

**WOODS CROSS CITY COUNCIL WORK MEETING
MARCH 3, 2009**

The minutes of the Woods Cross City Council Work Meeting held March 3, 2009 at 5:30 P.M. in the Woods Cross City Hall, 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Kent Parry

COUNCIL MEMBERS PRESENT:

Kent Parry, Mayor
Tamra Dayley
Rick Earnshaw

Jill Evans
Jon Hadlow
David C. Hill

STAFF PRESENT:

Gary Uresk, City Administrator
Alan Low, City Recorder
Tim Stephens, Community Development Director

VISITORS:

Nate Shipp
Bonnie Bond
Larry Bond
Bret Christenson
Genny Mikkelsen
Lindsay Christenson
Antone Clark

The Mayor welcomed those in attendance and stated this is a work meeting, that notice of time, place and agenda of the meeting was sent to local newspapers and provided to each of the City Council Members prior to the meeting.

DISCUSSION OF THE PROPOSED AMENDMENT TO THE VALENTINE ESTATES DEVELOPMENT AGREEMENT

The Mayor advised the City Council as well as those present the purpose of this work meeting was to discuss with the developers of Valentine Estates, an amendment to their development agreement which would allow single family cottage homes in place of townhouses.

The Mayor gave the floor to the Community Development Director who reviewed the following with the City Council:

“On June 3, 2008, the City Council reviewed, with Mr. Shipp, a proposal to develop small cottage homes in place of the previously approved townhomes within Valentine Estates. At the time the Council said they felt comfortable with the concept but the design of the home needed further review. As such, the Council directed Mr. Shipp to revise the appearance of the homes and return to the City Council for further review and comment (See June 3, 2008 City Council

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minutes). Given to the Council is a concept layout of small single family lots to replace the attached townhomes.

“The City wants to avoid the appearance of several sections of the adjacent Foxboro project in North Salt Lake in which small lot development has been permitted with home styles which have garages that dominate both home and streetscape. Garages should be set back equal to the face of the home, if not recessed behind the main plane of the face of the home. Such homes should have dominating architectural features, such as porches, dormers and varied roof lines. These features and techniques break up and add visual interest to the neighborhood. Also, a variation in home plans and styles is helpful. Often a neighborhood can be dominated by one or two home styles varied only in color or finish exterior materials.

“A good example of small cottage home development can be found within the South Jordan Daybreak project. Given to the Council are photos or renderings of several Daybreak home models offered by familiar builders like Richmond American, Liberty, Rainey, and Ivory homes in a range of prices just below or above \$200,000. The Council should work with Mr. Shipp to find a happy medium between the Daybreak styles and the less desirable Foxboro appearance. Nate Shipp is working on some new home designs and exterior finishes for discussion of tonight’s meeting. Small lot and home development does not have to have a Foxboro outcome. I believe what we are looking for is a thoughtful and particularly artful approach to home design and variation within Mr. Shipp’s proposal. Elements, such as large front porches, diverse styles, dormers, varied roof lines and vibrant colors and can create a neighborhood with long term desirability.”

After the review by the Community Development Director the floor was given to Mr. Shipp who then presented a Power Point presentation of some of the homes that he would recommend to the City Council to be built in the area.

Mr. Shipp advised the Council that with the new market the developer needed to look at a new reality for the development of the area and he said that more of the same does not make sense. He said he would like to put in a better product that appeals to life style choices. He said he would like to accomplish the following with the proposed changes:

- Step above everything else
- Theme/Quaint/Upscale
- Product encourages stability
- Better layout
- Same maintenance free HOA managed lifestyle
- Fewer, larger, more expensive units

He went on to say that the cottage homes would be in the area of 1450-3036 square feet, the starting price being about \$189,000 with an average price of about \$220,000.

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The Council then proceeded to discuss with Mr. Shipp their concerns for the smaller square footage of homes, smaller lots in preference to larger lots, the opportunity to build homes on a single level rather than multi-level homes.

This work session ensued with discussions along these same lines.

In addition, there were citizens present from Valentine Estates which expressed their opinions that they liked the concept being proposed by Mr. Shipp.

ADJOURNMENT

The meeting was concluded at 6:30 P.M. with the Council adjourning to the scheduled City Council meeting.

Kent Parry, Mayor

Alan T. Low, City Recorder