

**WOODS CROSS PLANNING COMMISSION MEETING
JUNE 12, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford

Brent Page
Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
David Hill, City Council Member

VISITORS:

Nate Shipp
LeGrande Blackley
Helen Ellsworth
Kim Price

Don Schrader
Pat Blackley
Annie Swinton
Jeff Price

Lois Schrader
Margie Schenck
Lin Neff
Tom Kee

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held May 22, 2012. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Poole seconding the motion and the motion carried.

CITY COUNCIL REPORT

City Council Member David Hill was at tonight's meeting representing the City Council. He reported on the City Council meeting held June 5th, 2012. Please see the minutes of that meeting for the details of his report.

OPEN SESSION

Chairman Beecher then opened the meeting for public comments regarding issues that were not on the agenda.

Ms. Margie Schenk came to the podium and said she had some questions regarding the proposed townhomes that would be going in next her. Chairman Beecher noted that this would be discussed later on the agenda and she may address the Commission at that time.

There were no other comments from the public and Chairman Beecher closed the open session.

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**PUBLIC HEARING: VALENTINE ESTATES TOWNHOMES PHASE 6 FINAL PLAT—
1950 WEST 2260 SOUTH—NATE SHIPP**

Mr. Stephens went over this agenda item with the Commission. He reminded the Commission that they had reviewed this plat about a month ago and this item had been tabled to allow Mr. Nate Shipp time to resolve issues between the HOA, individual home owners and himself. Mr. Shipp has indicated that he has resolved the issues particularly with the homeowners directly across the street from the proposed plat. The street is proposed to be widened several feet to better accommodate the flow of traffic. In addition, no townhomes will be built on the “grassy knoll” and the phase will be limited to the 12 townhome units in the horseshoe configuration.

Chairman Beecher then opened the public hearing.

Ms. Annie Swinton living at 2294 South 1950 West appeared before the Commission. She said that Mr. Shipp had met with her and the neighbors living on 1950 South and everyone was in favor of the changes made to the current plat.

There were no further comments from the public and Chairman Beecher closed the public hearing.

Commissioner Bradford then made a motion to forward to the City Council the Planning Commission’s recommendation for approval of the Valentine Estates Townhomes Phase 6 Final Plat. Commissioner Page seconded the motion and the motion carried.

**PUBLIC HEARING: VALENTINE ESTATES COTTAGE HOMES PHASE 3 FINAL
PLAT-2085 WEST 2260 SOUTH—NATE SHIPP**

Mr. Stephens then reviewed this item with the Commission. He noted that this proposed plat would complete the final phase of the cottage homes within Valentine Estates. The final phase contains 23 lots. The original concept or preliminary plat for the project had a small pocket park located within the 3rd phase. However, Mr. Shipp has indicated that he has met with the HOA and they have decided to eliminate the pocket park and allow for an extra lot or two within the phase.

Mr. Stephens said there was an issue that had come up concerning safe site distance for the proposed street intersection at 2260 South which is the main thoroughfare through Valentine Estates. This private access street connecting to 2260 South is flanked on both sides by lots whose homes will back on to 2260 South Street. The rear yards will be developed along 2260 South Street which will involve the construction of fences with 6-foot heights. Fences of this height located adjacent to this intersection would obscure the view of drivers attempting to enter 2260 South. Mr. Shipp has agreed that the rear yard fences on both corner lots will be angled to accommodate a clear vision triangle at the intersection. The Staff has recommended that we require Mr. Shipp add to the final plat, a clear vision triangle easement over the corners of each

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lot. This will hopefully communicate to potential buyers of the lots that these lots are encumbered by the clear vision triangle and will require the angled fencing.

Mr. Stephens also added that Mr. Shipp will also need to submit the final fire marshal review approval of the plat.

The Commission then discussed what the clear vision triangle easement might involve as far as potential home buyers for the lots and what the home buyers would have to be aware of.

The easement would be attached to these lots and it would be an issue between the developer and the homeowner to negotiate the terms with the lot and what would be the best alternative as far as fencing and landscaping for the clear vision triangle easement.

Chairman Beecher then opened the public hearing.

There were no public comments and Chairman Beecher closed the public hearing.

Commissioner Sharp then made a motion to forward to the City Council the Planning Commission's recommendation for approval of the Valentine Estates Cottage Homes Phase 3 Final Plat with the following conditions:

1. A clear vision triangle easement be added to lots 308 and 309 at the intersection of 2260 South and 2085 East.
2. Applicant shall submit to the City documentation that the South Davis Metro Fire Agency has reviewed and approved the plat prior to review by the City Council.

