff agreed to not adding that condition.

Kimber Gabryszak replied they did.

**Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

**6. Public Hearing and Possible Action: Code Amendments for Title 19 (Sections 19.02, Definitions; 19.05, Supplemental Regulations; 19.06, Landscaping and Fencing; 19.12, Subdivisions; 19.13, Process; 19.15, Conditional Uses).**

Kimber Gabryszak went over the code amendments. Most changes were clarifications. The subcommittee met and suggested a few other changes.

19.02 – Definitions

Added Solar Panels, and clarifying Edge Uses

19.05 – Supplemental Regulations

Corrections to Temporary Uses including regulations recommended by the Fire Chief. Relocate standards for Sales Trailers. Add standards for solar.

19.06 – Landscaping and Fencing

Smart timers and water saving devices. Artificial Turf prohibitions, not in institutional or commercial or front and side yards. Planting standards.

19.12 – Subdivisions

Permit plat amendments to affect plat boundaries.

19.13 – Process

Implement expiration of applications for inactivity.

19.15 – Conditional Uses

Temporary Sales Trailers are currently permitted in every zone; however their standards are in the Conditional Use section. Staff recommends relocating the standards to the Supplemental Regulations section, 19.05.

Sandra Steele commented on temporary sales office, in another place it references temporary sales trailer. She agrees with what was put down in temporary sales trailer, but if you have a large development, a model home is a temporary sales office; a flat two years without some wiggle room might make them move it for a few more months to be able to sell their homes.

Kimber Gabryszak said they can still use the model home; this would only apply to trailers.

Sandra Steele commented the ADA will probably come into effect as far as restrooms and ramping on sales trailers and probably model homes may be also. Staff needs to be aware of that.

Kimber Gabryszak noted they were aware of those.

Sandra Steele spoke about turf. She had some examples of artificial turf. She can understand why we don't want to see it in a front yard but some may like to see it in a front yard, but they should look at it in the future.

Jeff Cochran noted it was used more in places like California than here and this would be much better than a roll of green carpet in a front yard.

Sandra Steele said she talked to the salesman for the turf and he is also a landscape architect. If we allow xeriscaping this shouldn't be a whole lot hotter than that. She thinks it's something that does need to be looked at, there is good quality out there and she doesn't know how the City could control quality but perhaps there are some things they could control, installation, thickness, depth, there may be some things they could do.

Kimber Gabryszak said they have looked into it and it needs more research and time. They will likely permit it in the future in certain locations. They left the door open for not in institutional or commercial but if the city wanted to do something in a road or something, and they didn't all out prohibit it in yards, just front and side. They want to avoid the green carpet.

Sandra Steele noted that Draper has just done it and they might want to look at what they have done. She asked how this would stop the green carpet.

Kimber Gabryszak replied that if they find it or it is reported they can enforce code without requiring additional permits.

Sandra Steele has a concern that a neighbor may throw down a green carpet but we don't have anything to say he can't. She would like to see us have some type of standards for depth, installation, materials. If they are going to allow it anywhere they need to have those standards in place. Sandra said all the research she has done says trees do better at 1.5 inch caliper.

Kimber Gabryszak said staff likes 1.5 that but there was some push back the last time it came up. They are fine either way. Kimber talked about boundary line adjustments in plats, there may be possibly something in state code that prohibits taking property outside a subdivision into the subdivision but by putting subject to limitation of State Code they feel they are covered for now. There was expiration for inactivity and the legal dept. added that if an applicant declared bankruptcy it puts a hold on their proceedings. She reviewed the move of Temporary Sales offices with changes and changed Offices to Trailers.

**Public Hearing Open by Chairman Jeff Cochran**

No comment at this time.

**Public Hearing Closed by Chairman Jeff Cochran**

Sandra Steele did not have any more comments but wanted to hear what the rest of council thought and if anyone had talked to the parks department and their feelings on the caliper of trees.

Kimber Gabryszak did not talk to them at this time but everything she has heard previously was they like the 1.5 caliper.

Jeremy Lapin concurred.

Mark Christensen commented that smaller caliper trees were more able to adjust to the environment. They have a pretty high kill rate on trees. He thinks it might help to have smaller caliper, it probably wouldn't hurt.

David Funk clarified that the change in caliper is only in the new development. He has heard that in many cities they are getting away from live landscaping due to water problems and we may need to do that at some time but it may be another reason to look at the artificial turf.

Kirk Wilkins asked if there were any specific changes to fences.

Kimber Gabryszak replied there was not, it was only landscaping.

Kirk Wilkins would be amenable to whatever caliper tree has the greatest success rate in growing and surviving. As far as turf he is interested in the rest of the commission.

Ken Kilgore agrees with whatever caliper is shown to survive longer. For the turf, he had some turf in his house and did see differences in his research and they would need some way to figure out how to put those regulations in place. His research was not so much the appearance but things like bacterial and stuff like that. He thinks if they regulate the height and things like that it might be good. His concern is not the look of it but more along the lines of bacteria and injuries.

