Planning Commission Meeting

Thursday, October 8, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE PLANNING COMMISSION CHAIR.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.

2. Roll Call.

3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.

4. Election of Chair and Vice Chair for the Planning Commission.

5. Public Hearing: Preliminary Plat for Jacobs Ranch Plat N located at approximately 450 West Remington Avenue, Jim Jacob, applicant. Presented by Jamie Baron

6. Work Session item: Discussion of Code Amendments/Vision. Presented by Kimber Gabryszak.

7. Approval of Minutes:
   1. September 24, 2015.

8. Reports of Action.

9. Commission Comments.

10. Director's Report:
    - Council Actions
    - Applications and Approval
    - Upcoming Agendas
    - Other

11. 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.

12. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

I, the City Recorder of City of Saratoga Springs, certify that copies for the above agenda notice was posted on this 1st day of October, 2015 on the Saratoga Springs City bulletin board, the Saratoga Springs City website www.saratogaspringscity.com, posted to the Utah State Public Notice website at www.utah.gov/pmn and sent to at least one newspaper of general circulation within the jurisdiction of the public body. Lori Yates, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

PLANNING COMMISSION
STAFF REPORT

PRELIMINARY PLAT
JACOBS RANCH PLAT N
OCTOBER 8, 2015
PUBLIC HEARING

Report Date:	October 1, 2015
Applicant:	Jim Jacob
Owner:	Calvin K. Jacob Family Partnership
Location:	Jacobs Ranch
Major Street Access:	Redwood Rd, Ring Rd
Parcel Number(s) & Size:	59:002:0067 – 0.662 ac.
	59:002:0100 – 3.18 ac.
	59:002:0057 – 1.739 ac.
	59:002:0083 – 0.409 ac.
	Total: 5.99 ac.
Parcel Zoning:	R-3 Low Density Residential
Adjacent Zoning:	R-3 Low Density Residential
General Plan Designation:	Low Density Residential
Current Use of Parcel:	Vacant with improvements
Adjacent Uses:	Single Family Residential, Vacant
Previous Meetings:	None for this application
Previous Approvals:	Final Plat, 2006 – now expired
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

A. Executive Summary: This is a request for a preliminary plat approval for Jacob's Ranch Plat N which consists of 5.99 acres in the R-3 zone and will include 17 lots and 0.085 acres of open space.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Jacobs Ranch Plat N Preliminary Plat, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include forwarding a positive

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

recommendation with conditions to the City Council, continuation of the item, or forwarding a negative recommendation to the City Council.

B. **Background:** The Final Plat for Jacobs Ranch Plat N was previously approved by the City Council on September 12, 2006. This plat approval has since expired, and the application must comply with current Code standards.

The preliminary plat for Jacobs Ranch N consists of 17 lots on 5.99 acres (2.83 u/ac). 2 lots are between the 9,000 – 9,999 square foot range (9,693 sqft & 9,625 sqft). The reduced lots are situated next to an existing pedestrian walkway that will be dedicated to the City. The proposed plat contains 0.085 acres (1.41%) of open space for pedestrian walkways connecting Remington Ave, Ruger Dr, and Weatherby Dr.

The Jacobs Ranch Master Development Agreement (MDA) was approved in 2001 and expired in 2011. Plat N received Final Pat approval in 2006, prior to the expiration of the MDA. The requirements of the MDA were substantially met prior to the expiration date. As a result, approved but unrecorded plats that were originally included in the MDA are eligible for the remaining open space credits, but must otherwise meet current Code standards. The overall development has a current open space credit of 3.8428 acres from the Israel Canyon Reservoir and Detention Basin and Drainage in Plat J. If Plat N is approved with the application of open space credit, there will be a remaining open space credit of 3.0378 acres, as shown in table below.

Jacobs Ranch	Lots	Total Acerage	Open Space		Notes	Date Plat Recorded
Jacob's Ranch Plat A	15	6.75	0.05		Entry Median	4/18/2001
Jacob's Ranc Plat B	14	6.95	0.9		Redwood Road & Entry Median	8/21/2001
Jacob's Ranch Plat C	31	9.6	0			6/18/2002
Jacob's Ranch Plat D	37	15.37	0.6		Redwood Road	10/28/2002
Jacobs Ranch Plat E	40	14.45	0			7/23/2003
Jacobs Ranch Plat F	42	14.66	0.3968		Powerline Corridor	1/24/2005
Jacob's Ranch Plat G	52	19.55	1.56		1 acre park and Powerline Corridor	12/12/2005
Jacob's Ranch Plat H	49	17.92	0.092		2 - 20' Accesses between lots	11/6/2006
Jacob's Ranch Plat I, Phase 1	12	4.23	0		used existing credit in MDA	7/1/2014
Jacob's Ranch Plat I, Phase 2	28	10.32	0		used existing credit in MDA	not yet recorded
Jacobs Ranch Plat J	67	39.89	12.836		Detention Basin and Drainage	6/6/2007
Jacobs Ranch Plat M	3	0.89	0			7/12/2011
Jacobs Ranch Plat N	17	5.99	0.085		Pedestrian Walkways	not yet recorded
Jacobs Ranch Plat O	49	20	0			11/25/2007
Jacobs Ranch Plat P-1	3	1.49	0			8/9/2011
Jacobs Ranch Plat P-2	2	0.4822	0			7/2/2012
Church Site		3.69	0			
Reservoir Site		10.846	10.846		Israel Canyon Tank and Reservoir	
Ring Road		4.95	0.072		Median from Redwood to Ring Road 0.072 ac LS 4.95 acres still to be dedicated	
City Property		8	8		Center of Ring Road	
Jacobs Ranch Totals	***461***	***216.0282***	***35.4378***			
Percent Open Space			***16.40%***			
Required Open Space @ 15%	***32.40***					
Jacobs Ranch Plat Q	4		0.4		Payment in lieu for 0.23 acres of open space, 0.17 acres for trail	1/13/2014

Not include

Jacobs Ranch and Israel Canyon Stake Church Not included in MDA

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

C. **Specific Request:** This is a request for Preliminary Plat approval for Plat N of the Jacobs Ranch Development which consists of 5.99 acres and includes 17 single family lots, and 0.085 acres of open space, utilizing an open space credit for the remaining open space requirement.

D. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the land use authority.

Staff finding: Complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

E. **Community Review:** Per 19.13.04 of the City Code, this item has been noticed in The Daily Herald, and each residential property within 300 feet of the subject property was sent a letter at least ten days prior to this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

F. **General Plan:** The Future Land Use map designates the site use as Low Density Residential. The General Plan states that areas designated as Low Density Residential are "designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This areas is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces."

Staff finding: Consistent. *The proposed preliminary plat consists of single-family lots at a density of 2.83 units per acre, which is consistent with the General Plan designation.*

G. **Code Criteria:** The following criteria are pertinent requirements that the Planning Commission and City Council shall consider when reviewing a preliminary plat in the R-3 zone (Section 19.04.13). Please see the attached "Planning Review Checklist" for additional details.

Permitted or Conditional Uses: Complies. The proposed preliminary plat will provide single family residential building lots, which is a permitted use in the R-3 zone as listed in section 19.04.13(2&3).

Minimum Lot Sizes: Reductions Requested. Per section 19.04.13(4), the minimum lot size for the R-3 zone is 10,000 square feet and corner lots shall be 10% larger than the required minimum. A reduction to lot sizes may be approved by the City Council based on compliance to the criteria listed below:

b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.

i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:

1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of "open space" in § 19.02.02); or
4. any other public or neighborhood purpose that the City Council deems appropriate.

ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.

iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.

iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.

v. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

Staff Finding: Complies.

i. The requested reduction serves a neighborhood purpose as it is directly related to the installation of the following improvements: a pedestrian walkway has been built (with prior approvals) to meet code regarding block length and to provide a pedestrian corridor to the park.

ii. The overall density has not been increased due to the request for lot size reductions. The overall prosed density is 2.83 units per acre and is within the permitted density of the R-3 zone.

iii. The requested lot reductions are not considered a development right or a guarantee of approval. The City Council has the sole discretion to grant this approval with respect to code criteria.

iv. The requested lot reductions to reduce lot 1401 by 375 square feet and lot 1402 by 307 square feet, which reductions are less than the maximum allowable reduction of 10% from the 10,000 square foot lot minimum.

v. The requested reductions apply to 2 lots within the plat, equaling a reduction of 11.7% of the total lots in the plat, within the limit of 25%.

Setbacks and Yard Requirements: Complies. Section 19.04.22(5) indicates the required setbacks in the R-3 zone are as follows:

Front: 25'
Sides: 8'/20' (minimum/total)
Rear: 25'
Corner: Front 25'; Street side 20'

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

The typical setback detail indicates the setbacks as stated above and complies with the setback requirements.

Minimum Lot width: Complies. Every lot in the R-3 shall be a minimum of 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: Complies. Every lot in the R-3 zone shall have a minimum lot frontage of 35 feet fronting a public street. The proposed lots have lot frontages that exceed the width of the minimum required.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: Can comply. Not structure in the R-3 zone shall be taller than 35 feet. The maximum lot cover in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above grade. These requirements shall be reviewed by the building department with each individual building permit application.

Open Space: The R-3 zone requires 15% of the total development area to be developed and improved as open space for the purpose of either public or common space and not reserved within individual lots. All open space shall meet the open space definition as in Section 19.02.02 as shown below:

> **"Open space":**
>
> a. means an open, landscaped, and improved area that:
> i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
> ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
>
> b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
>
> c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
>
> d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

Finding: Complies. The proposed plat contains 0.085 acres of open space as pedestrian walkways/trails that will be dedicated to the city. The proposed plat 0.085 acres are equivalent to 1.41% of the required 0.899 acres of opens pace. The Jacobs Ranch development has an available open space credit of 3.0378 acres that can be used to fulfill this requirement. The open space credit is a result of the MDA entered into with the Calvin K. Jacobs Family Partnership. The

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

MDA has expired, however due to the open space improvements and substantial completion of the MDA requirements, approved but unrecorded plats within the MDA are eligible for the remaining open space credit. The proposed open space complies with definition of open space as explained below:

a. The area is open and will be improved.
    i. The area is unoccupied from all structures, setbacks, parking areas, and other hard surfaces that have not recreational value.
    ii. Provide a landscaped trail that can be used for access and recreation.
b. Creates a trail system that connects the neighborhood to recreation opportunities and increases the appeal of the neighborhood.
c. Includes a concrete trail for access and recreation. Is subject to the discretion of the Planning Commission and City Council.
d. Open space credit was approved in the expired Master Development Agreement and may be used by approved unrecorded plats within the MDA to meet open space requirements.

Sensitive Lands: Complies. The plat does not contain any sensitive lands.

Trash Storage: Complies. Each future home will have an individual garbage can.

Landscaping and Fencing: The plat proposes a landscaped trail that will be fenced.

The fencing requirements for open space as detailed in Section 19.06.09(1&6) is stated below:

1. Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot

6. Required fencing: Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties.
    a. In an effort to promote safety for citizens and security for home owners, fences along open space, parks, trails, and easement corridors shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and both parallel and are visible from an arterial

Finding: Can comply. The proposed fence is a semi-private wrought iron fence that is 6 feet in height and 3 feet in height within front building setbacks. The fence shall match the fencing along the existing trails as shown in Exhibit 5. The trail shall be landscaped with rock of two different sizes and color. The landscaping detail currently indicates one size of rock and shall be changed to indicate the requirement of two different sizes and colors.

Off Street Parking: Can comply. Each home shall have, at a minimum, a 20 foot deep driveway that will accommodate two cars and a two car garage. These requirements will be reviewed by the building department with each individual building permit.

Block Length: Section 19.12.06(b) indicates the regulations regarding block length and states:

b. The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.
    i. Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City.
    ii. Blocks intended for commercial or industrial uses shall be designed specifically for such purposes, with adequate space set aside for off-street parking and delivery facilities.
    iii. A block shall be measured from the centerline of one intersection to the centerline of the next intersection or apex of the nearest cul-de-sac. For purposes of measuring block length, an intersection may include two-way, three-way, or four-way intersections of roadways.

Finding: Can comply. Remington Ave and Ruger Dr exceed the maximum block length. Remington Ave has a block length of 1,600 feet. Ruger Drive has a block length of 1,150 feet. The applicant has applied for a variance to the block length for both Remington Ave and Ruger Dr. The change in elevation within the plat does not allow for a bisecting street to be built to City Engineering Standards. The plat contains a pedestrian walkway between Weatherby Dr and Ruger Dr, and another walkway between Ruger Dr and Remington Ave that connects to the approved walkway in Phase 3 of Plat I. With the approval of the variance, the plat will comply to all block length requirements. The variance hearing will be held on October 7, 2015, and the decision provided to the Planning Commission at their October 8, 2015 meeting.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

Staff Recommended Option – POSITIVE RECOMMENDATION

"I move that the Planning Commission forward a positive recommendation to the City Council to approve the Preliminary Plat for Jacobs Ranch Plat N, located at approximately 408 West Remington Ave, as outlined in exhibit 3 with the Findings and Conditions in the Staff Report dated October 1, 2015:"

Findings

1. The application complies with the criteria in Sections 19.02, 19.04, 19.06 & 19.12 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.

2. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Jacobs Ranch Plat N Preliminary Plat is recommended as shown in the attachment to the Staff report in Exhibit 3.
3. Remington Ave and Ruger Dr shall receive variances to block length prior to Final Plat approval.
4. The fencing along the pedestrian walkways shall match the fencing of existing walkways as shown in Exhibit 4
5. The landscaping of the pedestrian walkways shall include two different types and sizes of rock.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 – CONTINUANCE

The Planning Commission may also choose to continue the item. "I move to **continue** the Jacobs Ranch Plat N Preliminary Plat to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – NEGATIVE RECOMMENDATION

The Planning Commission may also choose to forward a negative recommendation of the application. "I move to forward a negative recommendation of the Jacobs Ranch Plat N Preliminary Plat to the City Council with the Findings below:

1. The Jacobs Ranch Plat N Preliminary Plat is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Jacobs Ranch Plat N Preliminary Plat is not consistent with Section [19.02, 19.04, 19.06, 19.12] of the Code, as articulated by the Planning Commission: _____, and/or
3. The Jacobs Ranch Plat N Preliminary Plat does not comply with the Jacobs Ranch MDA, as articulated by the Planning Commission: _____.

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

I. Exhibits:

1. Engineering Staff Report (pages 10-11)
2. Planning Review Checklist (pages 12-15)
3. Zoning / Location map (page 16)
4. Proposed Preliminary Plat (page 17)
5. Existing Walkway Fencing (pages 18)

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Jacobs Ranch Plat N
Date: October 8, 2015
Type of Item: Preliminary and Final Plat Approval

CITY OF
SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a preliminary and Final Plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Jim Jacobs*
Request:	*Preliminary Plat Approval*
Location:	*Jacobs Ranch*
Acreage:	*5.99 acres - 17 lots*

C. Recommendation: Staff recommends the approval of preliminary and final plat subject to the following conditions:

D. Conditions:

A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.

B. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

C. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

E. Developer shall provide plans for and complete all improvements within pedestrian corridors.

F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.

H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

J. Project shall comply with all ADA standards and requirements.

K. Applicant shall provide an amended construction drawing sheet to show the new pedestrian corridor along the east side of lot 1404 and the corresponding trail, fence, and landscaping details.

L. Submit easements for all off-site utilities not located in the public right-of-way.

M. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

N. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	**8/7/2015**
Project Name:	Jacobs Ranch Plat N
Project Request / Type:	Preliminary/Final Plat
Body:	Planning Commission
Meeting Type:	Public Hearing with PC
Applicant:	Jim Jacob
Owner (if different):	Calvin K. Jacob Family Partnership (Jim Jacob)
Location:	Jacobs Ranch
Major Street Access:	Redwood Rd, Ring Rd
Parcel Number(s) and size:	59:002:0067 – 0.662 ac. 59:002:0100 – 3.18 ac. 59:002:0057 – 1.739 ac. 59:002:0083 – 0.409 ac. Total: 5.99 ac.
General Plan Designation:	Low Density Residential
Zone:	R-3 Low Density Residential
Adjacent Zoning:	R-3 Low Density Residential
Current Use:	Vacant
Adjacent Uses:	Single Family Residential
Previous Meetings:	Previous approvals have expired
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Jamie Baron

Section 19.13 – Application Submittal

- Application Complete: yes
  - Missing: N/A
- Rezone Required: No
  - Zone:R-3
- General Plan Amendment required: No
  - Designation: Low Density Residential

Section 19.13.04 – Process

- DRC: 8-31-15

    - Comments: Discussion about the need for a walkway between Ruger Dr. and Remington Dr. to comply with the block length requirements.
    - Ok to use previous open space credit as long as it has not been counted toward something else.
- UDC: N/A
- Neighborhood Meeting: N/A
- PC: Scheduled for 10-8-2015
- CC: Tentatively scheduled for 10-20-2015

General Review

Building Department

- Comments: None

Fire Department

- Fire hydrant locations, maximum separation of 500 feet

GIS / Addressing

- Comments: None

Code Review

- 19.04, Land Use Zones
    - Zone: R-3
    - Use: Permitted Use - Single Family Residential
    - Density: Up to 3 units per acre allowed – **Complies**. Plat N is 5.99 acres with 17 lots (2.83 units per acre)
    - Setbacks: **Complies.**
        - The setback detail indicates:
            - 25' front
            - 8'/20' (minimum/total) side yard
            - 20' corner side
            - 25' rear
    - Lot width: 70' wide required at front set back**. Complies**. Each lot has a width of 70 feet or larger at the front building setback.
    - Size: 10,000 square feet minimum (9,000 Square feet can be approved by the City Council). Can Comply. The proposed plat requests two lot reductions. The requested lot reductions to reduce lot 1401 by 375 square feet and lot 1402 by 307 square feet, which reductions are less than the maximum allowable reduction of 10% from the 10,000 square foot lot minimum. The requested reductions apply to 2 lots within the plat, equaling a reduction of 11.7% of the total lots in the plat, within the limit of 25%.
    - Coverage: 50% maximum and will be reviewed at the time of building permit application.
    - Dwelling/Building size: minimum of 1,250 square feet of living space required above grade. Will be reviewed at the time of building permit application.

