

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 10, 2020

FINAL

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

Commission Chair Ted Knowlton called the meeting to order at 6:36 p.m. and Kent Kirkham led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner Alisa Van Langeveld

EXCUSED: Commissioner BreAnna Larson

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Ali Avery, Long Term Planner, Paul Ottoson, City Engineer; Mackenzie Bennett, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Shandell Smoot, Wilford Cannon, Scott Kjar, Eaglewood Investment LLC; Ryan Forsyth, Leading Tech Development; Taylor Spendlove, Brighton Homes; Dee Lalliss, resident; Scott, John Macfarlane, Leia Machado.

1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
ELECTRONIC MEETING

Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold meetings for the month of November 2020 by electronic means only and will not include an anchor location where the public could attend in person.”

2. PUBLIC COMMENTS

There were no public comments.

3. PUBLIC HEARING: CONSIDERATION OF GENERAL PLAN AMENDMENT, UPDATING THE MODERATE HOUSING ELEMENT IN COMPLIANCE WITH UTAH STATE CODE 10-9A-408 TO ANNUALLY UPDATE THE PROJECTED 5 YEAR NEEDS FOR MODERATE INCOME HOUSING

Ali Avery reported that State Code 10-9a-401 requires the City to prepare a General Plan to address the present and future needs of the City and guide future growth and development. One of the requirements of the plan is a moderate income housing element. She said the moderate income housing element was updated in 2018 but a yearly report must be made to the State, as well as an updated five-year projection. Ms. Avery reported on the changes made to the moderate income housing element in compliance with State Code. She said that a moderate income household is an individual household that made 80% or less of the area median income (AMI), which would be \$23,103 or less. The area median income for the City in 2017 was \$77,011.

Ali Avery then showed a summary of affordability and explained that the maximum monthly income for housing expenses would be \$578 for a household with 30% or less AMI. She said the housing plan is an effort to try to provide housing opportunities for individuals across all income levels, with a focus on low to moderate income. Ms. Avery showed a chart with what housing units were available in the different AMI ranges. She then presented a chart showing the current housing stock in the City, which included single family, apartments (2-4 units), apartments (5+ units), and mobile homes. Approximately 30% of the housing stock is apartment units and 70% is single family homes. The 2018 housing plan projected that from 2010 to 2020 an additional 1,347 housing units would be needed, including 130 for extremely low income, 84 for low income, and 209 for moderate income households. From 2010 to 2020, 2,326 residential units were constructed, with an additional 864 apartments for a total of 2,326 new units.

The 2020 plan projects a need for 1,704 additional housing units by 2030 including 165 for extremely low income, 106 for low income, and 264 for moderate income households. The 2020 update shows that the City needs an additional 725 housing units by 2030 including 70 for extremely low income, 45 for low income, and 112 for moderate income households. She said these numbers were provided by census data and given to the U.S. Department of Housing and Urban Development (HUD). She said the increasing housing stock, the home repair grant program, and an affordable housing project at City's Edge seemed to be helping. Ms. Avery explained that Davis County would be facilitating the home repair grant program so that language had been changed in the amendment as well.

The Development Review Committee (DRC) recommended approval of the draft update to the Moderate Income Housing Element of the General Plan with the following findings that the State legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing and the proposed draft meets the requirements of the state code to address moderate income housing.

Chair Knowlton opened the public hearing at 6:48 p.m. There were no public comments, and he closed the public hearing at 6:49 p.m.

Chair Knowlton commended staff on the moderate income housing plan and said the analytics were well done. He said on page six there was a listing of minority categories and asked if Latino needed to be added as it was found in other areas of the report. Ali Avery replied the list was taken directly from census data and she would look into it further.

Chair Knowlton then suggested that a fourth goal, under the policy section, be included to reduce transportation expenses. He said affordability was a function of both housing and transportation expenses. Stating that this goal could set the foundation for strategies that were locational such as providing low or moderate income housing near the town center and public transportation routes. Reducing the cost of parking near the town center and public transportation could be the third strategy. This would include reducing the number of parking and associated cost.

Commissioner Tucker was in favor of the suggestion as he felt that it was in line with the rest of the plan. Commissioner Van Langeveld agreed.

