

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
FEBRUARY 26, 2013

Commission Chairman Pro tem Oblad called the meeting to order at 6:33 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Bruce Oblad

EXCUSED: Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Ali Avery, City Planner;

OTHERS PRESENT: Garrett Seely, Woodside Homes; Brian Bott, Bott-Pantone Architects.

1. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 12B. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery reported that the subject plat is located south of Norfolk Drive, west of Cutler Drive, and north of 900 North in Foxboro North. The proposed single-family lots are in conformance with the approved concept plan for Foxboro North. She stated that the Development Review Committee (DRC) recommends approval of the preliminary design plan and final plat with the condition that prior to the recordation of this plat, the applicants must comply with the terms of paragraph 2, Addendum No. Five to the Conditional Use Permit Agreement for Foxboro North. Compliance with this section means that the applicants receive approval for construction plans, post a performance bond and submit a street dedication plat for the Cutler Drive connection across the property currently owned by Leo Thurston, prior to recordation of this plat. There was some discussion regarding the intent of the property owner, Leo Thurston, in continuing with his business. Mr. Seely mentioned that, in conversations with Mr. Thurston, he had understood that Mr. Thurston was looking at an exit strategy for the business and would like the road to wait to be completed for about 5 years, which is when he is planning on either closing the business or relocating. Mr. Thurston had mentioned that he would like to have a long-term agreement in place. Mr. Leetham mentioned that it may be beneficial to conduct a traffic analysis to determine if the installation of the road could wait for five years, or if it is needed immediately. There was also some discussion regarding the soil contamination at the western portion of the Thurston

property, and the reasons that Woodside Homes is not including that parcel in the Foxboro North development. Mr. Seely mentioned that an environmental study of the west portion of the Thurston's property would take several years to complete and it is not financially feasible to clean up the site at this time.

Commissioner Knowlton moved to approve the preliminary design plan and final plat for Foxboro North Plat 12B with the condition that prior to the recording of this plat, the applicants must comply with the terms of paragraph 2, Addendum No. Five to the Conditional Use Permit Agreement for Foxboro North. Compliance with this section means that the applicants receive approval for construction plans, post a performance bond and submit a street dedication plat for the Cutler Drive connection across the property currently owned by Leo Thurston, prior to recording of this plat. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, and Oblad. Chairman Klotz and Council Member Horrocks were excused.

2. CONSIDERATION OF A SITE PLAN AND CONDITIONAL USE PERMIT FOR A CHURCH AT APPROXIMATELY 979 NORTH AMBERLY DRIVE IN FOXBORO NORTH. BRIAN BOTT – BOTT PANTONE ARCHITECTS, APPLICANT.

Ali Avery reported that the proposed site plan for an LDS church is located in Foxboro North Plat 12A, at the southwest corner of Norfolk and Amberly Drives. Mrs. Avery mentioned that the subdivision improvements for Foxboro North Plat 12A, which is the proposed location for the subject church, will be completed with the improvements for Foxboro North Plat 12B just to the south of this development. She also mentioned that because of the way the applicant designed their on-site storm water detention, there will be some public storm water drainage being detained on private property temporarily. Therefore, the DRC recommends approval with the condition that a "Hold Harmless Agreement" must be submitted which will indemnify the City in case of any flooding on the private property. The agreement must be approved by the City Engineer and City Attorney and recorded with Davis County prior to issuance of a building permit. Commissioner Knowlton questioned the parking lot design standards that are typical for LDS churches. He mentioned that it appears they are far exceeding the parking requirements in the city's Land Use Ordinance and wondered if it would be more beneficial to the community to have a gazebo or some type of an amenity on the site rather than excessive parking stalls. Brian Bott responded that the LDS Church has developed these design standards over many years and has identified that, because of overlapping meeting schedules on Sundays, the number of parking stalls provided on the site will be fully utilized. There was some discussion regarding create maximum parking standards instead of, or in addition to, minimum parking standards.

Commissioner Mumford moved to approve the site plan and conditional use permit for a church at approximately 979 North Amberly Drive in Foxboro North with the condition that a "Hold Harmless Agreement" must be submitted which will indemnify the City in case of any flooding on the private property. The agreement must be approved by the City Engineer and City Attorney and recorded with Davis County prior to issuance of a building permit. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, and Oblad. Chairman Klotz and Council Member Horrocks were excused.

3. APPROVE MINUTES

The Planning Commission minutes of February 12, 2013 were reviewed and amended. **Commissioner Oblad moved to approve the Planning Commission minutes of February 12, 2013 as written. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Oblad and Jensen. Chairman Klotz and Council Member Horrocks were excused.**

4. ADJOURN

Commission Chairman Pro tem Oblad adjourned the meeting at 7:55 p.m.

Chairman Pro tem Bruce Oblad

Secretary