- Height: 35’ maximum. Will be reviewed at the time of building permit application.
- Open Space / Landscaping: **Can Comply**. Jacobs Ranch has available open space credit, which combined with the walkway is greater than 15%. Trail easement to be calculated and indicated as open space on plat.
    - Total project area is 5.99 acres, which requires 0.899 acres of open space. The proposed trails are 2,091 square feet (between lots 1402 and 1403) and 1,611 square feet (next to lot 1404), equaling 0.085 acres.
    - Remaining open space requirement is 0.814 acres. Based on previous open space dedications within Jacob’s Ranch, there is an existing open space credit of 3.8428 acres that can be used to fulfill this requirement.
- Sensitive Lands: None
- Trash: individual cans will be used

- 19.05, Supplemental Regulations
    - Flood Plain: N/A
    - Water & sewage: Will connect to city infrastructure
    - Transportation Master Plan: **Complies. N**o lots will block a planned road
    - Minimum height of dwellings: no more than 10% of the main floor area is allowed below grade. Will be reviewed at the time of building permit application.
    - Property access: **Complies.** All lots have access onto a public street

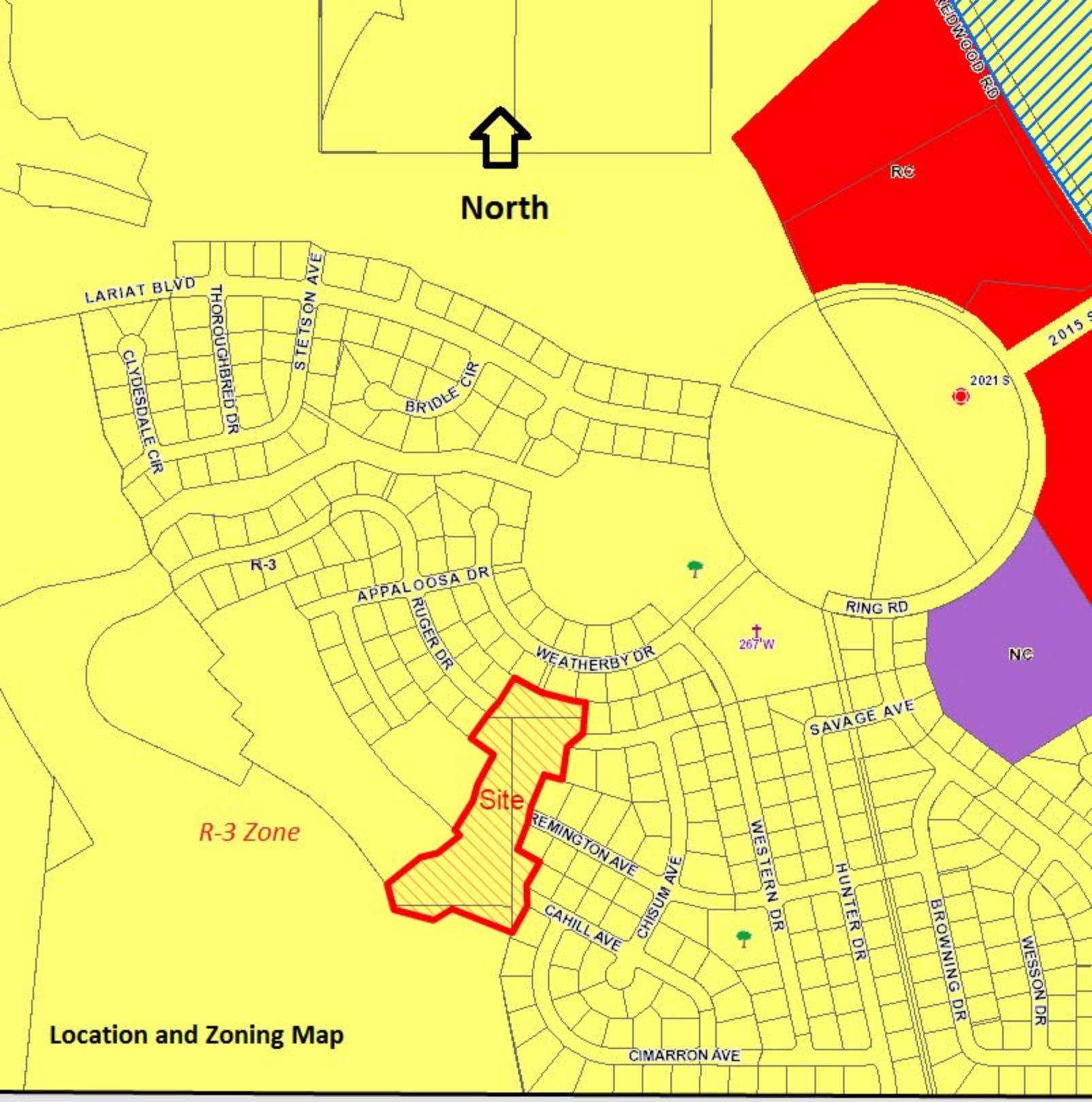
- 19.06, Landscaping and Fencing
    - Landscaping Plan: **Can Comply**. Decorative rock of two sizes and colors shall be required on both sides of pedestrian trail (trails to be dedicated to City due to no HOA).
    - Fencing: **Complies**. The proposed fence is a semi-private wrought iron fence that is 6 feet in height and 3 feet in height within front building setbacks. The fence shall match the fencing along the existing trails.

- 19.09, Off Street Parking
    - Each home will have, at a minimum, a 20 feet deep driveway that is wide enough for two cars and a two car garage. Will be reviewed at the time of building permit application.

- 19.12, Subdivisions
    - Preliminary and final Plat requirements apply 19.12.03 (2-4)
    - General Subdivision Improvements, 19.12.06
        - Maximum block length of 1,000 feet. **Can Comply**. Remington Ave has a current block length of 1,600 feet and Ruger Dr has a current block length of 1,150 feet. A variance has been requested due to the steep change in elevation between Remington Ave and Ruger Dr, which does not allow for a connector street to be built to City Engineering Standards.
        - If a block is more than 800 feet in length a pedestrian walkway is required through the block. **Complies**. A pedestrian walkway is proposed on the left side of lot 1404 and shall connect with the walkway approved in Phase 3 of Plat I and will be dedicated to the City.
        - Connecting streets are required. **Complies**
        - Pedestrian walkways, trails, and other logical linkages are required. **Complies**

        - Driveway location for lots next to an arterial: N/A
        - Access: Two separate means of access are required whenever the total number of dwellings units exceeds 50. **Complies**
        - Lot design: The design shall not create lots that are no buildable due to size, shape, topography, terrain, etc. **Complies**
        - Lot frontage: all lots shall have frontage on a road that meets City standards. **Complies**
        - Flag lots: None proposed.
        - Public roads may not be included in lots. **Complies**
        - Property lines: Side property lines shall be at approximate right angles to the street line or radial to the street line. **Complies**
        - Corner lots: Corner lots shall be platted 10% larger than the minimum for the zone. **Complies**
        - Boundary: No lot shall be divided by a municipal boundary line. **Complies**
        - Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. **Complies**
        - Double access lots are not permitted with the exception of corner lots. Complies
        - Arterials: Subdivisions along arterials shall comply with the adopted arterial cross section. **Complies**

- Section 19.13, Process
    - General Considerations:
        - General Plan: Low Density Residential. Complies
        - Natural Features: None
        - Community & Public Facilities: N/A
    - Notice / Land Use Authority: The City Council is the land use authority for preliminary and final plats. Newspaper and mailed noticed required for preliminary plat public hearing with planning commission.
    - Development Agreement / MDA: Development agreement has expired.

