

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
APRIL 24, 2012

Chairman Eric Klotz called the meeting to order at 6:07 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
 Commissioner Doug Cary
 Commissioner Robert Drinkall
 Commissioner Kim Jensen
 Commissioner Bruce Oblad
 Commissioner Allen Tidwell
 Council Member Brian Horrocks

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

OTHERS PRESENT: Peter Evans, Woodside Homes;

1. PLANNING COMMISSION TRAINING

Ken Leetham presented information to the Planning Commission as ongoing training. He talked about the history of urban planning - immigration, inventions, and dealing with the fights between property rights versus public good. Mr. Leetham outlined the role of planning commissions and what they can and cannot do, and reported that all cities are required to establish a planning body. He noted that with findings relating to health, safety and welfare, they can take action; however, it is not the commission's role to be arbitrary, i.e. using opinions to base decisions on, such as building colors, architecture, etc.

Commissioner Drinkall excused himself at 7:00 p.m.

2. WELCOME AND PUBLIC COMMENTS

Chairman Klotz welcomed those present and invited the public to offer comments. There were no public comments.

3. PUBLIC HEARING FOR AND CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 11. WOODSIDE HOMES, APPLICANT.

Chairman Klotz opened the public hearing at 7:12 p.m. There were no comments, and he closed the public hearing at 7:12 p.m.

Ali Avery addressed the Planning Commission and reported that this item was on the last meeting's agenda and was tabled to enable the developer and City staff to find a solution for the open space solution. (This refers to open space created by the developer's request for a reduction in open space to 10 feet wide, rather than the 27'-32' in the original plat).

Mrs. Avery stated that according to staff's open space calculations, the currently developed (platted) portion of Foxboro North has approximately 47.13% open space overall (excluding the 13.01 acre Foxboro Regional Park and the church parcel on Plat 12A, which were removed from the development agreement regulations). The Foxboro North HOA would maintain this open space area.

The Development Review Committee (DRC) believes the Planning Commission should recommend approval to the City Council of the preliminary design plan and final plat for Foxboro North Plat 11 subject to the following conditions:

- a) Parcels A and B (north side of 900 North) may be decreased to a 10' width provided that they are owned and maintained by the Foxboro North Homeowners' Association.
- b) The updated construction drawings must be reviewed and approved by the City Engineer prior to approval by the City Council.
- c) The developer must include not less than \$100,000 in the performance bond for the completion of improvements in the pocket park (Parcel C).
- d) Prior to the construction of the pocket park, the developer must provide a detailed plan for the park improvements to the City after going through a process of obtaining input from the residents in that area.

Commissioner Oblad moved to recommend approval to the City Council of the preliminary design plan and final plat for Foxboro North Plat 11 subject to the following conditions:

- a) Parcels A and B (north side of 900 North) may be decreased to a 10' width provided that they are owned and maintained by the Foxboro North Homeowners' Association.**
- b) The updated construction drawings must be reviewed and approved by the City Engineer prior to approval by the City Council.**
- c) The developer must include not less than \$100,000 in the performance bond for the completion of improvements in the pocket park (Parcel C).**
- d) Prior to the construction of the pocket park, the developer must provide a detailed plan for the park improvements to the City after going through a process of obtaining input from the residents in that area.**

Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioner Drinkall was excused.

4. APPROVE MINUTES

The Planning Commission minutes of April 10, 2012 were reviewed. **Chairman Klotz moved to approve the April 10, 2012 minutes as written. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioner Drinkall was excused.**

5. ADJOURN

Chairman Klotz adjourned the meeting at 7:27 p.m.

Chairman

Secretary