Commissioner Terry seconded the motion and the motion carried.

GENERAL AND PENDING

At this point in the meeting Mr. Stephens went over general and pending items with the Commission.

Mr. Stephens noted for the Commission that they had all received a new CD containing the new zoning and amendments that had been approved the last few months.

Mr. Stephens also said he would be meeting with a contractor about a proposed office/warehouse building that would be built on 2425 South Street.

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**PUBLIC HEARING: MADISON SQUARE TOWNHOMES PUD PHASE 2
PRELIMINARY PLAT—850 WEST 1500 SOUTH—GUY HASKELL**

Mr. Stephens then reviewed this item with the Commission. He noted that Proterra, the developer of the Woods Cross Town Center, developed cottage homes and townhomes on the former salvage yard property. As part of that development, Proterra was supposed to develop a third or final phase that involved buildings to those office or neighborhood services uses possibly coupled with residential use on the second story. However, Proterra did not succeed in developing the final phase of the development agreed upon with the RDA. The property eventually went back to the bank and has now been purchased by Guy Haskell of Haskell Homes.

Mr. Haskell has met with the City Council and discussed a preliminary plat. The City Council/RDA has agreed to enter into a new development agreement with Mr. Haskell to construct 22 townhome units as depicted on the preliminary plat. Mr. Haskell is proposing to build the units with exterior architecture that would match the existing townhomes just west of the project and access the street from the subject property. He also agreed to add extra off-street parking spaces as designated to the attached preliminary plat.

The Commission reviewed the drawing of the preliminary plat. They discussed the ingress/egress and potential problems that might arise. Mr. Stephens noted that the City Engineer and the Public Works director had reviewed the plat and had not found any problems with it.

Mr. Haskell then appeared before the Commission. He noted that this project would mirror the existing project located just to the west of the proposed townhomes. He reviewed with the Commission his project and said it would have 22 townhomes. He said he had added more off-street parking and more open space to his project.

The Commission then reviewed the open space area and its location and wondered if it was the best spot to locate this open space play area. Mr. Haskell said he felt this was the best location as there are large trees located close by that would shade the area and make it more pleasant to use.

Chairman Beecher then opened the public hearing.

Mr. Lin Neff appeared before the Commission. He said he would be in favor of shifting everything north because he lives right across the street from the proposed project and it would be better for him. He also asked how big the townhomes would be and how much they would be selling for.

Mr. Haskell said the townhomes are mostly one and two bedrooms but there a few three bedroom units and they would likely be selling for about \$159,900.

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Mr. Tom Klc then appeared before the Commission. He said he lives in the cottage homes located adjacent to the proposed project. He expressed his concern saying that he serves on the board of the HOA for the neighborhood and there had been several of the townhomes that had been for sale and because of the down turn in the economy, they had not been sold. He said that the units had been turned into rentals and this had a negative impact on the community. He said he did not want to see this project turn into a bunch of rental units because he thought it would impact the property values in the area in a negative way.

Mr. Haskell replied by saying he did not want to see these units as rental units as it would be at a financial loss to him. He said they would only be rentals if the economy was to turn bad and he had no other choice. He said he wanted to keep them nice and did not think rental units would become an issue.

Mr. Klc asked if there would be an HOA and Mr. Haskell said there would be an HOA.

Mr. Klc asked if there were any plans on limiting the number of rental units so people cannot come in and buy up a block of units to rent out.

Mr. Haskell said he really did not have any intentions of renting the units as it was not in his best interest financially.

There were no further public comments and Chairman Beecher closed the public hearing.

The Commission then discussed the appearance of the exterior of the project. Mr. Haskell showed the Commission a drawing of the elevations he was proposing for the project. There was discussion on the look of the current townhomes and how some people really liked the look and some people did not. The Commission did agree that the project needed to be similar in looks for continuity but that some differences would be welcome to give the neighborhood some diversity.

There were no further comments and Commissioner Bradford made a motion to approve the preliminary plat for Madison Square Townhomes and Mr. Guy Haskell with the following conditions:

1. Documentation of South Davis Metro Fire Agency's approval be submitted to the City prior to submittal of final plat.
2. Redesign of building elevations.

Commissioner Poole seconded the motion and Commissioner's Bassarear, Bradford, Poole and Terry voted for the project, Commissioner's Page and Sharp voted against the motion. The motion carried by a vote of 5-2.

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ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:30 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary