

**City of Saratoga Springs
Planning Commission Meeting
August 13, 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, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore

Staff: Kimber Gabryszak, Kevin Thurman, Nicolette Fike

Others: Carl Ballard, Stan Steele

Excused: Kirk Wilkins

Call to Order - 6:33 p.m. by Chairman Jeff Cochran

Pledge of Allegiance - led by Jared Henline

Roll Call – A quorum was present

Public Input Open by Chairman Jeff Cochran

No Comments.

Public Input Closed by Chairman Jeff Cochran

4. Public Hearing: Rezone for 400 North Redwood Road, Mike Carlton, applicant. Continued to September 10, 2015.

Public Hearing Open by Chairman Jeff Cochran

No comments.

Public Hearing Closed by Chairman Jeff Cochran

Motion made by Jared Henline to continue the Rezone for 400 North Redwood Road, Mike Carlton, applicant to September 10, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Ken Kilgore, Jarred Henline. Motion passed unanimously.

5. Work Session: Discussion of Code Amendments for the City of Saratoga Springs Land Development including Mixed Lakeshore, fencing, development review process, and others.

Kimber Gabryszak gave an overview of the proposed amendments. Planning Commission asked questions for clarification and gave their input.

- 19.02, Yard Definition – cleaning up definition to avoid confusion, and replacing graphics.
- Multiple sections, Gateway – 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

Jeff Cochran brought up a height limit for display areas. He suggested that it be the same height as the landscaping around that area.

Sandra Steele asked about a berm being required. She is concerned about something like a hedge that would not be grown enough to begin with. She asked if the cars would be considered a sign.

Kimber Gabryszak said they have proposed a berm or a screen wall, not a hedge, which would serve the same purpose. She said the cars themselves would not be considered a sign, only if they had signs on them. With their draft sign code it does specify which signage is prohibited.

David Funk asked along the same line, if it was illegal for there to be trucks parked with signs along the road.

Kimber Gabryszak replied that signs were permissible on company vehicles as long as it was mobile. She asked if there should be a maximum height allowed for berms.

Discussion was held about a height limit with thoughts to additional platforms that might be on top of a berm. It was suggested a combined total height of 6 feet be allowed. Also a suggestion that the top of the displayed vehicle not be more than 10 ft. when displayed.

- 19.06, multiple –

- Discussion of planting standards for trees not in ROW
 - Subcommittee has recommended applying the Engineering planting standards to commonly and HOA owned open space and landscaping. This is only for required plantings.

Sandra Steele thought that the diameter at breast height, between a tall person and short person is too subjective. She thought it should be a clearer standard.

Kevin Thurman thought the standard caliper of a tree is read near the ground at most nurseries.

Sandra Steele noted that we have no planting standards for required trees in commercial areas.

Kimber Gabryszak said we do have basic standards for required trees; they don't have standards for size of root ball and how to prep the soil. There are theories for the best way to plant a tree, for a commercial development it comes down to the commercial owner to maintain the landscaping.

Kevin Thurman commented to keep in mind with planting standards that if we put all these standards in the code it puts the burden on the city to enforce it also. He suggests adopting clearly defensible standards. There are too many theories on planting; you need to be careful with establishing planting standards

Jeff Cochran supports that we should be very careful in giving direction to things that have multiple opinions on best practice.

Sandra Steele reiterated that she wasn't talking about planting standards, but more mulch treatments around the trees.

Ken Kilgore commented on future trends for things like xeriscaping.

Kimber Gabryszak noted we amended the code last summer that allowed for a higher level of xeriscaping and lowered the turf amounts. Some members of Council were concerned about heat islands. We have a lot in the code to mitigate that already. Some cities have required that no rock be in the drip line. They learned those cities don't have the wind issues we have that blow the mulch away. With the rock, studies have found it is not harming the root system. There are multiple recommendations out there.

Jeff Cochran commented that he would vote to strike the requirement to follow the public planting standard.

