

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
AUGUST 8, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. Commissioner Mascaro led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Ted Knowlton
Commissioner Stephan Garn
Commissioner Kent Kirkham
Commissioner Leslie Mascaro
Council Member Ryan Mumford

EXCUSED: Commissioner Lisa Watts Baskin

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Wilford Cannon, Shandell Smoot, Eaglewood Development.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A REQUESTED TWELVE MONTH EXTENSION FOR
CONCEPT PLAN APPROVAL, EAGLEWOOD COVE PH. 15-18, APPROVED ON
AUGUST 2, 2016; WILFORD CANNON, EAGLEWOOD DEVELOPMENT,
APPLICANT

Sherrie Llewelyn reported that the concept plan for Eaglewood Cove, Phases 13 through 15 was previously recommended for approval by the Planning Commission on July 12, 2016 and was approved by the City Council on August 2, 2016. Concept plan approvals are valid for one year and City code allows for an extension to be granted, in twelve month increments, by the Planning Commission provided that the applicant requests the extension prior to the expiration. City staff received the extension request on July 11, 2017.

Wilford Cannon, Eaglewood Development, explained that they are requesting an extension due to issues with their previous geotechnical company, which delayed construction, and have since hired a new company to perform the work.

Commissioner Drinkall asked what the construction timeframe would be. Wilford Cannon replied that if the request is approved they would consider winter construction of the water tanks but said that the more likely scenario would be ground breaking in the spring.

Council Member Mumford asked in regards to the previous conditions placed on the concept plan approval including adjustment of the road, private roads, etc. Sherrie Llewelyn replied that these conditions would still be required to be met prior to application for preliminary plat approval.

Wilford Cannon replied that this would still be a gated community with private roads and with an access easement to the water tank site for City access.

Sherrie Llewelyn commented that having private roads reduces the cuts and fills as the road right of way width will be more narrow when compared to public roads. Council Member Mumford explained that the City Council was concerned about this development particularly in regards to snow removal, double facing lots, and felt that a private community would be a better fit for the property.

Commissioner Drinkall asked about the interest in purchasing these lots and if private roads lessened that interest. Wilford Cannon responded that they have a wait list for their properties. He said while some buyers would not want to live in a Planned Unit Development (PUD) with private roads and an HOA that these factors would increase interest for other buyers.

Commissioner Mascaro commented on the map showing the layout of the concept plan and asked if Parcel C would be dedicated to the City. Sherrie Llewelyn clarified that Parcel C would be incorporated into Lot 30 and there would be an easement for water tank access.

Commissioner Kirkham asked if this would be a gated community. Wilford Cannon replied that it would be gated and they are working on the logistics for the gates as the slope of the property makes the placement difficult.

Commissioner Drinkall suggested that some of the adjacent homes in the Rockwood and Tanglewood area could be incorporated into this development to allow for easier placement of the gates.

Commissioner Mascaro asked if there would be a problem with cars stacking at the gates. Sherrie Llewelyn replied that stacking and snow removal on the adjacent City streets are some of the concerns that will need to be addressed during the preliminary plan approval process.

Commissioner Knowlton moved that the Planning Commission approve a twelve (12) month extension for the Concept Plan approval of Eaglewood Cove, ph. 13-15, subject to all previous conditions of approval. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Baskin was excused.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 25, 2017 were reviewed and approved. Council Member Mumford moved to approve the Planning Commission meeting minutes from July 25, 2017 as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Baskin was excused.

4. ADJOURN

Commissioner Chairman Drinkall adjourned the meeting at 6:48 p.m.

Chairman

Recorder

Secretary