Chair Knowlton proposed that the third strategy be to reduce the cost of required parking or the parking requirements in the town center and near public transportation.

Sherrie Llewelyn asked Chair Knowlton to explain how reducing parking in the town center would reduce cost. Chair Knowlton replied that the capital cost per unit would be lower and the presumption would be that this would reduce the cost of rent or purchase price for those units.

Commissioner Van Langeveld commented that the goal was to reduce transportation costs and the method would be to reduce parking requirements near transportation centers.

Ali Avery suggested that the strategy be to reduce parking requirements in the town center and near public transportation routes to incentivize the use of public transportation and lessen infrastructure costs that affect housing prices.

Commissioner Van Langeveld said she liked the idea of making public transportation more affordable and accessible but was hesitant to reduce parking expectations. She would like to see evidence that when parking is not available, there is an increased use of public transportation, or

if it was creating parking issues. Chair Knowlton said the City was not requiring less parking but enabling the developer to provide less parking.

Shandell Smoot commented that the net result would allow the per door cost to be slightly lower. He said it was an inflationary time in real estate right now and the result of the proposed goal would be that people could purchase at a slightly lower price particularly near mass transit. This would result in what Chair Knowlton was suggesting.

Commissioner Garn said that he agreed with the proposed suggestion.

Commissioner Ward asked for the language of the proposed strategy that would be used in the plan amendment. Chair Knowlton proposed that it be a fourth goal.

Ali Avery then provided the amended code language for the goals and strategies related to the goal of reducing household transportation expenses including:

Strategy 1: allow low to moderate income housing near the town center

Strategy 2: allow low to moderate income housing near public transportation routes

Strategy 3: reduce parking requirements in the town center and near public transportation routes

Commissioner Ward was in favor of this recommendation as it was not binding.

Commissioner Tucker said the plan was well put together but noticed that the City had not made any headway in reducing the deficit. He said this showed that the City did need to provide some more incentive to developers to build the necessary housing stock.

Commissioner Van Langeveld suggested defining acronyms and terms shown in the report or on the tables to create ease for the reader.

Chair Knowlton suggested adding a paragraph related to transportation expenses above the fourth goal and related strategies.

Commissioner Ward moved that the Planning Commission recommend to the City Council the proposed Moderate Income Housing Element as an amendment to the City General Plan with the modifications discussed and the following findings:

- 1) The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and**
- 2) The proposed draft meets the requirements of the state code to address moderate income housing.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

4. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT FOR
EAGLEWOOD VILALGE SUBDIVISION, LOT 1B

Sherrie Llewelyn reported the proposed plat amendment which divides existing lot 1B, currently 4.04 acres, into two lots that would each be 2.02 acres in size. Lot 1B will be the site of a commercial office building and lot 1C would be retained by Brighton Development. The DRC is requesting that the existing approximate 16-foot public utility and access easement be dedicated with this plat amendment. The dedication would allow future widening of Orchard Drive in this area if traffic conditions warranted such use. Other minor engineer redlines include correction of the use of Davis County Coordinates to the County Recorder required new standard of NAD83 datum set. The DRC recommends approval with two conditions including dedication of an access easement as a future public right of way and completion of engineering redlines.

Chair Knowlton opened the public hearing at 7:13 p.m. There were no public comments, and he closed the public hearing at 7:14 p.m.

Chair Knowlton asked if the City thought this area of Orchard Drive would ever need to be widened in the future. Sherrie Llewelyn replied that additional right of way would need to be acquired but it may be possible.

Commissioner Van Langeveld moved that the Planning Commission recommend approval to the City Council of the plat amendment for Eaglewood Village Subdivision at 244 South Orchard Drive with the following conditions:

- 1) Dedication of access easement as a future public right of way;
- 2) Completion of engineering redlines.

Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

5. CONSIDERATION OF SITE PLAN APPROVAL FOR EAGLEWOOD PLAZA
OFFICE BUILDING

Sherrie Llewelyn reported that the proposed office and retail building would be located on lot 1B of the Eaglewood Village Subdivision that was discussed in the previous agenda item. She showed a rendering of the building and said the main floor was divided by a drive thru access for a Beans and Brew coffee shop. The proposed building would be 37,500 square feet. The remainder of the main floor could be used as office space or additional retail. The second and third floors would be designated office space. The building is setback approximately 60 feet

from Highway 89. All parking would be located to the side and rear of the building with access from Orchard Drive. There is a shared parking agreement between lots 1B and 1C, which would allow the residential parking to use the office parking on nights and weekends. The site meets the minimum parking requirements which are 3 stalls per 1,000 square feet of office equaling 104 stalls for 34,860 square feet. The current plan provides 126 stalls for office space. Retail requires one stall per 1,000 square feet equaling two stalls for 2,640 square feet. The current plan provides two stalls for retail space. ADA parking requirements would be one stall per every 25 spaces for a required total of 5 stalls. Overall parking requirements would be 106 stalls with the applicant providing 128 total stalls.

The site has 21,168 square feet (24%) of landscaping with a minimum required landscaping under the development agreement of 25%. Per the development agreement, the Planning Commission can reduce the required landscaping to 20% with the improvement and maintenance of the right of way along Highway 89. The landscaping consists of lawn, trees and shrubs. Additional improvements to the site include a five-foot sidewalk and park strip along Orchard Drive as well as connections from the office building to the trail and the apartments at Eaglewood Lofts. The only required change would be the replacement of the Hornbeam trees in the park strip with approved street trees.

The development agreement set for the architectural guidelines including 65% transparency on the ground floor with the developer providing 65%, 25% transparency on the upper stories with the developer providing 30%, and requirements for horizontal and vertical division as well as covered or recessed entrances which the developer has met. The design standards also required a two-foot variation in spans longer than 60 feet for the roof which has not been met; however, the articulating stories have the intended effect per the requirement. The required materials include high quality primary materials, which the developer has met with stucco, Oko skin, MBCI panels, and brick. The proposed exterior colors of white, black, tan, and shades of gray are to be approved by the Planning Commission. As the building is greater than 30,000 square feet in size, the Planning Commission would make a recommendation to the City Council for final site plan approval.

The DRC recommends approval of the site plan for Village Station (Eaglewood Plaza) Office Building at 290 South Orchard Drive with conditions to replace the Hornbeam street trees along Orchard Drive with an approved street tree and separation; and completion of any outstanding engineering redlines.

Ryan Forsyth, Leading Tech Development, said they put a lot of time and thought into the design and the end user was pleased with having a mixed use project in this location.

Commissioners Kirkham and Van Langeveld felt the building was pleasing to the eye and were in favor of the design.

Chair Knowlton asked the Planning Commission for feedback on the two items for approval including the reduction in landscaping and the roof variation.

Commissioner Tucker commented that the building was beautiful and had no issue with approving the variation in the roofline requirement. Chair Knowlton was in agreement and said the architecture provided visual variation.

Chair Knowlton then clarified that the landscaping requirement was 25% and the request was to provide 24% with the improvement and maintenance of the right of way along Highway 89. He said this would be a nice gateway into the City and asked why the buildings were not fronting onto Orchard Drive. Ryan Forsyth replied that they considered this, but the overall design would not flow as well and would cause issues with a cross easement access with Quick Quack Carwash. He also said the end user wanted the open view as well as space between them and the mixed use building to the east.

Ryan Forsyth commented that staff had mentioned that the elevation of the building was short on glass. He said as the owner of the building they wanted to minimize the glass for specific users on the main floor and asked if there was the ability to provide less glass.

Sherrie Llewelyn asked if there were alternate reflective materials that could be used. Ryan Forsyth said he could work with their architect but wanted to minimize the amount of glass to allow feasibility for the user.

Chair Knowlton commented that the Planning Commission and staff would like to see the alternative especially after Council approval. Sherrie Llewelyn said that the City Council would have to amend the development agreement. The Planning Commission could make a recommendation and the developer could make the proposal to the Council.

Chair Knowlton suggested deferring to the City Council on the request for less overall glass.

Commissioner Van Langeveld and Garn stated they liked the proposed project and had no concerns with the City Council providing final approval of the design.

Sherrie Llewelyn presented an earlier rendering of the project that had less glazing than the current design.