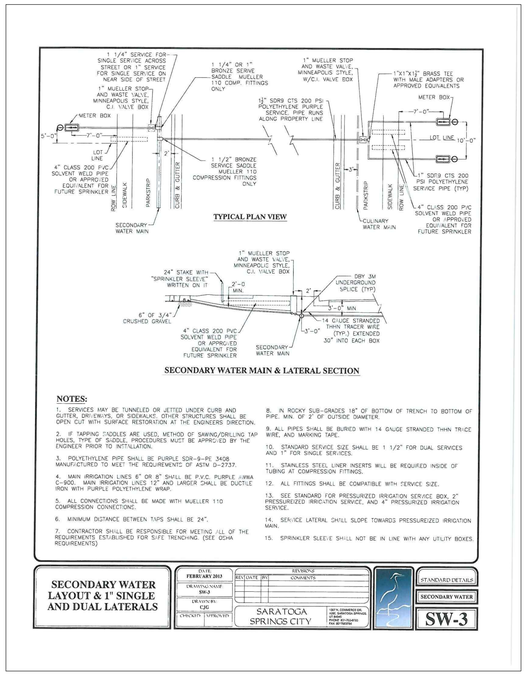


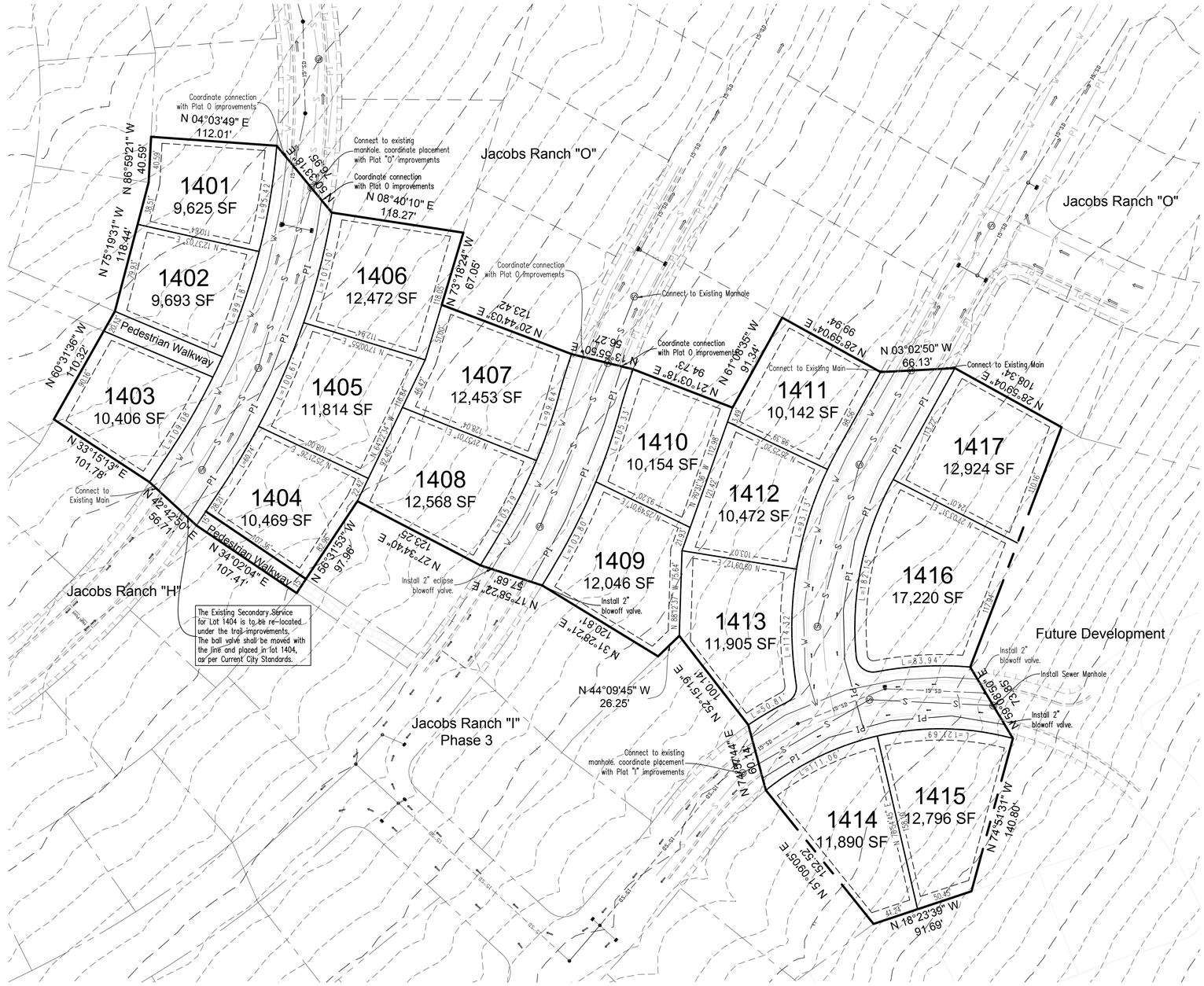
Location and Zoning Map

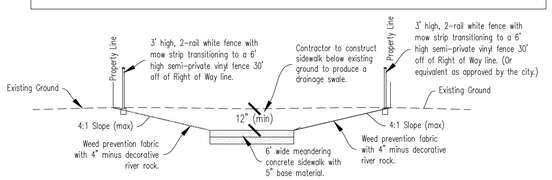
Jacobs Ranch Plat "N"

Located in a portion of the Southeast quarter of
Section 2 , Township 6 South, Range 1 West,
Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah

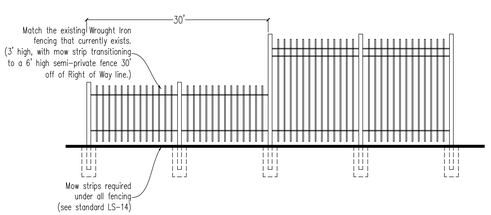
NORTH
1" = 50'







Pedestrian Trail Detail



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Jacobs Ranch "N"
Preliminary Plat
Orem Utah

Revisions

Date	8-7-2015
Scale	1" = 50'
By	TD
Tracing No.	

Sheet No.
C -

City of Saratoga Springs
Planning Commission Meeting
September 24, 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, David Funk, Ken Kilgore
Staff: Kimber Gabryszak, Kevin Thurman, Nicolette Fike, Kara Knighton, Jeremy Lapin
Others: Scott Verhaaren, Wade Williams, Megan Hansen, Kris Hansen, Stan Steele, Chris Porter, Jeremy Schreiner, Jake Hone, Jen Barnes, Robert Barclay, Carl Ballard, Mike Hathorne, Randy Henderson, Thane Smith, Craig Salmond, Ralph Edson, Matt Rider, Gordon Cook

Call to Order - 6:30 p.m. by Chairman Jeff Cochran
Pledge of Allegiance - led by Gordon Cook
Roll Call – A quorum was present

Public Input Open by Chairman Jeff Cochran
No comments were brought forward.
Public Input Closed by Chairman Jeff Cochran

4. Public Hearing: Summerhill Plat 5 - lots 508, 509, 510 Plat Amendment, Located at 2563 Delphinium Way, 2537 Delphinium Way, 2549 Delphinium Way, Alpine Homes, applicant.

Kimber Gabryszak presented the amendment. The applicant is requesting a plat amendment to Summerhill Plat 5 for lots 508, 509, and 510 in order to adjust lot lines between these lots in order to formalize variances granted by the Hearings Examiner.

Public Hearing Open by Chairman Jeff Cochran
No comments.
Public Hearing Closed by Chairman Jeff Cochran

Ken Kilgore feels like the circumstance is unfortunate but it seems like this is what needs to be done.
Kirk Wilkins asked if there was input from the owners, to make sure they were happy with the decision.
Kimber Gabryszak said it was resolving their problems.
Matt Rider, one of the owners said it was a messed up situation and this was the best way they could fix it. It was a big mistake by the builder and the city and after three years they just want it to be done.
Hayden Williamson had no other concerns.
David Funk had seen other problems like this and the circumstances are unfortunate but not uncommon and it should be rectified.
Sandra Steele said there are several facets to this and wondered if the Bank and Title companies were ok with this. There is a chance it could be a problem.
Kimber Gabryszak said she was not aware of any; that was outside the purview of the city.
Jeff Cochran had no additional comments.

Motion made by Ken Kilgore to approve the proposed plat amendment for Summerhill Plat 5, located at 2563 Delphinium Way, 2537 Delphinium Way, and 2549 Delphinium Way, based on the findings and conditions in the staff report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 6 - 0.

5. **Public Hearing: Home Occupation for United Dance Center, located at 442 N Tioga Ave, Megan Hansen, applicant.**

Kara Knighton presented the application. The applicant is requesting approval for a dance studio in the basement of the home at 442 N Tioga Avenue in the R-3 zone. The dance studio is proposed to operate from 9 a.m. until 8:45 p.m., Monday through Saturday. The applicant has proposed an average of 6-12 students, ages 3 to 18, per class with 3-6 classes per day. There were some conditions added by staff:

8. Any meeting with more than the max number of students shall be held off site.
9. Signage shall comply with code section 19.08.
10. All other code requirements shall be met.

Kimber Gabryszak noted that no public comment had been received, Code Enforcement checked into the previous business and no complaints had been made.

Megan Hansen commented that she has had a dance studio for 4 years but they have moved to a new location in the same neighborhood. They have never had any complaints or problems. They try hard to make sure there are gaps between drop off and pick up and her neighbors are not concerned about it.

Public Hearing Open by Chairman Jeff Cochran

No comments were made.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele told the applicants that they were over the allowed sq. footage with the bathroom and hallway and office. She asked how many total students she had.

Megan Hansen replied about 105; some of the kids take more than one class.

Sandra Steele counted that she had 41 classes. She shared pages she had printed from the dance website with the Commissioners.

Megan Hansen said some of those senior students were there for a few hours so it was more like one class and minimal traffic. She went over the schedule with the commissioners. She said their drop off and pick-ups are scheduled strategically so there are not so many cars there at a time. About 70% were competition dancers (more than one class). With her preschool classes, she requires the parents to walk the kids in so there is a 15 min time in between classes. It has never been a problem with her neighbors in the 4 years she has been doing this. No complaints about drop off and pick up. She is strict with her parents on pick-up and drop-off times.

Sandra Steele said right now she doesn't have all the neighbors in place. We don't know if they are impacted.

Megan Hansen said their lot is good for drop off with the two side yards.

Sandra Steele is concerned about her preschool classes and up to 8 cars parked to walk in the kids. She is concerned that it would be over 110 trips a day on that road based on her information with worst case scenario, 12 kids per class. She is glad to hear that she requires parents to walk in the kids. She is concerned about girls driving themselves

Megan Hansen replied she has one girl that is old enough to drive and she parks in the driveway.

Sandra Steele is concerned with a parent pickup, if someone monitors parents picking up.

Megan Hansen replied the classes walk out together with the teacher and if one is left they come back in and wait with the teacher until the parent comes.

Sandra Steele feels like the footage is over the allowed and that she is over impacting the neighborhood. She thinks she is running enough people and classes that she could get a commercial spot.

Kris Hansen asked if they have to count the hallway or bathroom.

Megan Hansen said she could lock the office and not use it, turn it into a bedroom. She could adjust the space if needed.

Jeff Cochran asked for staff opinions.

