

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
APRIL 10, 2012

Chairman Eric Klotz called the meeting to order at 7:04 p.m. and welcomed those present.

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

EXCUSED: Commissioner Doug Cary

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Paul Ottoson, City Engineer; Ali Avery, City Planner; Chief Craig Black, Police Chief; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Peter Evans, Woodside Homes; Micah Green, Green Construction.

1. PUBLIC COMMENT.

There were no comments.

2. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 10B. WOODSIDE HOMES, APPLICANT.

Ali Avery reported that last year about this time, the Planning Commission and City Council approved Foxboro North Plat 10A, and now Plat 10B is being submitted for approval. This plat is located on the east side of Skipton Drive, bounded on the north by Norfolk Drive and 900 North on the south. The proposed plat is in compliance with the approved Foxboro North concept plan. Plat 10B contains sixteen (16) lots with an average lot size of 5,234 square feet. The proposed plat also contains "Parcel A" which is proposed to be City-maintained open space. The approximately 27' wide open space is located on every approved plat in Foxboro North that has frontage on the north side of 900 North. The fixed location of this open space is due to the installation of a large storm drain pipe that runs along the north side of 900 North and serves as a principal outfall for this neighborhood. The plat has been reviewed by the city engineer and found to be in compliance. The construction drawings for this phase of Foxboro North have been reviewed and some minor changes have been requested.

Peter Evans from Woodside Homes introduced himself and offered to answer any questions. There were no questions.

Commissioner Drinkall moved to recommend approval of the preliminary design plan and final plat for Foxboro North Plat 10B to the City Council. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Drinkall, Klotz, Oblad, Tidwell, and Jensen. Commissioner Cary was excused.

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

Ken Leetham stated that staff has had several meetings with the developer regarding this plat because there were some initial problems that have since been resolved. However, there are proposed open space parcels that do not conform to the approved concept plan for Foxboro North. The City-maintained open space has been proposed as a 10' wide parcel rather than the typical 27'-32' wide parcel in other plats on the north side of 900 North. The open space has been proposed this way because the plats west of the roundabout at Fox Hollow Drive and 900 North have a storm drain line that runs along 900 North within the 27'-32' open space. The developer has proposed to move the storm drain line into the street (900 North) prior to reaching Plat 11, so the developer does not find it necessary to have such a large open space parcel at the end of this plat. Mr. Leetham stated that now the issue of open space needs to be addressed.

Mr. Leetham asked the Planning Commission to consider the street cross section as they make a recommendation to the City Council. Also, right now, the City maintains the open space areas along the north side of 900 North. The developer has volunteered, as a concession for approving the open space reduction on their plan, to place that obligation on the HOA.

Peter Evans, Woodside Homes, said they proposed to reduce the landscape easement simply to use the functionality of that space (where there was originally a swale, and is now a covered pipe). He showed a cross section of 900 North (with the 10' open space). He said it is consistent with what is across the street, and is aesthetically pleasing.

The developer has agreed to put \$100,000 into a performance bond for a park in this plat. Council Member Horrocks asked about the pocket park and if it would be reviewed by the Parks and Trails Advisory Board. Mr. Leetham stated that they would like to include the residents in the design of the amenities for the park. Paul Ottoson stated that because the developers must bond for the park, this could hold up the developer if they finish their subdivision before the input from the residents has been received. He suggested the City make an exception so this does not happen.

Chairman Klotz stated that it looks to him that the developer is just trying to get more lots. The open space issue has been an ongoing one with Woodside since the creation of Foxboro.

Chairman Klotz asked about the proposed change in the development agreement (which was not subject to review at this meeting) and the residents who buy a home with the understanding that other homes would be built across the street, and then all of a sudden it is apartments being built. Peter Evans stated that Woodside is providing full disclosure with people looking at those lots.

Mr. Evans then showed the Commission some of their proposed changes (from apartments to single-family homes, and vice versa) and added that there will always be people with concerns about multi-family developments, no matter where it is.