Commissioner Garn said he did not have an issue with the design showing some of the glass eliminated.

Chair Knowlton had some concern with the blank area next to the drive through opening and said there should be some type of symmetrical component there. Sherrie Llewelyn suggested that it could be an element that gave the appearance of glass but did not have to be an actual window.

Commissioner Van Langeveld asked about the reasoning for the change to the elevation. Ryan Forsyth replied that the proposed user on the main level wanted the opaque space to accommodate demising walls, power outlets, and cubicles.

Commissioner Van Langeveld asked what portion of the code prevented the applicant from making the changes they were requesting. Sherrie Llewelyn replied that the development agreement contained architectural standards including 65% glazing treatment on the main floor.

Chair Knowlton asked if the Planning Commission could recommend less than the development agreement. Sherrie Llewelyn responded that the Planning Commission could recommend the City Council amend the development agreement and then the developer and the City Council could agree to amend the agreement.

Commissioner Van Langeveld commented that she loved the design and the project but was not inclined to request a change from the development agreement. However, she would support the City Council in making the change. Commissioner Garn was in agreement.

Chair Knowlton suggested that staff relay this discussion and present the proposal to adjust the agreement to the City Council.

Commissioner Van Langeveld moved that the Planning Commission recommend to the City Council the approval of the site plan for Village Station Office Building at 290 South Orchard Drive with the following conditions:

- 1) Replace street trees (Hornbeam) along Orchard Drive with an approved street tree and separation; and**
- 2) Completion of any outstanding engineering redlines.**

Commissioner Tucker seconded the motion.

Commissioner Tucker said that if he had never seen the original rendering, he would have been fine with the revised edition. He felt this was a beautiful building and wanted the developer to be able to accommodate the best tenant possible for the City.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

**6. CONSIDERATION OF PRELIMINARY PLAN FOR EAGLEWOOD COVE PUD,
PHASES 13-15**

Sherrie Llewelyn reported that the concept plan for Eaglewood Cove Phases 13-15 was approved by the City Council on July 19, 2016. Since that approval the developer has been conducting an

extensive geologic hazards investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. She showed a map with the development divided into three phases 13, 14 and 15. The subdivision will be a planned unit development (PUD) subdivision to provide for common ownership of the private streets, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

The full geologic hazard study has been completed, reviewed and conditionally approved by the City geotechnical consultant. There are six lots in phases 14 and 15 that the mitigation solution for soils issues must still be approved by the City consultant prior to final plat. If a mitigation cannot be agreed upon the lots will be removed from the subdivision.

A conditional use permit was approved by the Planning Commission for the proposed flag lots in the development on July 12, 2016. The exception to cul-de-sac length was approved as part of the concept plan approval. Previously the fire district had required that the homes on the loop road be fire sprinkled or the road widened but since that time the number of lots on the loop road has been reduced to less than 30 and the requested restriction is no longer necessary.

Sherrie Llewelyn reported that the development is divided into 3 plats. Plat 13 is 52.7 acres and contains 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. Plat 14 is 14.36 acres and contains 13 lots with lot sizes varying from 0.67 to 2.03 acres. Plat 15 is 26.62 acres and contains 20 lots with lot sizes varying from 0.56 and 2.82 acres. The preliminary plats have been reviewed by the DRC and have been recommended for preliminary plan approval. The following issues that require Planning Commission review and recommendation include sidewalks, building envelopes, fire sprinkling, setbacks, restricted access, geotechnical review, and overall geotech. The DRC recommends that sidewalks be added to one side of the private street. The developer requested that no sidewalks be required in the PUD due to the large nature of the lots, the responsibility and expense of maintaining sidewalks, and the desire to further limit the cuts and fills on the site. The second item was the building envelope, which have been established to limit improvements to the portions of the lots with a slope less than 30%. The developer requested the ability to allow accessory structures and uses outside the building envelope with certain restrictions. Ms. Llewelyn asked that the Commissioners review plat notes 14 and 15 which would allow a lot owner to submit a detailed topographical survey demonstrating slopes less than 30% outside the envelope for an accessory structure and also provides for various private recreational uses of those areas. The third item was fire sprinkling and due to the size of the tank and the required fire flow for structures over 10,000 square feet the developer has agreed to limit homes sizes to 10,000 square feet unless an automatic fire suppression system was installed in the home. The fourth item related to setbacks reduced the required front setback from 25 feet to 20 feet as all of the lots have an average slope of 15% or greater thus qualifying for the reduction. The reduction does not apply to those lots with building envelopes that are setback from the front property line greater than 20 feet. Ms. Llewelyn then spoke on restricted access and said numerous lots have double frontage or areas of frontage that would be too steep to access from the street. Therefore, restriction on access in those areas is being limited to those