Kevin Thurman said Commissioner Steele has expressed her opinion and it is up to the Planning Commission to discuss. If they feel they won't be using that space we can send an inspector in later to verify it. We can do our due diligence. They say they are going to reduce the sq. ft. and you could place a condition to inspect it.

Sandra Steele restated her main concerns were traffic, parking, and size.

Megan Hansen was told over the phone that they only counted the dance floors. They can adjust the space to comply.

Sandra Steele understand what she is saying but she feels at some point home occupations become commercial operations and she is concerned we are getting to that point.

David Funk clarified that there were two instructors and asked if it was a normal requirement that only two non-resident instructors be allowed.

Megan Hansen said most of the time it is just one.

Staff replied that it was city code.

Hayden Williamson understood that they have already been in business for 4 years and without a complaint. That speaks loudly that they are doing a good job. He asked what staff said about the space.

Kevin Thurman replied that the staff report indicated the code which is only 1/3 of the finished sq. footage.

Hayden Williamson asked if using the bedroom computer to make a flier really counted.

Kevin Thurman said it's a pretty broad term. If they are using it all within a 24 hours' time it's a legitimate concern. Jumping on a laptop wouldn't probably be a problem but if they are meeting in their office with clients or parents, that is a legitimate concern; kids would need to use a bathroom.

Hayden Williamson asked what problem we are trying to solve with this code.

Kevin Thurman said the first place you go is the Purposes of the Code section to clarify. He read some of the section.

Hayden Williamson feels it comes down to are they negatively impacting neighbors. We can use the performance standards as we try to evaluate this.

Kevin Thurman said there is not always black and white and that's why you go back to the Purposes. If you think it's an impact you can place conditions on your approval to reduce the impacts on the neighborhood.

Hayden Williamson would like to approve this. Perhaps there are some conditions they could put on it so it protects the neighborhood. He would like to hear the other commissioners.

Kris Hansen said they want to be compliant, their neighbors have been happy with them, their trust is important to them. They will comply with what they need to; their neighbors are their business so they wouldn't do anything to bother them. He also commented that the majority of the students carpool.

Kirk Wilkins doesn't see parking as an issue, drop off and pick-ups have been fine and many carpool. As far a size, he feels they are tied to code and it looks like they are willing to work to meet the code. It doesn't look like they have had problems in the past. He asked staff what process would happen if there was a complaint.

Kimber Gabryszak said when a complaint is received they would investigate and if they were not compliant with the conditions of approval they would work to correct the problem to bring them into compliance. If they are compliant then there is no recourse.

Kirk Wilkins said that it looked like they were willing to work with the sq. footage if necessary and if there were complaints later they could look at it again at that time.

Ken Kilgore liked the lot for pick-up and drop-off, it was a great location and because the traffic could be a loop and they wouldn't have to back up and back out. He went during the busy time of day for commuters and didn't see a problem.

Kris Hansen said they picked the lot and drive on purpose to help with that.

Megan Hansen noted the busy time with school traffic is their least busy time because the kids can't do class at that time.

Ken Kilgore did have a little concern with the sq. footage but the staff interpreted it as it complies and he doesn't see a definitive on where hallways have to be included, he can see the bathroom and hallway, but doesn't think the office needs to be included.

Kris Hansen said they worked with the builder and put it in after speaking with the city.

Ken Kilgore thinks they are willing to work with us and they worked with the information they were given. So he doesn't see that being their fault.

Jeff Cochran thanked them for being here and going through the process. We want to accommodate home business and it sounds like they have a great business and that it's been successful. The intent of the home business is to not have an adverse effect on the neighbors. He is thinking that with neighbors coming in, it may be an impact for them. The trips in and out of the street generate a lot of traffic and perhaps their business is to the size that they need a commercial site. His second point is that why they don't want to use

more than 1/3 of the home is to keep the impact to neighbors down. He does feel that however they cut it up it needs to not be over 1/3. He asked staff if there were restrictions on how many cars represent an adverse effect.

Jeremy Lapin responded that it's a Land Development Code issue, there are no criteria other than what is in there and he isn't aware of where it is addressed.

Kevin Thurman said the code is a little ambiguous on the traffic; keep in mind they need to interpret that ambiguity in favor of the land owner because there are property rights. It is a point for discussion; at some point it would transition from a home occupation to something that needs to be a commercial.

Megan Hansen said she thinks the home blends in to the neighborhood. They built the home larger than their last home for family purposes. She wants to keep the studio small she doesn't want to grow and take the studio out of the home. She feels it helps to care about the students and she wants it clear that she doesn't want to add and grow. There will be a cap.

Jeff Cochran asked if they could put a restriction on the number of students.

Kimber Gabryszak replied that if they felt it would minimize a traffic impact then they could.

Jeff Cochran would be in favor of having a condition for no on street parking.

Kirk Wilkins noted that if they didn't count the office it put them only 16.5 sq. ft. over the 1/3 (1436 sq. ft.) He is ok with that.

Kevin Thurman said they could not make a finding that is in violation of the code.

Megan Hansen noted places she could take off to meet the 1/3 sq. footage.

Jeff Cochran suggested that whatever it looks like that no more than 1/3 of the home could be used.

Sandra Steele asked if they had a home occupation license previously.

Megan Hansen replied they did.

Hayden Williamson said he would be in favor of capping class size at 12 students per class.

Sandra Steele disagrees; she would maybe cap it at 100 students. She brought up that the business has to be incidental to the home, when you are running two classes and that many students it could be borderline incidental.

Megan Hansen said she went over the hours with staff and the hours are not constant. If you were to drive past the home, it doesn't look like a business. It's not busy.

Ken Kilgore doesn't agree with capping student size, He doesn't think it will affect traffic size; he doesn't feel it will be a problem. Some student carpool, some don't, new students will come in as others graduate.

Megan Hansen said capping students doesn't make sense; many kids take more than one class, capping the hours makes more sense. Some kids take 40 min and some take 3 hours back to back which doesn't impact traffic.

Kris Hansen said there are also several students that walk. The traffic from Neptune Park impacts the neighborhood more than their studio.

Hayden Williamson noted they have to assume worst case scenario when considering conditions.

Jeff Cochran sees value in capping students because the intent is to not have an adverse effect on the neighborhood. Not just the number of classes but the number of trips it generates. Some walk and some carpool and that's great but you have to look at averages. He would be in favor of capping at 100 students.

Hayden Williamson would rather cap the students per class. That would limit the amount in any particular moment. It would spread it out.

Kirk Wilkins is opposed to any cap to the number of students. We are trying to make a solution to a problem that doesn't exist; they haven't seen a problem with this in the past. If complaints come in they can revisit it.

Hayden Williamson said the challenge is if they are in compliance and complaints come in then we have no recourse.

Ken Kilgore said his daughter takes dance elsewhere and with the senior classes they take multiple classes every day. Just saying the class size is capped by saying only 12 per class doesn't say anything about traffic because of overlapping hours and some classes are longer. There doesn't seem to be a problem, he visited the area and it looks like an ideal location for this type of traffic as long as the number of students stays where the average is. It's hard to assume the amount of traffic based on a class size. He agrees that there hasn't been a problem.

Jeff Cochran recapped that there has been comments for no on-street parking, cap of 100 students, and that no more than 1/3 of the finished home be used for the business.
David Funk commented that if there was no on-street parking, what would they do when friends come to visit.
Kimber Gabryszak said they would have to investigate if there was a complaint.
Hayden Williamson would be opposed to a cap on the number of total students.
Kevin Thurman said they have a code and they need to make sure they are compliant with that. He read about parking from the code. A passenger car could park on the street.
Ken Kilgore doesn't feel you could say they couldn't park on a public street.
Sandra Steele feels if there was on-street parking it would impact he neighborhood more and could that come under mitigation
Kevin Thurman said there are clear criteria, whether or not you agree with it is irrelevant. If you can make argument that it's not clear then you go back to the Purpose section.
Kirk Wilkins said the Code already addresses the street parking and the size of the home, the only thing left is traffic and there hasn't been a complaint.
Jeff Cochran would be in favor of restricting the number of students.

Proposed Additional Conditions as listed on screen were:
10. The square footage of the home occupation shall be reduced to no more than 1/3 of the home including bathroom and hallway.
11. The maximum total number of students per class shall be 12.
12. The maximum total number of students per week shall be 100.

Motion made by Hayden Williamson to approve the proposed home occupation for a salon, located at 442 N Tioga Avenue, with the Findings and Conditions in the staff report. With the added condition that the square footage of the Home Occupation not exceed 1/3rd of the home, including the bathroom and hallway. Seconded by David Funk.

Kirk Wilkins asked if he meant to include a cap.
Hayden Williamson said no.
Kimber Gabryszak noted there was a typo in the report. It is not a salon, it's a **dance studio** and there were other proposed conditions by staff #7 may be affected if they don't limit the number of students to 12, staff recommended that if they have a performance or meeting that it be held elsewhere. (7. Any activity with more than the maximum number of students (12) in attendance shall be held off site.) They would like to see #'s 8 and 9 added and per this motion they would strike 11 and 12.
Hayden Williamson and David Funk were ok with those.

