

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**July 9, 2015**

Regular Session held at the City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**Planning Commission Minutes**

**Present:**

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore

Staff: Kimber Gabryszak, Kevin Thurman, Nicolette Fike

Others: Paul Evans, Paul Sellers, Roshelle Sellers

**Excused:** Jarred Henline, Jeff Cochran

**Call to Order** - 6:32 p.m. by Vice Chairman Kirk Wilkins

**Pledge of Allegiance** - led by Kimber Gabryszak

**Roll Call** – A quorum was present

**Public Input Open by Vice Chairman Kirk Wilkins**

No comment at this time.

**Public Input Closed by Vice Chairman Kirk Wilkins**

**4. Public Hearing and Possible Action: Rezone and General Plan Amendment for Saratoga Springs 4 Church locate on the Northwest corner of Old Farm Road and Redwood Road, Evans & Associates Architecture, applicant.**

Kimber Gabryszak presented the plan. This is in the City Center District Area Plan (DAP) area. The applicants are requesting approval of a Rezone and General Plan amendment to permit the future approvals of a subdivision and site plan for an LDS meetinghouse. Staff recommends a positive recommendation. This would still be subject to the District Area Plan. This will come again with subdivision site plan, subdivision plat and conditional use in the future.

Paul Evans was present to answer questions.

**Public Hearing Open by Vice Chairman Kirk Wilkins**

Paul Sellers is concerned with the grading of the ground, his property drops severely to the back fence and he would like to see the property more leveled out and raise the fence line. He asked about houses and businesses coming in there. He felt this is a surprise. He said the card mailed out was misleading and it didn't have the correct information in it. It took him 3 days to get help through the email process but he did call and get a hold of someone who was helpful. He would like the cards to be right so people would really know if it affects them or not. The contractor in his subdivision has not done things well. They can't get any resolution with their problems, so it makes them more worried about the church lot. He is hoping that the city can make sure the problems are taken care of.

Rochelle Sellers said they were the only house there in the subdivision. Their yard has draining issues and she is concerned that they will have problems with their yard draining into the church. They have had trouble getting their back yard taken care of.

Paul Sellers said right now all the lots drain down to his yard and the contractor has just jerry-rigged stuff. He said they had a similar problem when they were in West Valley. Because of a meeting like this it was able to be postponed and taken care of so there is value in these meetings.

Kimber Gabryszak gave a history of the annexation that came into the City in 2010 and it was entitled at that time to quite a bit of density including residential and non-residential. This particular area has not been planned for what type of development will go here. With the drainage issues, when they submit

their site plan they need to provide plans for grading and drainage as well. They will need to provide proof that their plan will not drain on other properties.

Hayden Williamson asked where in the Code it mentions enforcement for drainage issues.

Kimber Gabryszak said she would look into it. Once it gets to the lot stage it usually becomes an issue between lot owners.

Mark Christensen noted they had treated other situation in the City like this as more of a civil issue. If the builder is still in the neighborhood they encourage them to help fix the issues.

Kevin Thurman said it's not a code issue because it's in the engineering standards and so it's basically a civil issue between owners.

Hayden Williamson would this be something when they had the lots approved that they have to have this plan to accommodate this?

Kevin Thurman noted they don't have to have a grading plan for each lot, but for the subdivision as a whole. They can look into it. There are plenty of laws in the state about water drainage. We do have a fairly new ordinance about large scale grading that you need to come in and get a permit.

Paul Evans noted the roads on the plan where the elevations are set by connecting into existing roads. One is from the neighborhood and one onto Redwood Road. They typically try to place the building higher than the road and minimize grading elsewhere. They are limited to how much they can do in a parking lot. He hasn't done a specific site grading plan on this site yet. They do have to detain the water on their site without affecting the neighbors.

#### **Public Hearing Closed by Vice Chairman Kirk Wilkins**

Sandra Steele wanted to know where the Seller's lot was.

Paul Sellers showed where it was.

Sandra Steele is wondering why their grading wasn't done better on their lot. She thinks the city engineer needs to be made aware of this and hopes there will be an answer for them. In the staff report it is mentioned there needs to be raised sidewalk in the middle of the parking lot and which side was that on.

Kimber Gabryszak said the applicant is aware of that and have provided information.

Paul Evans responded that they are showing one right now that goes in the back of the building to where the pavilion is and the walkway complies with the City's requirements.

Sandra Steele wanted to thank him for providing access isles in front of the front doors. She reminded him that when it comes back they will be looking at lighting and landscaping and she complimented him on getting disabled parking in front of the doors where possible.

