

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING MINUTES  
JUNE 28, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:00 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz  
Commissioner Jim Allen  
Commissioner Doug Cary  
Commissioner Beth Goodrich  
Commissioner Kim Jensen  
Commissioner Bruce Oblad  
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Paul Ottoson, City Engineer; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Steve Israelsen (and wife), Wilford Cannon, Sky Properties; Steve Gregerson, Gekko Corporation; Mr. Cline, and son (did not sign in), residents.

1. CONSIDERATION OF THE PROPOSED FINAL PLAT FOR CRESTPOINTE SUBDIVISION, PHASE 1 LOCATED GENERALLY EAST OF RIDGETOP CIRCLE AND WINDSONG LANE AND BETWEEN EAGLEWOOD GOLF COURSE AND INDEPENDENCE WAY. SKY PROPERTIES – STEVE ISRAELSEN, APPLICANT

Ken Leetham stated that the City Council approved the preliminary design plan for Crestpointe Phases 1 and 2 as submitted on June 7, 2011. In their approval, the Council made some recommendations, including that a new parcel be created to accommodate a public trail from the end of Gary Way (Phase 3) running south through the property.

Some other issues, of which the Planning Commission should be aware, include the need to address potential surface drainage of the lots along the north side of Ridgetop Circle that are adjacent to lots along the south side of Independence Way. The general design for these lots includes a building pad in the front portion of the lot and the remainder of the lot sloping downward to the north, causing potential flooding for the lots on Independence Way. Mr. Leetham invited Paul Ottoson, City Engineer to address the Commission. He stated that the proposed solution to this issue is the installation of a storm drainage line with inlets in the back of each lot such that any surface drainage on these properties will be diverted to an underground line and transmitted west under Constitution Way and out to the City's storm drain system on Eagleridge Drive. The City's goal is to collect all water so that no additional water will go down Constitution Way.

Paul Ottoson asked Steve Israelsen if Sky Properties would be submitting a final plat for Phase 2 this year. Mr. Israelsen responded that they would not, so Mr. Ottoson stated that the developer must reseed the entire graded area to prevent erosion. Chairman Klotz said he believes that some of these lots may sit for quite a while, so he believes the reseeding is necessary. Mr. Israelsen said they plan to do that.

Council Member Horrocks asked how this area performed during the last large storm. Paul Ottoson said the damage was in the area below this, and in the canyon. The Crestpointe property itself was not flooded.

Ken Leatham stated that the fence along the golf course, required by the Council, will be included in the performance bond for the project and will be installed at one time by the developer. In addition, the stray ball easement has been included in the CC&R's and taken care of as well as the vegetation overlay map demonstrating how vegetation will be treated and maintained.

**Commissioner Cary moved to recommend approval of the Crestpointe Subdivision, Phase 1, to the City Council with the condition that the plat be approved by the City Engineer prior to action by the City Council. Commissioner Allen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

2. CONSIDERATION OF THE PROPOSED CONCEPT PLAN FOR ORCHARD HILLS EAST PLAT IV LOCATED AT THE SOUTH TERMINUS OF CONSTITUTION WAY. GEKKO CORPORATION – STEVE GREGERSON, APPLICANT

Ali Avery reported that this parcel of property has been part of the Crestpointe development discussions because of its proximity to the subject property. The owner, Mr. Gregerson, would like to develop his parcel about the same time as Sky Properties begins the Crestpointe plan. Crestpointe will be bonding and building the improvements, including street, water, sewer, etc. in front of Gregerson's property, and the two developers have worked out an agreement in this regard.

Mrs. Avery stated that this property should have been included in the original Orchard Hills development, but was never platted with the subdivision because a temporary cul-de-sac was required on the lot. The Orchard Hills subdivision was approved prior to the R1-10 zoning in that area. The new plan conforms to the original Orchard Hills plan. The DRC and the City Attorney have concluded that these lots, though non-conforming in the R1-10 zone, are appropriate since the City is creating the non-conformity by virtue of the new road and because this land area was left out of the original subdivision for the very purpose of the future road connection (Constitution Way). Because the City is creating the non-conformity, the City is obligated to give the developer substantial use of his property. This is the concept plan, which will go to the City Council for approval.

**Council Member Horrocks moved to recommend approval to the City Council for the Orchard Hills East Plat IV concept plan as submitted. Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

3. APPROVE MINUTES

The June 14, 2011 Planning Commission minutes were reviewed. **Commissioner Oblad moved to approve the June 14, 2011 Planning Commission minutes as written. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

4. MISCELLANEOUS

After discussing vacation schedules of members of the Planning Commission, it was decided to hold the next meeting July 6, 2011 at 7:45 p.m. instead of July 12, 2011 as scheduled.

5. ADJOURN

Chairman Klotz adjourned the meeting at 7:45 p.m.

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Chairman

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Secretary