

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MAY 14, 2013

FINAL

Chairman Eric Klotz called the meeting to order at 6:35 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
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Paul Ottoson, Public Works Director and City Engineer; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Denise Montgomery, Braxton Montgomery, Kids Care Co.; Tyler Bodrero, Wasatch Peak Academy; Glenn Benson, Sheila Hudson, Marguerite Petersen, Norman Petersen, Ashley Sufnir, residents; Steve Israelsen, Wilford Cannon, Scott Kjar, Sky Properties; Roy Swalberg, Tom Stuart Construction; Stan Porter, NSL City Council.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING FOR AND CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR BELLA VIDA AT EAGLEWOOD. BRAD HOLGATE – SKY PROPERTIES, APPLICANT.

Ali Avery stated that the footprint and exterior of the proposed Bella Vida building will not change, but the developer has reconfigured the interior space to add twelve more units.

At 6:32 p.m., Chairman Klotz opened the public hearing.

David Atwood, 307 Bella Vida Drive, said his unit is adjacent to the proposed building. He is not opposed to the building; however, the fact that the developer is struggling to sell the units they currently have, makes it seem foolish to increase their inventory, and he believes they will become rentals.

There were no other comments at this time, and Chairman Klotz closed the hearing at 6:33 p.m.

Ali Avery stated that the proposed building has 36 units, an increase of 12 units from the first building of 24 units. The underground parking will remain the same as originally approved. To

meet the guest parking requirements there will be shared parking between the buildings (1, 2, & the clubhouse), and the developer will add some parking around the clubhouse.

Steve Israelsen said the original development plan included 120 units, plus 10 twin homes, for a total of 130 units, so with the addition of these 12 in the revised plan, the current proposal will be 103 total units, a net reduction of 27 units for the entire Bella Vida development. He said these will be much easier to sell, and the banks are more willing to grant the loan based on the lower price point. The units can be rented, but 80 percent of them have to have someone living in them who is age 55 or older, according to the CC&R's. Sky Properties can rent them, if necessary, or they may be rented by other owners. The larger units in the first existing building are not selling well, but there are 14 total units sold in that building. Mr. Israelsen said that because of the smaller units, they predict there would be less traffic in the area.

Commissioner Knowlton asked for clarification of parking requirements on the original development plan. Ali Avery responded that the original plan shows 2.25 stalls per unit, with one covered. The original plan includes the clubhouse parking in that calculation.

Council Member Horrocks asked Ken Leetham if he believes this parking scenario works. Mr. Leetham said the City is left to its best judgment on some of these questions. He believes that for this product type, the parking plan works, but it is not all built out. Based on the market they are targeting, this seems to be adequate parking, with the 2.25 spaces per unit, and meets City code. He added that it is a different product than where the City is experiencing parking problems.

John Bird, a resident of Bella Vida, was allowed to speak, although the public hearing had closed. He stated that when they purchased their unit, there were supposed to be 24 exterior parking places. He believes just by moving the roadway to the north, they would not have had villas "right on top of the swimming pool where they are right now." If you count the parking spaces that are there, the number has been decreased and is below that which had been promised to them as buyers, which was a space for each owner outside, plus the underground parking.

Commissioner Mumford asked Mr. Bird about the current parking. Mr. Bird said there is not an exterior parking space for each of the 24 owners that were promised. There should still be 24 spaces required for that building, or more, because he believes the density has increased.

Ali Avery stated that the City requirements would be 75 uncovered and 60 covered parking stalls, for both buildings 1 and 2. What Sky Properties has shown in their plan is 72 covered, 41 uncovered, and 22 club house spaces (uncovered) provided, which meets City requirements.

Commissioner Knowlton moved to recommend approval of the General Development Plan amendment for Bella Vida at Eaglewood, to increase the density to 60 units from the currently approved 48 units for buildings 1 and 2, with the condition that clubhouse parking may be counted toward the guest parking calculations for buildings 1 and 2 provided that shared parking agreements and access easements be recorded with the amendment to the condo plat for Bella Vida at Eaglewood Building #2 for all lots which

utilize shared parking and access. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

3. APPROVE MINUTES

The Planning Commission minutes of April 23, 2013 were reviewed. **Commissioner Oblad moved to approve the Planning Commission minutes of April 23, 2013 as written. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.**

4. CONSIDERATION OF A SITE PLAN FOR A CLASSROOM ADDITION FOR WASATCH PEAK ACADEMY LOCATED AT 414 NORTH CUTLER DRIVE. TYLER BODRERO, APPLICANT.

Ali Avery reported that the proposed site plan is for the addition of two classrooms at the south end of Wasatch Peak Academy, located at 414 North Cutler Drive. The addition will be approximately 2,251 square feet in size. Because of the small size of the addition, the Development Review Committee is not requiring that the entire site come into compliance with today's parking regulations. The DRC is recommending that four (4) additional parking stalls be included on the site to accommodate the addition, which the applicant has complied with. The Development Review Committee (DRC) recommends approval of the site plan with no conditions.

Commissioner Mumford moved to approve the site plan for an addition to Wasatch Peak Academy located at approximately 414 North Cutler Drive with no conditions. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

5. SITE PLAN AND CONDITIONAL USE PERMIT FOR HANDI-QUILTER LOCATED AT 109 NORTH FOXBORO DRIVE. ROY SWALBERG – TOM STUART CONSTRUCTION, APPLICANT.