CONDITIONS

1. **The home occupation is approved as shown in the attachments to the Staff report in Exhibits 2 and 3.**
2. **The home occupation meets all Fire and Building codes, as articulated in Section "G" of the staff report.**
3. **All Fire Department requirements shall be met.**
4. **A business license shall be obtained, as articulated in Section "G" of the staff report.**
5. **Student drop-off and pick-up shall be staggered to ensure that traffic congestion and parking issues do not occur.**
6. **No on-street parking is permitted as part of the home occupation.**
7. **Any activity with more than the maximum number of students (12) in attendance shall be held off site.**
8. **Signage shall comply with Code Section 19.08.**
9. **All other Code requirements shall be met.**
10. **The square footage of the home occupation shall be reduced to no more than 1/3 of the home, including the bathroom and hallway.**

Aye: David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Nay: Sandra Steele. Motion passed 5 - 1.

A short break was taken at this time.
Hayden Williamson was excused.

6. **Public Hearing: The Crossing Community Plan and Village Plan, Redwood Road and Market Street, Boyer Company, applicant. Continued from September 10th, 2015.**

Kimber Gabryszak presented the plans. The applicants are requesting approval of a Community Plan and Village Plan.

Scott Verhaaren and Wade Williams were present for the applicants. Wade said they had made all the changes requested except one, where they have emailed the new one to Kimber but it was not in tonight's packet. There are still some issues with the utility plans to make sure they have the right size to fit in the casings, they think it's fine but they need to make some minor modifications. It has no bearing on the site. There is another clarification they need to work out with Jeremy Lapin.

Kimber Gabryszak replied this is why there is still a condition that they need to meet all the requirements of the City Engineer, because of changes.

Public Hearing for Community Plan and Village Plan for The Crossings Opened by Chairman Jeff Cochran

There were no comments tonight.

Public Hearing Closed by Chairman Jeff Cochran

Ken Kilgore asked about the plans complying with future connectivity.

Kimber Gabryszak said it was a typo, it still says it does not comply but the analysis after it says these plans have been provided and so it should have been changed.

Kirk Wilkins asked if they had worked out where the sewer line needed to go.

Wade Williams said they have worked it out, it will accommodate what they and the State needs. It will be off the edge of the road.

Jeremy Lapin said it wouldn't affect the expansion of the road because it's a deep line and would accommodate up to a 7 lane expansion without being under the asphalt.

Kirk Wilkins thought there was something about utility plans that needed addressed.

Kimber Gabryszak said they were going to remove the conceptual buildings and make sure it works with each option. it had been addressed.

Kirk Wilkins asked if the City agreed about maintaining the Park Strips.

Wade Williams said they are planning on maintaining Redwood Road. He said their plan for construction is they will improve from the edge of asphalt to the existing pedestrian walkway. They will add to the trees there and going forward there will be minimal requirement other than what the city has done, but it will all be installed and maintained by the project and they will work with staff on that.

Jeremy Lapin said it was sort of a policy discussion. Staff has not decided on it, this is what the applicant is requesting and City Council will make a decision on it. Planning Commission can make a recommendation.

Wade Williams clarified he was requesting that they don't want the city to take care of the maintenance along Redwood Road.

Kevin Thurman said the question arises because the code requires park strips have to be maintained by the owner that abuts the parkstrip.

Kimber Gabryszak said they could make a recommendation on whether it is something the city should accept. Technically it is a parkstrip but it is still under the purview of the City Council to decide.

Wade Williams would like to propose that they maintain both park strips. He believes they will do a better job; they will install the new material as well. They may need to work with the city as some trees are not thriving.

Kimber Gabryszak said where this is a Community Plan under the Planned Community zone they are not bound by the requirements of Title 19 where it's defined as a park strip. They are allowed to request exception as part of the Planning Commission zone.

David Funk had a question about pad D, about a drive through and he asked if it had been resolved.

Wade Williams directed them to page30 of the Village Plan. They revised it to 3 options. He thinks this will work.

Sandra Steele was afraid they would bring new plans and expect them to approve them and she is not comfortable voting tonight without having more time to go over them. She asked if it was similar to the Smiths on north Mountain View Corridor (MVC).

Wade Williams replied he thought it was.

Sandra Steele said that one has a second option for their entrance and it is so attractive. It does make a nice entrance to the city. She asked how those are getting put in because it will be the entrance. The one up on MVC had a rock look that was so clean.

Wade Williams said they always do some sort of dust free covering and a lot depends on timing, seasonality. He mentioned they were at a meeting in San Diego and they have had a lot of interest. If they can put together the transactions and leases they would like to open some of those the same time as Smiths.

Sandra Steele made a trip to Kimball's Junction and Redstone to see Boyer's project there. The feel of the center there was very inviting, she felt it was because of the colors and textures. She knows they won't get the amount of texture here but color is cheap. She is anxious to see the colors.

Scott Verhaaren had a color board that was conceptual. They are not completely sold on all the colors and things with the architects yet, they are starting to look at it.

Sandra Steele would personally like to see a little more pop in color. She commented that women are going to shop where they feel comfortable, and color makes a difference. She is hoping they lost the precision block idea like on the Kimball Junction Smiths. It was a little better up on MVC. Screening is a big issue. She saw some innovative methods at Redstone. Iron work and decorative work she would like to see here. She isn't seeing anything called out for Garbage surrounds in the community plan. She would like to see the roof screening. She doesn't think gas and electric meters have been discussed, those should be screened. She likes their monument signs. She thinks the 10 foot sign is excessive. She commented about canopy signage and they may have to allow it, but she thinks it looks better on the monument sign and not the canopy. She asked if the outdoor display will come with the community plan

Kimber Gabryszak said it would come with the Village Plan.

Sandra Steele was concerned with the proposed approval process and that in the first Village Plan that they have taken the Planning Commission and City Council out of it. She understand because she has seen financing go away because it was taking too long, but she thinks that they would like to get comfortable with the first Village and they can revisit it at the next Village Plan, but at this point she has concerns, there are reasons they like to look at the site plans, and they would like to see how it's addressed before they say goodbye to it. She reiterated that she would like more time to look at the new plans given to them tonight.

Wade Williams said the changes they have made are consistent with what the planning director has asked and a lot of what Sandra Steele has asked for is already in the code which they are bound to follow.

Jeff Cochran asked if the only changes were from the last meeting.

Wade Williams was not aware of any other changes.

Kimber Gabryszak clarified that they are not voting on the document that was handed out tonight. They are voting on the previous document with the conditions that were listed in the packet. Staff has been working with the applicant to go over the conditions and what they have brought in is their response to those conditions. You don't have to worry whether they have made those changes with this new document because you are not voting on this new document. If they forward this with those conditions then they won't be able to take it to council unless those have been met.

Jeff Cochran didn't have many other comments other than those conditions.

Kimber Gabryszak said there is a section for discussion recommended by staff. Delegation of decisions to Staff and proposed standards and requirements in the Community Plan and Village Plan. Also if there are other changes they would like to see.

Ken Kilgore asked if the developers knew in previous developments if they had asked for the same request in other cities

Scott Verhaaren said they had a document very similar that became the governing document to work with staff in Redstone. As soon as they get outside the bounds of that approval they still have to go through Planning Commission and City Council. At the District in So. Jordan they have a similar document as well. As long as they abide by design criteria in that document, if they go outside that it goes through the City's process. These processes have worked very well. They need to make a roadmap so they can move through the process quickly to represent the retailers they are dealing with. Timing is important.

Ken Kilgore clarified that once they get the initial contract then it is in their interest to stay inside those bounds and not go through the Planning Commission and City Council.

Scott Verhaaren said yes. They have less than zero motivation to go outside those bounds.

Sandra Steele said she truly understands, having lost a project before. She asked if there was any way to fast track a site plan through Planning Commission and City Council.

Kimber Gabryszak noted it is a public hearing and is held to those time limits.

Sandra Steele asked if there was any way they could start the noticing at the point the site plan is brought in to make it faster.

Kimber Gabryszak said it is feasible but not practical; it would be asking staff to receive an application, send out a notice and write a staff report in 2 days' time. There is still a two or three week delay between meetings any bringing it to Planning Commission is going to add a multiple week scenario.

Scott Verhaaren said these types of documents are also helpful to deal with retailers, in telling them this is what they have to stick to or if they deviate they have to go through another (City) process so that the retailers have to agree to it as well.

Kimber Gabryszak said Staff are requesting in a note that staff may require full review by staff and City Council should a proposal not meet specified requirements in the Village Plan. If there is any disagreement it also goes to the City Council. So there are protections the staff has requested. It is in exhibit f.

Kirk Wilkins feels comfortable with this, from a business standpoint you need time to market and be flexible and from City it looks like there is recourse.

Ken Kilgore said he likes that they have done this before, Sandra visited those centers and likes the outcome, and it looks like it's a proven process.

David Funk had no problem with it.

Sandra Steele has some issues with the Smiths center, she knows planning staff has had some of the same issues and she doesn't see them resolved at this point. She has seen how bad some of them can look. She doesn't like the drive around on every pad, sometimes you will need them sometimes not to her these should be concepts not examples.

Jeff Cochran asked staff if the commission could sit with staff in subsequent meetings as site plans are brought forward.

Kevin Thurman doesn't see where that would be a problem. Is this because they don't feel what is set forth meets the DAP; they have the choice of sending on a positive recommendations with conditions or sending a negative recommendation. The DAP is flexible in what the standards are. The role at that point would be to just be in the loop, they couldn't place extra conditions.

Jeff Cochran said this would more to see the details.

Sandra Steele thinks that is the best compromise where if we are still interested we can see what will still happen.