allowed in plat note 19 for temporary access for construction or maintenance and not for vehicular access. The sixth item related to geotechnical review stated that all lots in the development are subject to site specific review prior to building permit. Sections 7 and 8 along with Table H of the geotechnical report have specific requirements that must be met prior to a building permit being issued. Each lot owner will be required to have their home structural design and soils evaluated for compliance with the report and certifying that they have been designed to the specific specifications for that lot. The seventh item for overall geotech stated that two areas of the development contain soils that must be removed or mitigated. The developer is proposing and the city engineer and geotech consultant agree that the best course of action is to mass grade these areas to remove the fat clays, rather than have them removed by each individual lot owner.

The Development Review Committee has reviewed the Preliminary Plan and finds that it meets the minimum standards for preliminary plan approval with the following conditions that phases 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation solution for the soil strength issue of lots 1407-1411 and 1505, if a mitigation solution cannot be approved those lots shall be removed from the plat(s), sidewalks shall be required on at minimum one side of the private roads, and any remaining engineering redline corrections be completed prior to final plat submittal.

Commissioner Van Langeveld asked who provided the report found in Table H. Paul Ottoson replied that it was provided by IGES. He said the developer's geotechnical consultant, the City's consultant and a third geotechnical firm finalized the report.

Sherrie Llewelyn clarified that the developer's geotech provided a report and the City's geotech reviewed the report. She said it took approximately four years to review and examine the site. The three firms collaborated to prepare the report after multiple soil samples were taken, hazards were determined, and any mitigation strategies.

Commissioner Van Langeveld asked if the three firms were in agreement on the findings presented in the report. Sherrie Llewelyn replied affirmatively.

Wilford Cannon asked for an exception to the sidewalk issue and said there was justification to eliminate the sidewalk in this development.

Commissioner Van Langeveld asked in regard to the building envelopes related to accessory structures and if clay was removed and put outside the housing envelope if it would be documented. Paul Ottoson replied that the City would be very proactive and when the project started IGES would do inspections. When the material was removed IGES would ensure it was placed where it would not have an impact on the structures.

Sherrie Llewelyn stated that soil could not be moved outside the building envelope or slopes greater than 30%. The fatty clays would be removed, and structural fill would be mixed in. Paul Ottoson replied that any fatty clay would have to be buried at least 10 feet deep.

Commissioner Van Langeveld asked for clarification that any fatty clays or movement of soil around the property would not be problematic for any future petition for an accessory structure outside of the housing envelope. Sherrie Llewelyn said all items would be documented and IGES would be onsite during excavation and soil movement.

Paul Ottoson commented that the fatty clay would be broken down and blended with other materials so it would not become an issue.

Commissioner Garn asked for clarification that the fire sprinkling system would not be required unless the home was over 10,000 square feet. Sherrie Llewelyn replied affirmatively and said there was a formula in the fire code that would require either a bigger water tank or a fire suppression system in the home.

Commissioner Garn asked what would happen if the homeowner added an addition in the future that put the home over 10,000 square foot. Sherrie Llewelyn responded that this would be a question for the fire marshal at the time of the addition.

Commissioner Kirkham said that originally there was an ordinance for a sprinkler system in homes over 6,000 square feet. Sherrie Llewelyn replied that the City did have an amendment to the building code requiring sprinkler systems on homes over 6,500 square feet but the State legislature no longer allows cities to amend the building code. The building code requires fire suppression systems for structures over 10,000 square feet.

Sherrie Llewelyn explained the geotechnical review and said each homeowner or builder would be responsible for reading the geotechnical report and designing the building appropriately for the recommendations in that report. The builder would have to provide site-specific issues in the sensitive lands overlay zone as well.

