

City of Saratoga Springs
Planning Commission Meeting
May 28, 2015

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

Planning Commission Minutes

Present:

Commission Members: Jeff Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North, David Funk

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

Others: Chad Spencer, Arian Karini, Mike Gaeta, Stefanie Lance

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

Pledge of Allegiance - led by Mike Gaeta

Roll Call – A Quorum was present

Public Input Open by Chairman Jeff Cochran

No comments at this time.

Public Input Closed by Chairman Jeff Cochran

4. Public Hearing and Possible Action: Conditional Use Permit for Little Caterpillars Preschool located at 543 Marie Way, Stefanie Lance, applicant.

Scott Langford presented the application. They are asking to operate M-F 9a.m. – 3:15p.m. There is an hour gap between the two classes. The fire dept. has inspected and there are no violations that need to be addressed.

Public Hearing Open by Chairman Jeff Cochran

No comments at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline did not have any comments at this time.

Kirk Wilkins commented that as it was all in compliance he did not have any issues.

David Funk appreciated that they were coming to the Planning Commission and following all the rules as not everyone does that.

Sandra Steele asked if she had a bathroom facility in the basement.

Stefanie Lance replied that right now she did not, but they take two bathroom breaks where she takes all the kids with her. She is planning on installing a bathroom in the future.

Sandra Steele asked if she would have any children that go to both sessions.

Stefanie Lance replied that she did not.

Hayden Williamson noted it was in compliance and wished her luck.

Jeff Cochran looked at the number of trips per day and it did not feel excessive. He was glad the fire chief had been out.

Motion made by Sandra Steele to approve the Home Occupation for the Little Caterpillars Bilingual Preschool, located at 543 Marie Way, with the findings and conditions in the Staff Report. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

5. Public Hearing and Possible Action: Minor Subdivision for Cahill Chapel located at 163 West Ring Road, EA Architecture, applicant.

Sarah Carroll presented the subdivision. The applicant would like to subdivide his property into two lots.

Public Hearing Open by Chairman Jeff Cochran

Arian Karini commented that his family owns a nearby lot. He noted a lot of the attraction of moving here was the open feel of the area. He feels the construction is going too fast all around and not following the public good. He noted Ring road has not been taken care of and has been in disarray for several years. He feels the people of the city voted to cap more development. He noted the zoning that was promised to them in this area would be commercial higher end businesses like boutiques no higher than two stories. He doesn't think the original plan was a chapel and he feels they sold it to just make money in a bad environment. He thinks the entire neighborhood is changing and has no insurance as to what will be going in on the other side of the road and how he will be able to see it as a future seller. He feels that people came here for a certain open feel that is departing from the city.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele had no comments on the minor subdivision.

David Funk appreciated the public comments made. He had concerns with the changing of the property zoning but he realizes that it meets all the requirements. If it is Church property the City won't get any revenue from it as a non-taxed item. He feels that a church would increase the property value of the area. They don't know what will be coming in the other area at this time, but that is not being addressed at this time and there is not much they can say until the time that something does come in.

Hayden Williamson had no additional thoughts on the subdivision.

Kirk Wilkins had no additional comments.

Kara North appreciated the public comments. She noted the Commission's job is to see if an application meets the code and then give a recommendation to the City Council. Additional concerns need to be brought to City Council. She would give a positive recommendation because it meets the codes.

Jared Henline appreciates the comments as well but as it meets code he would give it a positive recommendation.

Jeff Cochran asked staff to address the status of Ring road as brought up by public comment.

Mark Christensen noted the outer road is owned by a private owner, the City can try and enforce it. A portion would be taken care of with this subdivision when they build they would maintain it. The residual portion they will put in a work order for.

Jeff Cochran had a personal opinion that he would prefer a church to commercial behind his house. He replied to public comment that there is quite a bit of discussion when developments come in to see that they all meet code. And generally we do a good job of following code. He doesn't feel they are changing anything above what is already allowed for the City.

Arian Karini wanted to comment further that he hopes what goes in is nice. He noted other places he has lived and felt the difference is that they make it a requirement to build something nice and that a certain percentage are built on one acre lots. He feels it has moved from a golf course community to a metro action. He would like to see the open feel and large lots mixed in with condos and offices. He hopes it translates into something bigger.

Kevin Thurman commented on the zoning issue in the City. Several years ago the Council made the decision to rezone the entire city to generally a 3 unit per acre city. The decision has already been made unless they want to down-zone the property, but that may mean a reduction of property values as well. It's a tough decision for a legislative body to make to take property and down-zone it to less dense. But by and large it is 3 units in the city. It can be frustrating from a planning dept. point of view because they don't have much say in the development of the city unless the Council makes the decision to down-zone it. There are different question of diversity of product, but when it comes down to it the decision was made by the previous Council.

Motion made by Sandra Steele to approve the Cahill Church Subdivision, located at approximately 163 West Ring Road, based on the findings and conditions listed in the Staff Report. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

6. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Cahill Chapel located at 163 West Ring Road, LDS Church, applicant.

Sarah Carroll presented the rezone. The rezone is for Lot 1. The current zone is Regional Commercial. So the residents are aware that would be a maximum of 50' so that is more than two stories. They are requesting to downzone it because churches are not allowed in Regional Commercial. Neighborhood Commercial does allow a church as a conditional use which would be a further application. The future commercial could be many years out and nothing is proposed at this time. She showed a concept plan for the church. There will be some grade changes and a retaining wall will need to be put in. The church generally installs fencing.

