



Planning Commission Meeting
Tuesday, April 7, 2009
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:32 P.M.

Present:

Commission Members: Eric Larsen, Cassie Gross, Hannah Thiel, Aaron Wall, Chris Strickland, Earl Halvas, Dennis Brown

Absent Members:

Staff: Lori Yates, Jim McNulty, Ken Leetham

Others: Cecil Tuley, Gerald Kammerman, Jim Taylor, Becky Lewis, Lee Kapakski, Dustin Holt, Greg Haws

Work Session-

Regular Meeting Commencing after Work Session

1. **Pledge of Allegiance led by Earl Halvas**
2. **Roll Call.**
3. **Public Input.**

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

4. **Public Hearing: Proposed Amended Master Development Plan and Site Plan for the Cove at Jordan River located 1400 North 350 East; Travis Taylor, applicant.**

Jim McNulty explained the proposal of the amendment to the original Master Plan and Site Plan that was approved in April of 2006. Jim McNulty addressed the proposed amenities, road improvements and building elevation changes for a new building type. Jim McNulty also expressed ideas that were addressed in a recent Urban Design Committee meeting.

Cassie Gross opened public input.

Becky Lewis asked if the surrounding communities such as The Cove at Jordan River and Riverbend would be connected in the future. Becky Lewis asked about the property values and if they will be affected with the new proposal.

Jim McNulty indicated that the Riverbend Townhomes and The Cove at Jordan River will not be connected at this time; however there will be a connection with The Cove at Jordan River and the future apartment project just west of the development. Jim McNulty also addressed the Pioneer Crossing project and future access.

Cassie Gross closed public input.

Dennis Brown asked if Driftwood Drive would be taken out. Jim McNulty stated no, it will just be a private road.

Dennis Brown stated that additional parking should be added to the project. He would like to know what type of amenities will be providing to the community.

Jim McNulty addressed Dennis Brown's concerns.

Hannah Thiel asked if the clubhouse would be maintained by the HOA and used by the residents. Jim McNulty indicated that it would be maintained by the HOA.

Eric Larsen asked if this would be the only time this item would be brought back to the Planning Commission. Jim McNulty stated that this process for the amendment would only be addressed tonight with the Commissioners.

Eric Larsen suggested that we submit our recommendation and have this project be brought back for additional review. Jim McNulty suggested that final plat could be brought to the Commission before it is taken to the City Council if necessary.

Earl Halvas expressed concern with the proposed color scheme. Jim McNulty addressed that he would like to see an additional color scheme.

Eric Larsen commented on the additions to the building elevations.

Chris Strickland stated that the overall project looks great and addressed the lack of additional parking; Chris also suggested that more pockets of additional parking be considered.

Aaron Wall stated his concerns with the tie in of Riverside Drive into the adjacent project. He also expressed a concern about how long the surrounding projects would be drawn out for future connection purposes.

Cassie Gross addressed the parking requirements. Cassie addressed the floor plans to the building elevations. Jim McNulty stated that the applicant was notified that the floor plan did not match the building elevations. Cassie feels that there has not been enough information provided for the proposal and is in favor of seeing each plat brought forward through each phase. Cassie addressed concerns that were addressed in the most recent Urban Design Committee meeting.

The applicant addressed some of the concerns that were voiced by the Commissioners.

Becky Lewis a resident of Cove at Jordan River stated that the parking is adequate for the area.

Ken Leetham addressed sections of the Land Development Code dealing with Master Development Plans.

Motion by Earl Halvas to table the Proposed Amended Master Development Plan and Site Plan for The Cove at Jordan River located at 1400 North 350 East; Travis Taylor, applicant.

Subject to: That the applicant resubmit plans that include additional parking, tot lot information, detailed amenities, additional color scheme, floor plan and revised elevations.

Seconded by Eric Larsen

Aye: Earl Halvas, Eric Larsen, Dennis Brown, Hannah Thiel,

Nay

Abstain:

5. Presentation of the proposed Teguayo Master Planned Community.

Jim Taylor introduced the project along with the project team members Dustin Holt and Greg Haws.

Greg Haws introduced the project through a power point presentation. Written material was also distributed to the Commissioners.

6. Minutes:

1. March 17, 2009.

Motion by Eric Larsen to approve March 17, 2009 minutes as written.

Seconded by Hannah Thiel

Aye: Eric Larsen, Hannah Thiel, Dennis Brown, Earl Halvas

Nay: none

Abstain: none

7. Director's Report.

Jim McNulty had no items to discuss at this time.

Motion to adjourn at 8:36 p.m. was unanimous.

Date of Approval

City Recorder