

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JUNE 24, 2014

FINAL

Chairman Bruce Oblad called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commission Chairman Bruce Oblad
Commissioner Kim Jensen
Commissioner Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Ted Knowlton
Council Member Ryan Mumford

STAFF PRESENT: Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Steve Israelsen, Curtis Barnett, Sky Properties, BVE, LLC.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR THE VILLAS AT BELLA VIDA PHASE 3 LOCATED WEST OF EDGEWOOD DRIVE. CURTIS BARNETT-BVE LLC, APPLICANT.

Ali Avery reported that on May 20th, 2014 the proposed amendment to the Bella Vida general development plan was approved by the City Council with no conditions. The amendment effectively removed the second condo building, added 6 villas, and reduced the number of units on the general development plan from 103 to 73 residential units overall. The developer is now requesting preliminary and final plat approval for The Villas at Bella Vida Phase 3, which will complete the 29 single-family homes, open space areas, trail amenities and private road system in this development as well. The setbacks for the 29 single-family lots in this development are 5' from the property line, 10' between buildings and 18' front yard setbacks.

Mrs. Avery said that the developer has agreed to install the trail along the west side of the property extending from The Views at Eaglewood Village PUD up to Parkway Drive. The trail

agreement included a deadline of completion for the trail prior to final subdivision approval for The Villas at Bella Vida Phase 3. It does not appear that the developer will meet the deadline as they need approval from the developer of the Granite Ridge subdivision, Kern River and Questar. Granite Ridge has agreed to dedicate a portion of their property to the City for the trail but is still responsible for seeking approval from Kern River and Questar to place the trail on their easements.

The DRC is recommending that the developer provide a cash payment to the City for the cost of the trail installation, prior to the recording of the subdivision plat, which the City will then use to complete the trail. As all bonding, impact fee and trail payments, and recording of the subdivision plat must occur within a 30-day period, the developer has requested that this be extended to a 60-day timeframe to complete all the aforementioned items.

Ali Avery commented that the cost for the installation of the trail would only consist of the work done on the developer's property and that the City Engineer had estimated the work at \$5,000. The DRC recommends approval with the conditions that full payment of the installation of the trail be deposited with the City prior to recording of the subdivision plat and that the applicant must record the subdivision plat within sixty days after City Council approval.

Commissioner Oblad commented on the development phase boundaries, as the border of one phase is very close to a home in a different phase, and asked if the different phases were in separate homeowner associations (HOA). Steve Israelsen responded that there are three separate HOA's in this development which consisted of the twin home HOA, The Villas HOA and the condo building HOA.

Commissioner Jensen asked what would happen if the installation of the trail is more or less than the \$5,000 that the City is requesting. Ali Avery replied that the City will only charge the actual cost of installation and that the \$5,000 was a high estimate for the work that needs to be completed.

Commissioner Oblad moved that the Planning Commission recommend approval of the proposed preliminary design plan and final plat for The Villas at Bella Vida Phase 3 to the City Council with two conditions:

- 1) Full payment of the installation of the portion of the trail owned by the applicant connecting Parkway Drive to The Views at Eaglewood Village PUD, not to exceed \$5,000, must be deposited with the City prior to recording the subdivision plat.**

- 2) The applicant must record the subdivision plat within sixty (60) days after City Council approval.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Baskin, Jensen, Oblad, Drinkall, Knowlton, Garn and Council Member Mumford.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 10, 2014 were reviewed and amended.

Commissioner Baskin moved to approve the minutes of June 10, 2014 as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Jensen, Drinkall, Knowlton, Baskin, Garn and Council Member Mumford.

Council Member Mumford commented that the NSL 5K would be this Saturday June, 28th and that the car show and fireworks would be held July 3rd.

Commissioner Baskin commented that all the recently planted trees at the detention basin at Deer Hollow Park had helped to dramatically improve the appearance there.

4. ADJOURN

Chairman Oblad adjourned the meeting at 6:50 p.m.

Chairman

Secretary