



CITY OF SARATOGA SPRINGS

Planning Commission Meeting **Thursday, May 23, 2013** **Meeting held at the Saratoga Springs City Offices** **1307 North Commerce Drive, Suite 200, Saratoga Springs**

MINUTES

Work Session 6:39 P.M.

Present:

Commission Members: Sandra Steele, Jeff Cochran, Earl Halvas Jarred Henline, and Eric Reese

Absent Members: Kristen Hood

Staff: Lori Yates, Jim McNulty, Sarah Carroll

Others: Elliot Smith, Brian Sudweeks

Pledge of Allegiance led by Eric Reese

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

4. Public Hearing: Preliminary Plat Subdivision Plat for the Gateway at Saratoga located at approximately 1361 North Redwood Road, Elliot Smith, applicant.

Jim McNulty presented the Preliminary Subdivision Plat for the Gateway at Saratoga Springs. Staff recommends that the Planning Commission forward a positive recommendation to the City Council based on staff's findings and conditions.

Elliot Smith, applicant, is available if there are any questions by the Commissioners.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Jarred Henline had no comments regarding this item.

Earl Halvas stated that he is happy with what is being proposed.

Eric Reese stated that he too is happy with the preliminary plat.

Sandra Steele asked staff if the trail would be leveled. Jim McNulty stated yes, the trail will be leveled. He stated that the City Engineer, Jeremy Lapin will also be addressing the alignment of that trail as well, and it will be shown on the Site Plan. Sandra Steele stated that she wanted to make sure the trail would be accessible.

Jeff Cochran asked what the detention basin would consist of. Elliot Smith, applicant, stated that they have been working with the City Engineer, Jeremy Lapin on the layout of the basin and that the basin would consist of sod and rock.

A motion was made by Sandra Steele and seconded by Earl Halvas to forward a positive recommendation to the City Council for the Preliminary Subdivision Plat for the Gateway at Saratoga located at approximately 1361 North Redwood Road, Elliot Smith, applicant including the findings and conditions listed in the staff report dated May 23, 2013. Aye: Sandra Steele, Earl Halvas, Jarred Henline, Eric Reese and Jeff Cochran.

5. Public Hearing: Land Development Code revisions (19.04, Establishment of Land Use Zones).

Jim McNulty presented the Land Development Code revision to the Planning Commission.

s
Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

The Planning Commission had no comment on this item at this time.

A motion was made by Sandra Steele and seconded by Jarred Henline to forward a positive recommendation to the City Council for the Land Development Code revisions to 19.04, Establishment of Land Use Zones, including the findings and conditions listed in the May 23, 2013 staff report. Aye: Sandra Steele, Jarred Henline, Eric Reese, Earl Halvas and Jeff Cochran.

6. Concept Plan for Mountain View Estates located at approximately 450 West 400 North, Brian Sudweeks, applicant.

Sarah Carroll presented the Concept Plan for Mountain View Estates.

Brian Sudweeks, applicant, spoke briefly regarding the project.

Sandra Steele asked if the first lot into the development could be a detention pond. Sarah Carroll stated that both lots would need to be used in order for it to meet the open space requirements. Sandra Steele stated that pocket parks being better utilized and for this particular development and the location of the detention basin a smaller park would be best. She would suggest that for this particular development.

Eric Reese stated that he is fine with the project. He would suggest the payment in lieu of open space and feels that there are a number of parks surrounding this development and a small one is not needed.

Earl Halvas asked if Marie Way would connect into this project. Staff indicated that the road would indeed connect into the Mountain View Estates development. Earl stated that he would support the payment in lieu of open space.

Jarred Henline stated that he would be fine with the payment in lieu of open space. He feels that there are a number of parks in the area which would accommodate the needs of the residents in this development.

Jeff Cochran asked staff if the entrance of this development meet the Codes requirements. Staff stated that the requirements have been met. Jeff suggested the possibility of an entry feature. He also expressed concerns with the construction traffic for this project with a functioning school nearby. He asked if it would be possible to work closely with the school to provide the necessary safety to the children. He also suggested possibly installing an additional crosswalk closer to the school. Jim McNulty stated that this has been a concern by others and will consider these suggestions.

7. Minutes:

a. April 25, 2013.

Motion was made by Sandra Steele and seconded by Jarred Henline to approve the April 25, 2013 minutes subject to the corrections made by Sandra Steele. Aye: Sandra Steele, Jarred Henline, Eric Reese, Earl Halvas, and Jeff Cochran.

10. Director's report.

Jim McNulty stated that two Planning Commission candidates have been interviewed and Kara North has been selected to be the newest Planning commission member. She will be at the June 13, 2013 meeting. The meetings in the month of June should have a number of items on each agenda.

Jim McNulty stated that Sandra Steele had recently visited the Portland, Oregon area and would provide the Planning Commission with pictures that were taken.

Motion to adjourn at 7:35 p.m. was unanimous.

April 25, 2013
Date

Lori Yates
Lori Yates, City Recorder