Kimber Gabryszak reminded them that they are not voting on the new information given them tonight; it hasn't been noticed, or reviewed. They are voting on the document they had in the packet and the conditions they have looked at for the last two weeks. They are voting on what changes need to be made and staff will review what has been brought in tonight to see if it met everything.

Sandra Steele is still uncomfortable voting tonight.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for The Crossing Community Plan with the findings and conditions in the staff report. Seconded by David Funk.

Kimber Gabryszak commented that she has drafted a **provision for vehicle stacking.**
Kirk Wilkins and David Funk agreed to the provision.
Kimber Gabryszak asked if the Motion included both Community Plan and Village Plan.
Kirk Wilkins replied the motion was for **both the Community Plan and Village Plan.**

Aye: David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Abstain: Sandra Steele. Motion passed 4 - 0.

Sandra Steele noted she abstained because she thought they were going to get the changes in time to look at them.
Jeff Cochran asked staff to include less than a quorum of them in their site plan reviews for informal input.

7. Public Hearing: Amendments to the City of Saratoga Springs Land Development Code including Landscaping, Sales Trailers, Clear Sight Triangles, and Others.

Kimber Gabryszak presented the proposed amendments. Item 1 is merging and editing the Sales Trailer sections. The edits include direction from Planning Commission from the previous work section. Item 3 is clarifying Site Triangles. Item 2 is Landscaping. It has come to light that the standards are confusing. Staff proposed reorganizing it so there are standards that apply to multi-family development, HOA commonly owned and Commercial. There is a separate standard for Single-family Residential. For the most part landscaping is put in after the home is built at the cost of the homeowner. Things have been moved around so they are in the right location. The new proposal is to allow for some bare ground. For large lots they had some discussions for the amount that needs to be landscaped, applying a straight forward percentage of a lot doesn't really work. There was some public input received via email that asked that people not be let off the hook for yards that haven't been done for years. She went over some specific changes. They are proposing some other changes for efficiency. Removal of the prohibition of rock from around trees and reducing the size of the circle around the tree from the full canopy to just the minimum. They moved all the standards for single-family residential into one section. From a water standpoint and impact and maintenance, the city doesn't necessarily want to see larger lots be fully turfed. It's not very environmentally efficient. However, they also don't want to see them full of weeds. Most lots in the city are ¼ acre and smaller. The percentage of lots larger than that is not very high. So 1/3 acre would cover most of the city. If you have 1/3 you have to landscape 1/3, if you have larger than 1/3 acre you have to landscape a minimum of 1/3 acre. That includes footprint of home, it includes the structures and driveways, parking areas and other lot improvements that fall within a contiguous 1/3 acre. The previous standards apply about type of landscaping. They would have to maintain the portion not landscaped. Bare dirt may occur in conjunction with gardening.
Kirk Wilkins asked about grandfathering.
Kimber Gabryszak said this is not stricter than the current code, it opens it up to make it more interpretable and for large lots it's less restrictive.
Kevin Thurman said in order to grandfather in they have to be current and compliant with Code. Their interpretation is to usually give the benefit of the doubt to the property owner.

Public Hearing Open by Chairman Jeff Cochran

Gordon Cook had things he found concerning, it is stated the intent of the code I fair treatment for people and make the city look good. He is not sure the way the code is worded addresses things to the benefit of the residents maybe the way it should. He mentioned different situations on the same size lots; maybe part of a lot was on a steep grade or no drainage. In his lot they brought in 100 tons of fill dirt to build a level area and then a retaining wall. If he would have landscaped the front yard first he couldn't have finished the back yard. He is still in the situation where he needs to finish the back yard before he can finish the front. Landscaping is expensive, cost is a big factor. If a homeowner wants to put in different features like rockwork or patios or waterscapes they should have the ability to do what they want with their landscaping and if they need additional time, hired or not, what is required by the code creates problems. He doesn't know if those things have been considered. He has talked to three people who are entering financial debt to be able to meet code, which is now hurting their families. He

would rather take more time to complete the landscaping correctly and not go into debt and hurt his family. There are a lot of different situations. Another resident had a stroke and couldn't complete the landscaping and they have been cited. The way the code is written makes it difficult for residents to make it work. Minimal compliance is hard, he has to spend time and money to meet minimal compliance then he has to spend more to take it out and redo the landscaping the way he wants later. He suggests there be some provision added where if a homeowner has plans that will take longer than is required by code that as long as they show progress then they are complying. They shouldn't be let off the hook, but if you are maintaining and keeping weeds down as you are working on it, you should be able to accomplish that. Other situations like medical, loss of job, are they just stuck? He has applied for an extension but there is nothing in the code that gives residents notice that they can take that action. He submitted on Sept 3rd and it was approved on the 9th but he was never notified. So having some information to residents so they know how to take care of the issues would be helpful. He noted it was brought up that the City doesn't always take care of their property and that isn't right either.

Brady Henderson doesn't like the strict zoning and landscaping that is here, he looked at other cities that don't seem to be as strict. He moved to an area without an HOA so he could do what he wanted to do. He agrees with a nuisance law that keeps the weeds down. But if he can't afford to do the yard, why is he getting a fine so then he can't use that money to landscape. He agrees there needs to be landscaping. He now has 50% landscaping and he was cited. He was fully landscaped before but because of a flood that the city didn't take care of it took out his yard and now it hasn't gotten back to what it was. He has been working on it. Why don't they look at other cities that have been here for years? They changed the "current" owner on item a.ii. He doesn't agree with that, if someone new moves in they are immediately in violation. He wondered why he couldn't put a garden in his whole back yard, what is wrong with him doing what he wants behind his fence that does not impact or hurt his neighbors. If there is a complaint there could be an issue but if there isn't a complaint there shouldn't be a problem. He doesn't know why the government is forcing him to act like he is living in an HOA. They are trying; they aren't just leaving it not done. If it was all weeds and things he could see but as long as he keeps the weeds down it shouldn't be a problem. He is a real estate appraiser and the landscaping doesn't make that big of a difference in the value if a lot if lots aren't finished but maybe affect the curb appeal. He shouldn't be forced to do something that he doesn't want to do that isn't hurting anybody.

Jeremy Schreiner lives on a corner lot, with the increase in the watering fees and because he is on a corner lot he has about 1/3 of his watering that is on land he doesn't really get to use. He thinks it is ridiculous the increase in watering charges, he has heard various reasons for why it was. It is not on par with other cities. Other cities pay a lot less for the watering. He agrees with Mr. Henderson, there are too many rules and regulations and if they wanted that they would have moved into an HOA. He understands why Saratoga is not inviting to businesses because they have too many regulations. We want a city with businesses that don't feel restricted, and that is what he is seeing. We should repeal some of the ordinances and give more freedoms and encourage the people to step up and be good. These other cities are beautiful and don't have the restrictions.

Chris Porter agrees with a few of the sentiments and would like to thank staff and code committee for splitting out single family homes from the other uses in the city. He thinks it will make it much easier to change some of the restrictions.

Craig Salmond agrees with what the others have said. This Country allows us to buy our own property and do what we want with it. He has spent nearly $20,000 to get his lot into compliance and that is very hard. He lived in Highland a beautiful city that had none of this stuff. Everyone wants to keep the city beautiful. When we force people to do this they are going to end up losing their house. If he would have known this before he moved in he wouldn't have come.

Public Hearing Closed by Chairman Jeff Cochran

Jeff Cochran asked staff to address comments.

Kimber Gabryszak noted a change that was made to Current owner, the reason the change was to Initial purchaser was that some homes went through owner after owner with never a yard put in and the neighbors complained. She noted that code enforcement would work with new owners.

Kevin Thurman said it used to say the one year started when the certificate of occupancy was issued. At that time they had a lot of foreclosures and then they changed it to current owners because people were moving in and were already out of compliance. They could revisit it but they may want some discussion on that.

Kimber Gabryszak said there were comments on the extension plan. She said it is a new plan just put together. Code enforcement is getting it from both sides. They get complaints from council that they are not enforcing hard enough so they get told to go out and just be black and white then they get told they have not been flexible enough. There are homes that have been out of compliance for years. Now there is an extension process. It provides some flexibility, now they are issuing extensions with a firm deadline with software to track the extensions. It provides structure and framework. There is a form that says why it hasn't met, what they are doing, and when. It also makes sure that extensions are being worked on and it is just not being put off. She did not realize they weren't notifying owners of extension approvals. She will follow up on that. She said it's difficult to write code for specific situations. The water fees are a different topic, City Council has been working on that and they have been doing some forgiveness programs for that.

Ken Kilgore asked about other cities and where the difference comes from, why are we so different.

Kimber Gabryszak said that Jeremy Lapin would be best to answer it. The reality is that most development doesn't pay for itself down the road; the entirety of cities taxes on a property doesn't even cover police and fire. It would maybe cover 1/3 of the road and sidewalk that needs to be replaced down the road. Most cities haven't tackled that yet. Vineyard is a young city trying to spur development, which is why they might be low to entice development. There are a lot of factors. She will ask the Engineer to update them on that.

Kevin Thurman said first there is the base fee based on your size of lot, based on the assumption that the developer paid for a certain amount of water for your lot. After the base allotment is used up it is tiered after that. The more you use, the more you pay. The meter system seems to be fair and council is concerned about it being high this year and so they have capped it off the first few months at 150%. When irrigation shuts off everyone's bill will go down to the base rate.

Kimber Gabryszak addressed other comments about not having sit-down restaurants. The reality is even though we are growing many of the larger restaurants consider us too green and a low daytime population. Our daytime population is too low to support that right now. As more commercial comes in the pendulum will swing. But businesses just aren't interested yet. As the homes come in the equation could change.