Jared Henline did not have an opinion on the calipers, whatever is best. As for the turf he noticed he is not allowed to water his lawn this week per City Facebook, and with the current environment this should be encouraged rather than discouraged. Right now it's just to get it on the books but it needs to change in the future.

Jeff Cochran commented that as for the caliper of the trees he is not expert enough to say what is better but he believes state and industry standard is 2 inch and that may be why it was that way in our standards. As for the turf, from a conservation standpoint they are going to need to look at options for that and xeriscaping.

Sandra Steele asked what they were going to do about caliper.

Kimber Gabryszak said they could make a recommendation to reduce it or leave it as it is, they will likely see changes to landscaping come later. Since they added 19.15 that needs to be included in the motion.

**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 Sections 19.02, 19.05, 19.06, 19.12, 19.13 and 19.15 with the Findings and Conditions listed in the staff report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

#### 7. Work Session: Discussion of Code Amendments.

Kimber Gabryszak led a discussion of possible code amendments including:

- 19.02, Yard Definition –
  - Cleaning up definition and adding new graphics to reflect the clear view triangles.
- Multiple sections, Removing the Gateway definition and references from Code, as the defined Gateway is no longer the primary entrance into the City
- 19.05, multiple –
  - Standards for Auto Sales and Large Parking Lots and Vehicle Storage
    - They added a graphic to accompany the 30' landscaped buffer. They realized they have to treat arterial roads different than collectors. They talked about allowing for some display in the landscape buffer with appropriate limitations.
    - Only the Industrial Zone permits vehicle storage.

Sandra Steele asked what Redwood Road would be widened to.

Jeremy Lapin replied that they were planning to widen it to 7 lanes eventually. They wanted to make sure that there was adequate space, the sidewalk could be relocated but they don't want the curb and gutter to keep moving. They added a second control point so if the curb and gutter moves they still can keep a certain distance. As far as he can tell 90 feet should be enough to allow for the growth.

Ken Kilgore asked about hazardous spills.

Kimber Gabryszak replied they do have to treat any potential spills so the display area would be approved with the site plan.

Kirk Wilkins asked if they were to widen the road in the diagram and then the display area was in the clear site triangle would they remove that display area.

Kimber Gabryszak said potentially yes. But the estimate now is that they would still comply, if it got under that, there would be trouble.

- Discussion of potential code for Accessory Dwelling Units
  - Discussion begun at the last work session. Staff is working on research of some more items like utilities, background checks, business licenses, and additional items.
- 19.06, multiple –
  - Discussion of location that fencing should drop to a 3' height for corner lots.
    - The graphics have not been revised as the triangle is always measured from the right of way, whether a sidewalk is there or not, and upon further review Staff has found the exhibit is correct.

Kirk Wilkins thinks it still needs to consider if there is a park strip. The question is; it is safe for the person to get out of the driveway.

Kimber Gabryszak said their clear view definition doesn't include park strips.

Ken Kilgore noted the way he saw it the current definition already includes the minimum requirements and so if they had a park strip it would be above this.

Jeff Cochran said in engineering standards there is a definition for clear site triangle and is the City Code matching the Engineering Standard.

Kimber Gabryszak said this was written by Engineering but could not speak for them as to if it was matching or not.

Sandra Steele thought that the 3 foot fence needed to come back to the face of the home that is not on the corner. What if the corner house put the fence a foot inside of the property line then would it be in compliance.

Kimber Gabryszak noted that is why they are having that discussion. If they put the fence 6 inches in they are not on the lot line and so not technically in the front yard of the neighbor, they are only in their own yard. There have been conflicting messages going out and it needs to be cleared up.

Kirk Wilkins would like to see owners get as much enjoyment of their yard while still making it safe.

Kimber Gabryszak said basically that is the option where they are allowing for 6 foot until it meets the clear view triangle than lower to 3 feet then raise to 6 feet and lower at the next corner. From an aesthetics standpoint, which the city has the ability to regulate, it looks better to lower it all to 3 feet.

Sandra Steele would say it's a safety issue, not only for vehicles but pedestrians also. There may not be a perfect answer.

Ken Kilgore noted examples in his neighborhood and there is no park strip there.

Jared Henline asked if it only applies when a drive is facing a back yard. Anyone who already had a fence would be grandfathered in, so it would be up to a builder to tell a new home they needed to build the driveway on the other side, if it was on the other side then safety is not as much of an issue.

Sandra Steele felt it still was a safety issue for pedestrians.

Jared Henline thought it was more of an aesthetic issue if it was backyard to backyard or the drive was on the other side.

Jeff Cochran thought it was largely a decision of opinion, and the opinion differs depending on which home you own.