Kevin Thurman thought they could require HOAs to replant any required plantings when they die.

Hayden Williamson thought they could say if you don't comply then they could bond in case the city has to replace it.

Kimber Gabryszak responded that there limits to how long we can require a bond, there are things we can look at for maintenance and compliance.

Ken Kilgore thought we do want to require the HOA to maintain the landscaping.

Hayden Williamson said we are trying to tell the developer to be responsible with their planting so that so many trees don't die in the future.

Kevin Thurman said they are hearing from landscaping companies that larger caliper trees have a harder time surviving.

Sandra Steele did research on line that agrees with the smaller caliper tree that has the better survival rate.

Kimber Gabryszak said right now they want to make this more functional and feels with the move to more xeriscaping and enforcement issues and water issues in the future we will need to look at this further.

Hayden Williamson thought we could look into opening the standards to where we are not dictating but still at the same time encouraging smart practices.

Kimber Gabryszak is in favor of striking it as well as long as they put in some good maintenance language.

Kevin Thurman suggested you could have a requirement that planting standards be submitted along with landscaping plans.

- Discussion of location where fencing should drop to 3' height for corner lots
 - Subcommittee has recommended allowing 6' fencing up to the property line, with the requirement that fencing be set back 15' from the intersection of driveway and sidewalk.

Kimber Gabryszak showed various examples of street side yard fence options. The Code committee and staff felt the compromise option was the best but we don't require building permits for fences and we have a lot of situations in the city where the fence is already built to the sidewalk.

Jeff Cochran said his thoughts were consistent with that view.

Hayden Williamson asked if there were fencing standards to corner lots with rear or side load driveways.

Kimber Gabryszak said they have clear view requirements regardless.

- 19.13 – Process

- Discuss potential delegation of approvals to streamline processes

Hayden Williamson liked the changes.

- General Plan and 19.04 – Mixed Lakeshore

- Change name to Mixed Waterfront, add clarifications, and modify standards. The intent is to change the Mixed Lakeshore to Mixed Waterfront and be able to apply it to not just the Lake but the Jordan River as well. They have been trying to make it more useable. They want to enable more commercial uses. It addresses density transition.

Sandra Steele said the general plan advises 10 units per acre, how did we get to 14.

Kimber Gabryszak said it was the way it was worded for a typical acre of land and the intent. 14 is the maximum but they couldn't do that everywhere because they would have to transition the density.

Ken Kilgore feels waterfront property is considered nice and an asset for larger lots. It seems like this requires high density on waterfront.

Kimber Gabryszak responded that when the Mixed Lakeshore was created it was meant to allow for little shops to enjoy the community along the lakeshore. But the density in the code isn't enough to want developers to do that. They looked at other areas with river walks that suggest much higher densities like 40. Those other similar communities do seem to benefit from the higher density. We have a lot of lakeshore but a limited amount that is left and developable. Some is in wetlands. They don't want to burn through all the river lots with private access large lot homes, more density entices businesses.

Hayden Williamson asked if this gave us teeth to ensure we had commercial going in and not just condos.

Kimber Gabryszak said there is something like that, but they could put something more strict.

Ken Kilgore wondered how that would fit with the affordable housing act.

Kimber Gabryszak said they will help with affordable housing act if they priced them that way but along lakefront you don't generally see that.

Kimber Gabryszak commented that with potential changes the first step is to re-designate areas. She showed some potential areas for the change along the river. All these property owners would be given public notice and they would be given a voice in the matter.

Sandra Steele thought it had been discussed before but any roads coming in to Mixed Lakeshore should be away from existing single family homes. She said we didn't want them to put all the commercial closest to Redwood Road.

Kimber Gabryszak replied that we did have the discussion but we never came up with a solution. Some businesses would make more sense to be closer to Redwood Road.