Kirk Wilkins said there was a question about a backyard that needed a retaining wall and what option would they have with that.

Kimber Gabryszak said some of the options could be that you put xeriscaping in. There is nothing written that say if you have heavy equipment or a retaining wall you can't codify it.

Kirk Wilkins had to put retaining wall in the back and didn't want to do the front till that was done. Could we work that into the provisions?

Kimber Gabryszak said they would have to look into that more. It's very difficult and some of the cases have been people working on the landscaping over a 10 year period and it never gets done, the neighbors are in a constant state of flux. It is never complete. Trying to balance those two is very difficult.

Kirk Wilkins asked if someone can do a garden in the whole back yard.

Kimber Gabryszak said absolutely.

Kirk Wilkins asked about watering the park strip, paying to water land they can't use.

Kimber Gabryszak said if it's that much for just the park strip there may be a leak that needs to be addressed.

Kirk Wilkins commented about extensions for hardships.

Kimber Gabryszak said every person's definition of hardship is different. The code is looking for minimum compliance, buying a bag of grass seed and putting on a sprinkler isn't that difficult. Some hardships may be more than others and how do you codify it?

Kevin Thurman some of these things are better left to a legislation decision. Those are things left up to City Council and City manager to set those policies.

Ken Kilgore said he still has an issue with 1/3 of an acre landscaping. He doesn't like that a larger lot has the same as the smaller lots as far as beautification is concerned they could have a larger blight, with more driveway and bigger home. The larger lot would contribute more to the unsightliness. Maybe the larger lots could be up to ½ acre. Your house and driveway could already meet the 1/3 acre. He agrees with the site triangle and accessory building part.

Kimber Gabryszak said he could choose to make a motion on a part of the code and the other part could be a separate motion.

Kirk Wilkins clarified with commissioner Kilgore that on larger lots he would like them to have more landscaping.

Ken Kilgore replied they should take responsibility for what they bought. There are issues of watering and there is certain flexibility. The larger burden is on owners of smaller lots.

Kirk Wilkins agrees with the proposal of 1/3 acres. He likes the flexibility to change and provide for those with health and other issues. He agrees with the site triangle and sales trailers.

David Funk appreciated the comments from the residents and the fact they not only had complaints but had helpful suggestions. He is glad to see that the city has started with an extension program. His suggestion would be that with the notice they send to the public, put on there that there is a possibility for an extension or where to call to find out about it, because it is new. He understands some concern with the 1/3 acre and if it changed to ½ would that be more to what commissioner Kilgore wanted? If you change it to ½ you still have those that are slightly over that may not finish their lots. He understands that in a normal subdivision 1/3 acre is going to catch most of those lots. There is a difference outside a subdivision. You definitely want to enforce those subdivisions to landscape so the whole subdivision looks nice. Where if you have more acreage he understands needing to do what you can afford to do and going a little at a time. You can't go in and spend huge amounts of money when you don't have the money.

Sandra Steele reminded those present that the requirement to landscape the front in one year and the back in two has been part of the code for at least 9 years. Even though you don't think a dirt yard doesn't affect neighbors, it does. The curb appeal is sale ability. We are strict but there are reasons for it. If you buy a corner lot and you know you have two park strips you have to know you have to maintain it. Minimal compliance is the key issue here. We aren't requiring a lot of landscaping, it can be done simply. We have to stick by rules or all of us will suffer. She sees the fairness, as brought up by commissioner Kilgore, comes through the water bills. The large lot gets an allotment based on the footage of their lot. If they only have to landscape a 1/3 acre they will stay in their base rate at a very low rate where a small lot gets an allotment and then has to pay a lot and go into the next tier quickly and the larger lot owner will probably never go into their next tier. There is unfairness there and now she agrees with Ken Kilgore. They could xeriscape for minimal compliance; it doesn't have to be sod.

Mark Christensen (just joining the meeting) said there is not an intended consequence associated with what they are talking about. The challenge is if they intended to create more large lots, the cost of water has gone up so much that they are not going to see larger lots come into the city. The impact fee has gone up based on the consumption they are seeing in the city. It's around $21,000 per irrigable acre. It costs the developers for purchasing water such a high number that if they require the full acre to be irrigated you will not see those larger lots because the water would cost too much. They will be required to bring in more rights. The intent is to be able to have some larger lots, to have a multiple array of lot sizes, and the amount of water is going to drive that. If a larger lot comes in and they only irrigate 1/3 acre, and it would be contingent, if they irrigated more than that there has to be some policy caps. Based on the consumption they are probably not going to get out of their base but it's not sustainable to use the water we are using in the future and have it be an unlimited resource. That is why they are taking the policy steps they are.

Sandra Steele heard another suggestion that if you have animal rights, she wouldn't expect landscaping where there is livestock, like goats, but if it was the house without animals she would consider it un-landscaped. Unless the city is willing to make it equitable for everybody they should have to landscape. It's unfair if you pay more to keep your smaller lot landscaped and the larger lots pay less because they don't have to get out of their base tier.

Jeff Cochran doesn't think their intent is to put undue burden on anyone. There needs to be a balance between justice and mercy. He is ok with what was presented but the 1/3 per lot may need more discussion. He

doesn't think we are prepared to solve that tonight. As far as the sales trailers and site triangles he is fine with everything that was presented. We could break this into two motions.

Mark Christensen said they have other alternatives, to send it forward with a negative recommendation. If they hold onto it, it could make it lengthy. Some things are more administrative suggestions. There are other considerations, like water metering, that this body is not really making a decision on.

Sandra Steele asked if we could break out this section for further review.

Kimber Gabryszak said you would want to strike out b. and take out the 1/3 acre line in a.

Motion made by Sandra Steele that the Planning Commission forwards a positive recommendation for the sales trailer section of the code 19.05 and 19.06.11. Seconded by Ken Kilgore.

David Funk clarified that it was not including any of the landscaping. (No, Sales Trailers and Clear View Triangles only.)

Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

Kimber Gabryszak commented that they could change the "initial" back to "current" owner and they could approve ½ acre now because it is easier to go less restrictive later. They could start there and research it to go down later.

Kirk Wilkins did not want to do ½ acre. Less restrictive is more. There should be some sort of provision for a lot that has changed hands quite often.

Mark Christensen said with initial owner it puts them in a difficult situation. With a lot of homes coming on line there are people that will slide through the cracks and just "owner" may be the best way to go. Don't make it too restrictive. We do not like to enforce but we agree we need a minimum done and we want to be able to work with people.

Sandra Steele noted an example and how they came up with initial instead of current in code committee.

Mark Christensen said they need some flexibility to work with the people in the best way they can.

David Funk thought if he was a homeowner or buying a home he would be upset he was out of compliance right off the bat, but hopefully he would realize it when he bought it and that he needed to put a yard in.

Mark Christensen noted on foreclosed homes, banks don't put yards in. The economy could tank again and they will be in the same position again.

Kimber Gabryszak clarified what they wanted to make a motion on.

Motion made by Sandra Steele that based on the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments for 19.06 with findings and conditions 1. 19.06.08.1 strike reference to 1/3 acre. 2. 1.a.ii remove "initial" and return to "current." 3. 19.06.08.1.b shall not be included in the amendments. Seconded by David Funk.

Kimber Gabryszak asked if they wanted **item 3, to be brought back for further consideration.**
Sandra Steele accepted the amendment. David Funk accepted the amendment.

Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

8. Approval of Minutes:

1. September 10, 2015.

Motion made by Kirk Wilkins to approve the minutes from September 10, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

9. Reports of Action.

Home Occupation, - approval with conditions.

Motion made by Ken Kilgore to approve the Report of Action for the Home Occupation. Second by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

The Crossing – approval with conditions.

Motion made by Kirk Wilkins to approve the Report of Action for The Crossing Village and Community plan. Second by Ken Kilgore. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

10. Commission Comments.

Sandra Steele asked if they had an item that needed continued, that is a public hearing, if they needed to make a motion.

Kimber Gabryszak replied that on the item she is asking about the item was just pulled.

Sandra Steele would like to see them look at the home occupation permit process so they aren't trying to figure out what the impact to the neighborhood was. They need something objective for guidance.

Mark Christensen commented that they should complete the public hearing of an item but continue the discussion of the item. So you are not re-opening the public hearing.

Kimber Gabryszak said there are some instances they do want to continue the public hearing, The Crossing was one of those.

11. Director's Report:

- Council Actions
  - They continued code amendments, tabled the Chui property, approved amendments to the cul-de-sac detail and final plats for talus F and G, Code enforcement extension fees, and culinary water leak forgiveness program.
- Applications and Approval
- Upcoming Agendas
  - The next meeting should be short, one or two items.
- Other
  - The Mayor and Mayor pro-tem have interviews with applicants for Planning Commission vacancy coming up.
  - Bicycle meeting Thursday at 8am in the office.
    - David Funk can do it on Thursday but not Wednesday.

Mark Christensen commented that they need to heed Brent Bateman's advice and stay focused on things specific to their world, things that they can impact. Don't get stuck on issues that may not be appropriate for Planning Commission. Thanks for all you do for the community.

12. Motion to enter into closed session. No closed session was needed.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 11:00 p.m.

_____
Date of Approval

_____
Planning Commission Chair
Jeff Cochran

_____
Lori Yates, City Recorder