Commissioner Van Langeveld asked about water retention and minimizing the introduction of water into the subsurface. She said the developers would probably manage that correctly when building but expressed concern that the HOA may not manage this appropriately long term. Sherrie Llewelyn replied that there were requirements for storm water maintenance and management with yearly reports required for all private storm water maintenance. She said every five years the City would inspect the storm water facility.

Wilford Cannon commented that this was a standard requirement for water retention and not just for this location.

Commissioner Kirkham asked about landscaping sprinklers and water issues. Paul Ottoson replied that there would be no special requirements here.

Sherrie Llewelyn commented that a grading and landscaping plan would be required for each building permit. This would allow the City to recommend specific plants and low water usage.

Chair Knowlton spoke on sidewalk recommendation and asked the width of the private street. Wilford Cannon replied that it was 32 feet and Paul Ottoson said that it was 32 feet from top back of curb to back of curb for 28 feet of asphalt.

Wilford Cannon stated two concerns with installing sidewalks in this development including minimizing cuts and fills as well as the cost to the HOA. He said the fire district prefers a 32 foot wide road versus the proposed 27 foot road which would give pedestrians an additional five feet to walk. Mr. Cannon explained that this was essentially a destination project and did not foresee high traffic flow. He addressed a concern from the police chief about school buses and said that school bus stops would be at the north and south entrances and not accessing the private road which meant that children would most likely not be walking to the bus stop.

Wilford Cannon said that the average frontage was over 200 feet so the distance from house to house was at least 100 feet which would also decrease the likelihood of pedestrian traffic. He commented that as there was adequate space, they would be happy to add a white line along the road to designate a walking path similar to that found on Elk Hollow Road. Mr. Cannon felt that sidewalks did not need to be installed in this project as the safety issues could be addressed.

Commissioner Kirkham spoke on the gated entrances and where school buses and cars would collect. Wilford Cannon replied that they would no longer gate the community. He felt it would be appropriate to indicate with signage that this was a private community so vehicles would not enter the property.

Commissioner Garn asked who would be responsible to stripe the road to signify the walking path. Wilford Cannon clarified that the developer would stripe the road and it would be up to the HOA to maintain it.

Commissioner Van Langeveld asked in regard to the starting price point for these homes. Shandell Smoot replied that they would sell the lots with CC&Rs and expected that the homes would start at \$1.4 million or approximately \$200 per square foot.

Commissioner Van Langeveld expressed that due to the cost associated with the planned homes, installing sidewalks for economic equality is not very compelling. Instead, she said she would defer to the issues associated with safety.

Shandell Smoot commented that these were originally public streets and are now private. He said the liability of sidewalks in a private development is burdensome.

Paul Ottoson said that the width of 32 feet was exactly what the minimum City standard would be. Paul Ottoson and Sherrie Llewelyn were not as concerned about on street parking due to the long frontages but suggested restrictions in the CC&Rs related to on street parking.

Paul Ottoson mentioned that there were 10-12% slopes in this area and expressed concern about cars losing control in bad weather. He said a sidewalk could be beneficial in that situation.

Commissioner Ward commented that he agreed with all the points except the economic hardship and was in favor of not requiring sidewalks.

Commissioner Garn was in agreement and asked if these lots would be sold to individuals who would obtain their own builders. Wilford Cannon replied that this was correct.

Commissioner Garn asked if once these lots were sold, there was a stipulation related to a timeframe on when the homes would be built. Wilford Cannon responded that there would not be a time period to start but once construction commenced there would be a timeframe to finish construction as well as a twelve-month period to landscape the front yard.

Scott Kjar said it was hard to require anyone to build on an undeveloped lot but once construction started, they could be required to complete building within a certain timeframe.

Chair Knowlton commented that people may walk the development in good weather. He said residents would be comfortable walking in the street if there was a designated walking path. He did not feel anything would be lost by restricting parking on the side of the street with the demarcated path. Wilford Cannon clarified that the suggestion was to provide a line on one side of the street to indicate a walking area as well as restrict parking on that side of the street.