Mr. Leetham stated that approval of this plan could be subject to the condition that Foxboro North has no net loss of open space. That clears the way for City staff and the developer to come up with solutions throughout the project.

Commissioner Oblad moved that the Planning Commission table the proposed design plan for Foxboro Plat 11 until City staff works with developer on the reduction of open space issue. Chairman Klotz seconded the motion. The motion was approved by Commissioners Drinkall, Klotz, Oblad, Tidwell, and Jensen and Council Member Horrocks. Commissioner Cary was excused.

Commissioner Tidwell was excused at 8:17 p.m.

4. CONSIDERATION OF A SITE PLAN FOR CONSTRUCTION OF A NEW BUILDING AND A CONDITIONAL USE PERMIT FOR A REDUCTION IN THE MINIMUM LANDSCAPING REQUIREMENT FOR GREEN CONSTRUCTION, TO BE LOCATED AT 265 SOUTH RIVERBEND WAY. MICAH GREEN, APPLICANT.

Ali Avery reported that Green Construction has been doing business at 903 West Center Street since 2005. They are proposing to relocate their business within the City and construct a new building at 265 South Riverbend Way. This application for site plan review is for the construction of their building and also a request for a reduction in the minimum landscaping requirement due to the odd shape of the lot.

The building is proposed to be constructed on Lot 9 of the Riverbend Industrial Subdivision. The entire lot is 5.85 acres in size, and the proposed building is approximately 17,819 square feet. Because the lot is over five acres in size, the City Council will have the final approval on this application, as required by City code.

The DRC is recommending approval of this site plan with conditions that no storage, dumping, or any other use may occur in the rear portion of the lot marked as "native undisturbed site" on the site plan unless the applicant receives approval from the Planning Commission and City Council for the expansion of the use. Also, at the time the applicant desires to expand the use of the lot to the rear portion marked "Native Undisturbed Site" on the site plan, the entire site will have to be brought into compliance with the 10% minimum landscaping standard. The elevation of the building is not high enough, according to the approved plat for the Riverbend Industrial Subdivision. The finished floor elevation of the building must be raised to be at least 4,215.73'.

Council Member Horrocks moved to recommend approval of the site plan and conditional use permit for a reduction in the minimum landscaping requirement for Green Construction to the City Council subject to the following conditions: 1) that no storage, dumping, or any other use may occur in the rear portion of the lot marked as "native undisturbed site" on the site plan unless the applicant receives approval from the Planning Commission and City Council for the expansion of the use. 2) At the time the applicant desires to expand the use of the lot to the rear portion marked as "Native Undisturbed Site" on the site plan, the entire site will have to be brought into compliance with the 10% minimum landscaping standard. 3) The elevations of the plat need to be corrected to agree with the plat of the Riverbend development, and the finished floor of the building should conform to the elevation requirements of the plat. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Klotz, Oblad, and Jensen. Commissioners Cary and Tidwell were excused.

5. APPROVE MINUTES

The Planning Commission minutes of March 27, 2012 were reviewed and amended. **Commissioner Drinkall moved to approve the Planning Commission minutes of March 27, 2012 as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Drinkall, Klotz, Oblad, and Jensen. Commissioners Cary and Tidwell were excused.**

Miscellaneous items: Chairman Klotz stated that an issue was brought up at the last Parks and Trails Advisory Board meeting regarding citizen group committees. The trails committee is appointed by the Mayor. As a committee they recommended to City staff and council that they did not like the idea of tennis courts in the new Tunnel Springs Park. The new park is now being designed with tennis courts, and he asked what the role of the Parks and Trails Board is.

Council Member Horrocks stated that the citizen committees are valuable resources for the City, and he appreciates their efforts. The Council relies on their research, opinions, and feedback; however, ultimately, the City Council makes the final decisions. As elected officials, they are subject to the residents as well as City staff and various committees and ultimately have to listen to all information, review the plusses and minuses of every situation and then make the decisions they feel will be best for the City.

6. ADJOURN

Chairman Klotz adjourned the meeting at 8:45 p.m.

Chairman

Secretary