Public Hearing Open by Chairman Jeff Cochran

No comment at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline was in favor of the rezone and did not have questions about it.

Kara North did not have any additional comments.

Kirk Wilkins had no additional comments.

Hayden Williamson asked if there was any potential business in this zone that would be detrimental to the neighborhood.

Sarah Carroll noted that businesses in Neighborhood Commercial were better and less intense for a neighborhood.

Mark Christensen gave an example of what could be here under its current zoning, an auto repair shop, and they have seen complaints about those in other neighborhoods.

Hayden Williamson thought it was better for the neighborhood and works for the landowner.

David Funk clarified what was to be a pavilion on the plan. He was concerned about housing on the south side and wanted to know what the triangle area was.

Sarah Carroll would look into that further. (It was owned by one of the neighboring lots.)

David Funk wanted to make sure there was fencing going in.

Sarah Carroll said they usually do all three sides besides the entrance side.

Kevin Thurman noted the triangle piece is owned by one of the property owners in the circle.

Sandra Steele asked Arian to point out on the map where his property was.

Arian Karini pointed out his lot and wondered more what would be in the lot next to this. He thinks it's getting crowded and neighbors talk but don't do anything. He is aware of the good and bad in the area.

Sandra Steele appreciates what he said and noted she lived in the neighborhood too. And when you have a vacant lot near you, you never know what will go in. She also noted just south of them they did just put in 1 acre lots. Any larger than that and they don't really have the market for it yet. She had a comment for the architect; she complimented him that they put in a walkway where people wouldn't have to walk between cars. She noted they required a buffer between a parking space and a garbage surround that can come back with their site plan. Since it will be a conditional use, if we feel it is a necessary thing to mitigate any problems they can require a fence. She asked if it was a meeting house or Stake Center.

The Applicant responded Stake Center.

Jeff Cochran had some comments he would save for the site plan. He didn't have any additional items.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.17 acres from Regional Commercial to Neighborhood Commercial, for property located at approximately 163 West Ring Road, with the Findings and Conditions in the Staff Report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

7. Approval of Minutes:

1. April 9, 2015.
2. May 14, 2015.

Sandra Steele had a change for the minutes of April 9th. A word change and she noted the chairman was listed when he was not present.

Motion made by Kara North to approve the minutes of April 9th with a change of the word stuff to issues. Seconded by Sandra Steele. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

Motion made by Hayden Williamson to approve the minutes for the PC meeting of April 14th. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

8. Reports of Action.

No reports tonight.

9. Commission Comments.

Kara North contacted Kimber Gabryszak about a week ago to let her know that they built a home in another city and so she would be resigning from Commission. This will be her last week. She has enjoyed working with everyone and the relationships she has made in the city.

Kimber Gabryszak noted that the City Council would be appointing a new Commissioner at the next meeting. Kirk Wilkins asked what we are doing to alleviate traffic on Redwood Road.

Kimber Gabryszak responded that there are things in the pipeline. They will be widening Redwood Road to Stillwater which will help. She feels UDOT's projections for traffic needs were not correct. Other needs are Mountain View Corridor (MVC) and other roads. Foothill road is being planned for in the future on the West side of Redwood Road.

Mark Christensen thought the development we are seeing between us and Eagle Mountain will need to see MVC sooner than planned.

Jeff Cochran thought MVC could be moved forward.

Kimber Gabryszak said they had a meeting today with UDOT to discuss MVC and they are trying to stay on UDOT's radar.

Mark Christensen noted we are the second fastest growing city in the state. We are also in the top 10 for largest overall growth.

Sandra Steele asked why we had traffic counters out on south Redwood Road.

Mark Christensen said they are doing a number of studies, they are seeing a number of backups on Redwood Road and they have a few that were requested by City Council at the last meeting. Once Riverside drive opens up it will take some traffic off. MVC has been purchased by UDOT now. There is still a parcel in question for a detention pond. He thinks there will be a frontage road coming in with DAI in the not too distance future which will help.

Kevin Thurman asked the Commission to consider how foothill Blvd. will get funded in the future. We need to start planning for that.

10. Director's Report:

- **Council Actions**
 - They approved Talus Ridge, Crossroads Ranchettes, and amendments to Legacy Farms.
 - They took action on the site plan for AutoZone.
- **Applications and Approvals**
 - They have seen 5 temporary uses come in, some special events, sign permits, a concept plan for O'Neal Aquatics for swimming lesson use. Legacy farms Community Plan amendment, Mountain View Estates, Western Hills Trail, a Church site in Harbor Bay and numerous resubmittals of plans they have already seen.

- Recent approvals change of use for an auto repair next to Harvest Hills for a residence upstairs and office retail on the northern portion and continued use on south for auto repair.
- **Upcoming Agendas**
 - Waiting to finalize whether the material on shared zones in Legacy Farms will be concrete or asphalt.
 - Lakeside
 - Code amendment work session.
- **Other**
 - Kara North has moved and needs to be replaced. That will be at the next Council meeting.
 - Legacy Farms broke ground this week.
 - Reminder that staff is now reviewing concept plans instead of coming to Planning Commission initially.
 - They would like to take time on light agendas to go over visioning and planning. She noted some potential code changes that may be coming up.
 - Item 11 is now a standing item on the agenda for times when it may be needed.

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.

There was no need for closed session tonight.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 7:42 p.m.

June 11, 2015
Date of Approval

Lori Yates
Lori Yates, City Recorder