Commissioner Van Langeveld asked if the designated walking area would be wider than a sidewalk. Wilford Cannon suggested that the area would be five feet.

Paul Ottoson recommended no wider than five feet from the edge of the asphalt.

Commissioner Van Langeveld said that safety was her biggest concern and said that residents would walk the area so the consideration was the livability of the neighborhood, comparing the level of safety in pedestrians walking in the street versus on a sidewalk, and the cost.

Commissioner Tucker commented that he was conflicted as a similar development, Summerwood, had sidewalks and felt that people would walk the area. However, he said runners tended to use the painted shoulder on Davis Boulevard but there was a lot more traffic there.

Commissioner Van Langeveld asked about the visibility around the turns if a pedestrian was in the painted walking area. Paul Ottoson replied that he did not feel it was an issue as the curves were 100 foot centerline radius and vehicles would only be going 10-15 miles per hour. Commissioner Van Langeveld asked about residents walking in poor weather and if cars could slide on the ice and hit pedestrians. Chair Knowlton said that even if residents chose to walk in poor weather that it was not likely that sidewalks would be cleared.

Scott Kjar said that this was a destination only area and would not have high traffic. He said the sidewalks would not be cleared until after the storm had occurred. Wilford Cannon commented that the HOA would hire someone to clear the snow and expected the roads to be cleared well before City roads were plowed.

Commissioner Van Langeveld asked if there were other reasons the DRC had discussed related to sidewalks. Sherrie Llewelyn replied that it seemed like all the points had been discussed. She said the main concern was whether it was safer to have them and the additional cost related to sidewalks including cuts and fills, park strips, etc.

Commissioner Van Langeveld reiterated that safety was her main concern, followed by aesthetics, and then economics. She was in favor of a five foot stripe with no parking on that side of the road. Commissioners Ward, Garn and Kirkham were in agreement.

Paul Ottoson reported that the City was in the process of installing a secondary water system in the hillside area. He said only the golf course and the Crestpointe subdivision received secondary water from Weber Basin. Two new reservoirs would be built here, and these homes would eventually be connected to the secondary water there.

Commissioner Ward moved that the Planning Commission recommend approval of the proposed preliminary plan for Eaglewood Cove Subdivision, phase 13-15 located at approximately 600 South Tanglewood Loop, subject to the following findings and conditions:

Findings:

- 1) The proposed preliminary plan meets the minimum standards of the land use code for preliminary plan approval;**
- 2) The proposed layout minimizes the necessary cuts and fills and provides an efficient design;**
- 3) The exception to maximum length of a cul-de-sac is warranted based upon the following:**
 - I. Physical conditions exist which preclude the ability to establish any other means of access, namely topography**
 - II. Construction of a through street will result in undesired cuts and fills, affecting natural drainage patterns and existing vegetation**

III. The exception has received favorable recommendation from the Fire District and Development Review Committee

Conditions:

- 1) Phases 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation solution for lots 1407-1411 and 1505, if a mitigation solution cannot be approved those lots shall be removed from the plat(s);**
- 2) Any remaining engineering redline corrections be completed prior to final plat submittal;**
- 3) A painted white stripe be added to one side of the road as a designated walking area with no parking allowed on that side of the road.**

Commissioner Kirkham seconded the motion.

Commissioner Van Langeveld recommended that a determination on how wide the painted white stripe should be specified in the motion.

Commissioner Ward amended his motion to adjust condition three to read “A painted white strip five feet from the asphalt edge to be added to one side of the road as a designated walking area with no parking allowed on that side of the road.” Commissioner Van Langeveld seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Llewelyn reported that there was no City Council meeting held on November 3rd due to the election. She said the joint meeting with the City Council would be held electronically on November 24th to review the form based code.

8. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 27, 2020 were reviewed and approved.

Commissioner Van Langeveld moved to approve the Planning Commission meeting minutes of October 27, 2020 with the requested changes. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

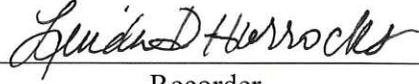
9. ADJOURN

Chair Knowlton adjourned the meeting at 9:12 p.m.



For Ted Knowlton, as approved

Chair



Recorder

Secretary