

**CITY OF SARATOGA SPRINGS
CITY COUNCIL & PLANNING COMMISSION MEETING**

Tuesday, January 19, 2010

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

JOINT CITY COUNCIL & PLANNING COMMISSION MINUTES

WORK SESSION – Commencing at 6:30 p.m.

Present:

Council Members: Mayor Love, Councilman Call, Councilman Poduska, Councilman McOmber, Councilman Miller
Planning Commission Members: Hannah Thiel, Chris Strickland, Cassie Gross, Earl Halvas, Kristen Hood, Dennis Brown

Absent Members: Joe Hudson

Staff: Lori Yates, Ken Leetham, Spencer Kyle, Jim McNulty, Sarah Carroll, Todd Godfrey

Others: Greg Haws, Jim Taylor, Cecil Tuley, Colin Douglas, Dustin Holt, Leslie Morton

Ken Leetham mentioned to the Council that the Utah League of Cities and Towns will be holding a Local Officials Day of the Legislature on January 27th. Ken asked if the Council would like to attend. Mayor Love stated she would like to attend. Councilman Miller, Councilman Poduska and Councilman McOmber also expressed their interest.

1. Discussion of the Proposed Land Development Code related to Chapter 19.26 Planned Community Zone.

Earl Halvas commented on the time and effort that has been provided by staff and the development group, along with the developer's willingness to work with the City on this proposal.

Chris Strickland echoed what was stated by Earl Halvas.

Hannah Thiel stated that her concerns were with the existing zoning districts adjacent to a future proposal. She suggested a possible buffer zone. She also would like to see that there is a high quality commitment to architecture and design. Hannah also stated that the quality of the development has been addressed.

Cassie Gross stated that this proposal was detailed and specific and the vision of the development seems clear. She also expressed her concerns with the density transfer being allowed as a minor amendment rather than a major amendment. Cassie Gross also mentioned the concerns of future adjacent residents and permitted uses.

Cassie also stated that the Light Industrial uses seemed very general. She felt that additional restrictions may be needed. Ken Leetham stated that the current Code specifies these restriction and requirements.

Cassie Gross stated that she would like to see additional zoning requirements with specific setbacks and lot sizes. Ken Leetham stated that those standards are specified within the Village Plan and will include setbacks and minimums. Cassie Gross indicated that the City has more flexibility during the Community Plan stage rather than at the Village Plan stage.

Councilman Poduska asked if there would be a Planned Community Committee to review project architecture. Jim McNulty indicated that the Committee to review a project would be the current Urban Design Committee.

Councilman McOmber stated that he is concerned with the Light Industrial uses. He wonders what type of businesses would be drawn to a future project. Ken Leetham stated that in our current Code it references the specific standards and regulations. Ken Leetham also stated that land uses in the project are approved at the Community Plan approval stage by agreement and is at the complete discretion of the City Council.

Kristen Hood stated that her concern was with minimum parcel size for a property to be zoned as a Planned Community District. Original it was thought that 250 acres would be sufficient; however, after some discussion it was decided that a minimum of 500 acres would be necessary.

Dennis Brown expressed his concerns with how future development parcels zoned Planned Community District would relate with existing property or developments already in place. He expressed that there are many land uses proposed within this zoning district that it may affect other properties adjacent to a future proposal. Mayor Love stated that residents will need to be more aware and informed of any future proposed projects. Ken Leetham stated that the City should try to be aware of the future incompatibilities and try to avoid them as much as possible.

Councilman McOmber stated that the zoning will be addressed at the level of the Community Plan and through to the Village Plan. Ken Leetham stated that it's important to make sure and understand what is being approved during the Community Plan process since this is the stage where the City can exercise more discretion than at the Village Plan stage.

Councilman Miller asked if the suggested changes from the previous Council meeting were implemented. The changes were in Section 19.26.070(5)(c), stating that this provision need to match Section 19.26.100.

Councilman Poduska asked if Section 19.26.060 (f)(iii) will specify who will maintain and pay for the water and maintenance of the open space. Jim McNulty indicated that this was addressed within the ordinance.

Councilman Miller asked if the City would be part of the ARC committees. Jim McNulty stated that the City does not participate in those committees. He indicated that a future ARC committee would be created by an owners association. Ken Leetham stated that an ARC committee would be created during the Village Plan stage.

Councilman McOmber asked if there are requirements with completing the open space in a timely manner. Ken Leetham stated that it's all negotiable with each plan and discussed phasing schedules that could be included in future development agreements.

Councilman McOmber also stated that the City should keep in mind that the buffer zone may not be considered as open space. Jim McNulty stated that required setbacks cannot be included but a buffer zone can be included within the required open space.

Hannah Thiel expressed concerns with the open space requirement throughout each phase. Todd Godfrey stated that in each phasing stage the open space requirements will be reviewed and considered.

Councilman Poduska asked about the location of future City service buildings. He asked if a percentage of the open space could be used for those service buildings such as a fire station, library or community swimming pool. Ken Leetham stated that a feasibility study would need to be conducted which would help to what services and facilities are needed. Todd Godfrey stated that it's important to consider Section 19.26.070 (5)(a), which addresses the requirements of future facilities.

Councilman Poduska asked if there is a time frame associated with the Community Plan and future entitlements. Todd Godfrey stated that this hasn't been addressed but did foresee this to be long term commitment. Councilman Poduska suggested a review time of five years. Ken Leetham stated that this will need to be reviewed and addressed before a time frame is place.

Councilman Call expressed his appreciation with the work that has been done on the ordinance. He also expressed excitement and stated that this will be a successful project.

Jim Taylor, a representative of Dyno Noble, expressed to the Council his appreciation and patience with this review process.

A five minutes break was taken at this time (7:53 p.m.)

2. Discussion of public safety needs.

Spencer Kyle briefly discussed with the Council a letter that was recently received by Chief Tim Hay from ISO. This letter addressed the ISO rating for the City. Spencer stated that the issue is that the City's rating is high due to

having only one Fire station. Spencer stated that there is a rule with ISO that there should be a fire station within 5 miles of a home. Spencer discussed whether to have Public Works move to the trailer or to stay where they are now. Or do we place the fire department staff in the trailer rather than the Fire station. Spencer stated that cost analyst would be presented in an upcoming meeting. This is an urgent need.

Councilman Poduska suggested the City act quickly to this response.

Councilman Call stated that he would like to see Public Work move to the trailer and have the Fire department stay in the Fire station.

Councilman Miller asked how long would it take for the move to happen. Spencer Kyle stated it could possibly be a month.

Council agreed with moving forward on a plan to make temporary adjustments as needed in the City Center to accommodate the ISO requirement of having a second station.

The meeting was adjourned at 8:22 p.m.

Date of Approval

Lori Yates, City Recorder