David Funk was also wondering about the walkway and that was answered. He asked what direction the water flow was.

Paul Evans responded it was to the NE.

David Funk noticed where there was regulation on the construction that they had to make sure they don't impact the neighbors.

Hayden Williamson had nothing more to add.

Ken Kilgore asked staff about the current zone (Planned Community) and what the open space requirement was.

Mark Christensen said it ranges in the PC zone with the different type of use. That is why they want this out of the PC zone. Because if they stayed they would have to come in with an application that was much larger and they are not ready to do that yet. The Overlay on the PC zone does show a church in this area.

Ken Kilgore asked if this is carved out then does the requirement of open space stay the same

Mark Christensen said it's such a wide range of open space categories.

Kimber Gabryszak said in the DAP they have different place types some open space requirements as low as 5 to 10 percent some higher than that. They have an overall open space requirement it's fairly low compared to most of the PC requirements. Here it is tricky because they aren't designating place type, so they don't know what the open space is going to be. They are zoning it to R3 which has a requirement of 15% open space but there is no specific landscaping requirement in the R3 and whatever open space they provide will go into the totals of the DAP.

Kevin Thurman commented that this will reduce the overall Equivalent Residential Units they are entitled to. They don't require open space for churches, it's a landscaping requirement.

Paul Evans noted where there was a large grass area and other landscaping planned.

Ken Kilgore asked if there would be a traffic light on the Redwood Road access.

Kimber Gabryszak responded that they submitted a preliminary traffic analysis; it needs to be redone to accommodate peak school traffic. It will depend on what UDOT's requirements are. They will have to have that information before they can finalize this.

Paul Evans did not know when they would get that update, it is part of moving along the process but they plan on complying with whatever UDOT requires. Because it will become another outlet for the neighborhood, school or other traffic might transition to this location. It may not be known until its open and being used.

Kimber Gabryszak noted to the north there were more road stubs that could also change the traffic patterns.

Paul Evans noted it was not a major road.

Kirk Wilkins thanked everyone for their comments. He asked about the sidewalk and buffer area between this and Redwood Road and what was planned there. Also what will be required, grass or natural landscape, the grass looks better

Kimber Gabryszak noted it was something they would be looking at throughout the process. It is a 30 ft. buffer and landscaping and trail are required. Details will be reviewed further down the road. They have allowed both sod and natural in the past.

**Motion made by Sandra Steele to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.07 acres of parcel 58:041:0183 from Planned Community to Low Density Residential and R-3 as identified in Exhibit 1, with the Findings and Conditions in the Staff Report. Seconded by Hayden Williamson.**

Kimber Gabryszak said there was a discrepancy in the plan where it was 5 or 6 acres if they could put **between 5 to 6** in the motion.

The motion was **Accepted**.

**Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.**

**5. Work Session: Discussion of Code Amendments and Visioning.**

Kimber Gabryszak noted they did not get a chance to be as prepared as they would like tonight so they would not discuss the code unless they had questions.

No questions.

**6. Approval of Minutes**

1. June 25, 2015

**Motion made by Sandra Steele to approve the Minutes of June 25, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore. Motion passed 4- 0. Hayden Williamson, abstained.**

**7. Reports of Action** – No report tonight.

**8. Commissioner Comments** – No further comments.

**9. Director's Report**

- Council Actions - at the last meeting.
  - The code amendments were approved with a few minor amendments.
  - Regal Park was approved.
  - Lot split exception approved in Harbor Bay.
  - Lakeside 27 was approved.
  - Fox Hollow neighborhoods were approved.
  - Legacy Farms amendments were approved with modifications.
- Applications and Approval

- Rezone 4<sup>th</sup> north and Redwood Road. Crossing at Saratoga
- Plat amendment Sargent Court phase 3.
- Upcoming Agendas
  - Harbor Bay Chapel and Catalina Bay will be coming soon
  - Next meeting is on the 30<sup>th</sup> instead of the 24<sup>th</sup>.
  - Jacobs Ranch stake site plan and DUP.
  - Work session on development at Market Street.
  - Aug 14<sup>th</sup>, Possible Code amendment to change Mixed Lakeshore to a Mixed Waterfront zone.
- Other
  - Senior Planner Scott Langford has resigned and will move to directorship in West Jordan.

**10. 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.**

There was no need for closed session tonight.

**Meeting adjourned by Vice Chairman Kirk Wilkins**

**Adjourn 7:15 p.m.**

July 30, 2015  
Date of Approval

Lori Yates  
Lori Yates, City Recorder