- Discussion of planting standards for trees not in ROW.
  - Postponed pending Engineering input and discussion

**8. Work Session: Discussion of Urban Design Committee.**

Kimber Gabryszak noted that all residential needed to go through the UDC. The UDC is a recommending body to the Planning Commission and they see a potential problem in having a Commissioner be a voting member of that body. So rather than appoint someone tonight they wanted to bring that to their attention and depending on feedback they would bring back a code amendment if needed.

Sandra Steele noted that there was a member of City Council on that committee also.

Kimber Gabryszak with all the turnover lately they had held off on reappointing a person to the committee. They are moving towards a model that instead of just recommending the UDC would actually make the decision on the architecture, it will be a more of an official body, whereas now they are only meeting as needed and then Planning Commission and City Council re-hashes the decision.

Kevin Thurman could see situations with conflict with Planning Commission being in the UDC, but with Council it may be more of a problem. It raises a potential for two bodies to have lack of impartiality. It doesn't look good to have inner mixing of members. They should be separate bodies.

Sandra Steele noted that the way it worked in another city the Planning Commission took turns attending, they didn't vote however. They could then come back to Planning Commission to clarify the reasons things happened.

Kevin Thurman didn't see a problem that way, official or unofficial, an ex-officio, non-voting member.

Mark Christensen said it was definitely an open meeting so anyone could attend, specific assignments to go may just be more work and not needed. We should get the committees, train them, and let them do their job. He doesn't see the need for a lot of oversight.

Kirk Wilkins would like to avoid any point of conflict and if people are in attendance from Planning Committee or City Council he would be in favor that they don't vote.

Ken Kilgore asked if there was a positive reason for having an ex-officio.

Kevin Thurman replied that just having a member there that can report back would be good

Mark Christensen had an experience where City Council was suing their Planning Commission. If someone is going to send a liaison, it should probably be City Council because they are responsible for appointing people to that board. But they shouldn't be voting. It would still be a public meeting that Planning Commission could participate. He has seen conflicts. People should do their jobs and have your say as part of that job. He thought perhaps there were enough roles and responsibilities already; to have someone assigned to sit as a liaison isn't necessarily a good thing. The Council may want to do that but they have a lot of assignments already.

Kimber Gabryszak said they could make a list of potential ex-officio members. But having to make a vote there and come here and vote again is potentially an issue.

Mark Christensen noted Council had created quite a few liaison positions and they are reevaluating the liaison roles they currently have.

Sandra Steele understands that, the UDC they don't recommend, they approve. So if anyone disagrees with that, then what?

Kimber Gabryszak said it depends on the make up and they realize the make up probably needs to be modified.

**9. Approval of Minutes:**

1. June 11, 2015.

Sandra Steele emailed some changes in.

**Motion made by Sandra Steele to approve the minutes from June 11, 2015. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Abstain: Jarred Henline. Motion passed.**

**10. Reports of Action.**

- o Code Amendments for Title 19 - Planning Commission reviewed the report. The motion was a positive recommendation.

**Motion made by Kirk Wilkins to approve the Report of Action. Seconded by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

11. **Commission Comments.** - No comments at this time.

12. **Director's Report:**

- Council Actions
  - Approved rezone for Cahill Chapel, approved final plat for Jordan View Landing for phase 1. They tabled Legacy Farms Community Plan amendment, pending some official draftings for denial.
- Applications and Approval
  - Applications for another Church in Harbor Bay and some resubmittals in Fox Hollow, Harbor Bay, Stillwater, Heron Hills, and Jacobs Ranch.
- Upcoming
  - Next meeting is July 9<sup>th</sup>; one item is a rezone and concept for a meeting house north of Hillside drive.
  - Reminder that the July 23<sup>rd</sup> meeting has been moved to July 30<sup>th</sup>.
- Other
  - Two members of Planning Commission are volunteering with bicycle and pedestrian planning, she had an update for them and she had a Land Use handbook available to read.

Sandra Steele asked if a house was built, planning doesn't go out and check if the park strip was done properly, so how does that work for landscaping or a trail not completed.

Kimber Gabryszak replied in most situations those things have to be completed before they get a certificate of occupancy. They can't bond for private open space, trails or anything like that. They cannot require a bond for it. They are struggling for how to make that work. In the past they have posted a bond and then once those are done they can get occupancy for a home.

Mark Christensen noted they have been putting lots of layers on Google Earth and they can see how the city is going to look with new applications coming in. It helps them to visualize it and find potential problems. It's helpful to see how everything ties together. He noted the new ballfield that was designed to grow into. It ties into Inlet Park and the Jordan River Trails. They have thought for 1200 parking spaces. They looked at different areas around the city on Google Earth and asked about how MVC would be configured northward and some other road connections through the city. They asked about Market Street and who was paying for that. The City is building the road and they will be reimbursed.

13. **Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.**

No closed session tonight.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 8:52 p.m.

July 9, 2015  
Date of Approval

Lori Yates  
Lori Yates, City Recorder