Kimber Gabryszak brought up more about Landscaping. She said that we have had a lot of complaints of people not getting their back yards put in. Code enforcement is out enforcing on backyards now. They are not waiting for complaints right now because it's not fair or consistent. They are looking at aials and sending notices to those that don't have landscaping in. A question came up that with larger lots it may not be feasible to require tha they landscape the whole lot. They have proposed to permit a limited percentage of bare ground and native grasses as part of a manicured landscaping. Lots 1/3 acre and smaller fully landscaped, larger than 1/3 acre they would require a minimum of 1/3 acre be landscaped. The weeds would need to be kept to a reasonable level that the Fire Chief recommends.

Ken Kilgore feels the 1/3 requirement seems regressive, that those who can't afford the bigger lots have to fully landscape but the larger lots which cost more, those that can afford more don't have to do as much.

Kimber Gabryszak noted that was one reason they went with the larger lot and that many of the larger lots also have animal rights and it makes more sense to have the native. If the smaller lots don't landscape it tends to have a bigger impact in their areas.

Jared Henline feels this is saying what is practical for what they have, especially with conservation in mind. Just because someone has a bigger lot doesn't mean we want them to do that. We can't assume that because they have a bigger lot they have more money. We are looking at the bigger picture of what we want landscaped and why.

Ken Kilgore understands why we should do that, but it doesn't feel quite fair.

Sandra Steele is concerned about what they have seen in the past along Redwood Road, along the golf course. For many years they would only come through once or twice a year to take care of it and the weeds get too high and over grown. Some native species are too noxious. If we do allow them to do that, it would be nice to require a fence.

Hayden Williamson doesn't think this is something the city needs to enforce, turn it over to the HOAs and put some stronger language in about weed control to protect the neighbors around you.

Jeff Cochran thought it was appropriate. Someone with a larger parcel may not want or need to seed the whole area, especially with thoughts to water conservation, but in smaller lots it's more impactful to the closer lots.

Kimber Gabryszak will take comments and work further on it.

Sandra Steele wanted to comment on bare dirt. If you have a garden or orchard then bare dirt is acceptable but in some cultures a swept dirt yard is beautiful. Is there any way where they could only allow a certain amount?

Kimber Gabryszak said they would propose only in back yards and when it is in accordance to similar planting usage. They do want to make sure this is fair to the city overall.

Ken Kilgore noted there are quite a few competing interests with animals and water rights etc. once you buy a lot, you are responsible for that lot and why should a larger lot get a break.

Sandra Steele said the code notes we have to landscape the front in a year and the backyard in two. But there is nothing in the code to say you must maintain the landscaping you put in.

Kimber Gabryszak said it was covered in another section (19.06.03).

David Funk commented that some of the area that is not landscaped or kept us is City property (or State) that is not being maintained.

Sandra Steele noted there are some properties that were cross fenced and they are not maintaining the weeds between. She asked if there was code that weeds needed to be kept a certain height.

Kimber Gabryszak has not checked with the fire department to see what the height is.

6. Approval of Minutes:

1. July 30, 2015.

Motion made by Hayden Williamson to approve the Minutes of July 30, 2015. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Ken Kilgore. Abstain: Jared Henline, David Funk. Motion passed.

7. Reports of Action. – No Reports

8. Commission Comments.

Sandra Steele went to see The District to look at their lighting. She noted the Champagne color does blend in. She went above to look down and she was impressed with the lighting design and low level of light. She noted she met with the developer last week also.

9. Director's Report:

- Council Actions
 - Last meeting was budget amendments and work session on The Crossing.
- Applications and Approval
- Upcoming Agendas
 - Sept 10th they should see a rezone and concept plan, Tractor Supply and Turf Farm and Aquatics Academy. They are waiting for resubmittals and are hopeful to see them. Possibly The Crossing.
 - Next meeting public hearing on code amendments.
- Other
 - Tonight is Jared Henline's last meeting.
 - There will be two new Planners joining staff.

10. Motion to enter into closed session. - No closed session.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 8:20 p.m.

August 27, 2015
Date of Approval

Lori Yates
Lori Yates, City Recorder