Ali Avery reported that the proposed site plan for Handi-Quilter is located at approximately 109 North Foxboro Drive. The applicant is proposing to construct an office/warehouse building that is 57,981 square feet in size. A portion of the building will be used by Handi-Quilter, an existing business in the City looking to relocate to this location. The remainder of the building will have units available to lease to typical office/warehouse users. The applicant meets the parking and landscaping requirements. Additionally, Handi Quilter is requesting a conditional use permit for their use, categorized as "Other Professional Equipment and Supplies Wholesaler" which is listed as a "Staff Determination" in the city's Land Use Ordinance. City staff determined that the use should be listed as conditional in the C-G zoning district. This conditional use permit is subject to the City's requirements that this becomes null and void if the work authorized has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

Roy Swalberg, representing Tom Stuart Construction, said Handi Quilter has about 50 employees.

Commissioner Oblad moved to grant site plan and conditional use approval for Handi-Quilter located at 109 North Foxboro Drive. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

6. CONDITIONAL USE PERMIT FOR KIDS CARE CO. AT 754 NORTH REDWOOD ROAD

Ali Avery stated that the applicant is requesting a conditional use permit for childcare services and a reduction in parking for the site. For this type of business, the reduction of parking spaces to twenty-four (24) is adequate, as was researched by the applicant and by city staff.

The applicant, Denise Montgomery, is expanding her business. She said she has been in the childcare business since 1994 and would like to have a location in this area of Davis County.

Council Member Horrocks moved to approve the proposed conditional use permit for Kids Care Co. with the condition that there may be no less than twenty-four (24) parking stalls provided on-site. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

7. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 13 LOCATED APPROXIMATELY ALONG THE EAST SIDE OF AMBERLY DRIVE AND THE NORTH SIDE OF 900 NORTH. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery reported that this subdivision is located just north of 900 North between Amberly and Cutler Drives. It contains approximately 8.67 acres and 52 single family lots. The plat is in conformance with the approved general development plan.

Paul Ottoson stated that the master plans have been done for years on these, and the plan checks are fairly straightforward, so the plat is approved and ready to go.

Garrett Seely, Woodside Homes, stated that these are all Cambria homes in the final phase. They have currently stopped selling because they cannot keep up with the demand.

Commissioner Mumford moved to recommend approval of the preliminary design plan and final plat for Foxboro North Plat 13 with no conditions. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

8. CONSIDERATION OF A PRELIMINARY DESIGN PLAN FOR EAGLEPOINTE ESTATES PHASE 18 LOCATED NORTH OF PARKWAY DRIVE AND EAST OF PARKWAY CIRCLE. BRAD HOLGATE – SKY PROPERTIES, APPLICANT.

Ken Leetham stated that the DRC recommends approval of the preliminary design plan for Eaglepointe Estates Phase 18. When the City Council approved the concept plan for Eaglepointe Estates, Phases 17-19, there were two conditions of approval that affected Phase 18. The developer was to provide proper drainage behind lot 1813, and also provide a pedestrian walkway between lots 1814 and 1815. Mr. Leetham stated that the developer will be demonstrating on the final plat how the drainage will be dealt with on lot 1813. With respect to the pedestrian walkway, the developer and City staff have agreed that the developer will donate the right-of-way for a public trail, and the City will install the improvements at a later time when it makes sense for a trail to be connected to other City trails.

Commissioner Drinkall moved to approve the preliminary design plan for Eaglepointe Estates Phase 18 located north of Parkway Drive and east of Parkway Circle.

Commissioner Oblad seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.

9. CONSIDERATION OF A FINAL PLAT FOR CRESTPOINTE PHASE 3 LOCATED AT THE SOUTH TERMINUS OF GARY WAY. BRAD HOLGATE – SKY PROPERTIES, APPLICANT

Ali Avery reported that Crestpointe Phase 3 contains three (3) lots within the R1-10 zoning district. Also included on the plat is a cul-de-sac at the end of Gary Way and a pedestrian trail connecting Gary Way to the golf course property. The property for the trail will be dedicated to the City and the City will be responsible for the installation and maintenance of the trail. A fence will be installed by the developer on the south and east sides of the subdivision against the golf course. The DRC recommends approval of the final plat for Crestpointe Subdivision Phase 3 with the conditions that the stray ball easement must be approved by the City Attorney and recorded with the subdivision plat within 30 days after City Council approval, and that consent from South Davis Sewer District for the vacation of the utility easement must be submitted to the City prior to City Council approval.

Commissioner Oblad moved to recommend approval of the proposed final plat for Crestpointe Subdivision Phase 3 to the City Council with the following conditions: 1) the stray ball easement must be approved by the City Attorney and recorded with the subdivision plat within 30 days after City Council approval, and 2) that consent from South Davis Sewer District for the vacation of the utility easement must be submitted to the City prior to City Council approval. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

10. ADDITIONAL ITEMS

Paul Ottoson gave a quick update on Center Street. It will be shut down Thursday completely on the east leg of Redwood Road, and will be shut down for about two weeks while the county finishes the box culvert. As far as secondary water projects, all five projects are currently under construction. The Deer Hollow Park reservoir is progressing, and the City is looking at some additional beautification plans for that area.

11. ADJOURN

Chairman Klotz adjourned the meeting at 8:16 p.m.

Chairman

Secretary