

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
February 19, 2015  
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Minutes of a regular Planning Commission meeting held **February 19, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding:

**Planning Commission Members Present:**

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Scott Stevenson	Commissioner
Brad Weller	Commissioner

**Employees and Officials Present:**

Beverly Macfarlane	Mayor
Linda Youngdell	Treasurer

**Excused:**

Brian Parker	Commissioner
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**Others Present:**

Joseph Cook

Chair Ellsworth opened the meeting at 6:30 p.m., welcoming everyone in attendance and recognized Mayor Macfarlane.

**Minutes:** Council Member Stevenson made a motion to approve the minutes of December 18, 2014 as amended. Commissioner Gabbert seconded the motion. The motion passed unanimously

1. **Review preliminary plan of Celeste Place townhouses and PRUD request for approximately 2562 North 475 West:** Chair Ellsworth turned the time over to Joseph Cook. Mr. Cook passed out a larger map to the Commissioners. Mr. Cook stated they are proposing 79 owner occupied units. After a discussion with the former Public Works Director, it was suggested that each unit be metered individually. The roads will be owned by the Home Owners Association, therefore they will maintain them, including snow removal. The Chevron gas line runs along the east side of the property. They will landscape 1 tree per 50' and professionally maintain both front and back. There will be three to four flower beds in front of each unit. This will all be maintained by the Home Owners Association. They will plant trees or install a vinyl fence along the west property line to help with the noise from the trains. They will also install a privacy fence along the north and east side. Commissioner Weller looked at the South Salt Lake development and was impressed with the appearance.

Commissioner Stevenson, as well as the residents that attended the Public Hearing, are concerned about access to and from the property and asked if there was a possibility to have a 2<sup>nd</sup> access into the development behind the existing four units. Mr. Holbrook, who owns the four units, does not want this project to impact his rental properties. Mr. Cook

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does not know who owns that roadway, but it is probably private. Commissioner Stevenson stated it is not a deal breaker for him, but is a concern. A second entrance would work better. The developers do not feel that this is going to be an issue. If the property was to continue over the Roy boarder, there could be an access there, but no property has been obtained. He doesn't even know the zoning on the property located in Roy. They were actually trying to decide which property to purchase and decided to purchase the property in Sunset.

Mr. Cook wants to have a community feel with an entrance sign and streetlights within the development. The Commissioners suggested the acorn style and placement on the property. Commissioner Stevenson feels there also needs to be lights at the playground area for safety. Commissioner Weller gave some addresses of some lighting that he could drive by and look at. The acorn style also has LED. The first five will be the hardest to sell because there is no existing unit on site that can be shown to the client. Commissioner Stevenson questioned the saw cut that is reflected on the plans. Mr. Cook believes it is to tie off an area between phases to be hooked together at a later date. Commissioner Weller inquired about speed humps to keep the traffic from speeding through the area. Mayor Macfarlane confirmed with Mr. Cook that the fire hydrant loop will all be done at the same time and that there will be proper turn around for fire vehicles. Storm water will run towards storm drains and there will be a swell in the playground area to contain the water until it is percolated into the storm drain. Chair Ellsworth asked about the fence line that runs against the rail road tracks. Mr. Cook is proposing either tall straight trees or to place a high vinyl fence along the tracks to create a sound barrier. Currently there is a chain link fence that runs along the property. Chair Ellsworth reminded the Commissioners that Administration has a recommended tree list in their files. Treasurer/Office Manager Youngdell will get Mr. Cook a copy of it.

Chair Ellsworth addressed the plan for a gate located on the property. The Planning Commission recommended they put two gates located within the property and not at the beginning of the property, to help avoid congestion on the City streets during peak hours. It also could be kept open during the day and closed at night. The Fire Department and Police Department will have the pass code or a clicker to get them access to the property.

The Commissioners noticed that the dumpster location was left off the plan and inquired if there would be a centralized mailbox. Chair Ellsworth asked where the placement for the monument sign would be and where the property line would be. Mr. Cook said that both sides of the entry will be landscaped and the sign placed at a 45 degree at the entry and that they are still trying to work out with the current owner of the property where the property line will be. Chair Ellsworth informed Mr. Cook that they are currently working on a sign standard. Commissioner Weller asked if they would have street names of numbers. Mr. Cook replied they will have street names. Mr. Cook stated they will be changing the name of Celeste Place to something else, because Mr. Holbrook already uses Celeste Place. Chair Ellsworth reviewed the Development Agreement with Mr. Cook who explained the play ground will be commercial grade and owners of units can have

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pets, but there will be a limit in the HOA. They will be changing the roof pitch to 8/12 instead of a 12/12 with 2 X 6 exterior walls. Chair Ellsworth wants to make sure that the salability and resale be kept high. Mr. Cook informed the Commissioners that they will be using different colored of vinyl instead of stucco due to the fact that stucco does not hold up as well as vinyl. Vinyl also will allow them to build through the winter.

The water will be metered individually by unit. The former Public Works Director preferred this, but Mr. Cook will check with the new Public Works Director. Mr. Cook stated they would begin with units 56-60 and they will cost \$129,000 to \$135,000, which makes these affordable. Commissioner Stevenson questioned the phases and if they are market driven. Mr. Cook replied yes. The landscaping will be maintained by the HOA and no roads or sidewalks will be maintained by the City. Mr. Cook also informed the Commissioners that the playground equipment won't be installed until probably after phase 5. Mr. Cook stated that each unit will have an outside power supply. Commissioner Weller asked that they look into installing power under the eaves for Christmas lighting purposes. A community garden was also discussed at the north end of the development or possibly a garden area in the front of each unit. Mr. Cook said that from his experience, the owners tend to personalize the area in front of their unit. Chair Ellsworth would like to see comments from the City departments and see this again at a later meeting.

Mr. Cook stated that he is getting a lot of pressure from the owner of the property and he would like to try to move this along if possible so he knows if he should continue to pursue or not. Mr. Cook has made notes as this was reviewed by the Commissioners. He asked that the Planning Commission make conditions and allow him to come back to the Planning Commission on March 19, 2015 for the Final Plan Review. He doesn't want to build what Mr. Holbrook already has approved. Treasurer/Office Manager clarified that the only thing the Planning Commission needs to recommend to the City Council at this time is the PRUD. While the City Council is doing what is required of them to do, Mr. Cook would then come back before the Planning Commission to take your recommendations and put them into the tentative final plan. Chair Ellsworth reviewed the PRUD ordinance which is in title 10 of the Sunset City Ordinances, including chapter 8 that addresses design, streets, landscaping, signs, lighting, density and time limit. These were addressed earlier in the meeting. Chair Ellsworth asked if there were any other conditions that needed to be discussed.

**Motion:** Commissioner Stevenson made a motion to recommend to the City Council the PRUD classification of the property for the currently named Celeste Place Townhomes at approximately 2562 North 475 West, with the conditions that the design standards that were discussed and examples are continued and maintained and they get to see them as part of their exhibits, that the street ways will remain private, that the landscaping will fall within the regulations and recommendations of Sunset City for landscaping trees and shrubberies, that the recommendation of the standard for the sign and lightings be followed and that the density stay within the

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described 16 units per acre for a total of 79 units on this 5 acres. Commissioner Weller seconded the motion. The motion passed unanimously.

PRELIMINARY PLAT: Mr. Cook provided a foot print of the lots within the development. The preliminary plan will show the actual building plan with the placement of the buildings. The common walls will extend to the property boundaries. Commissioner Stevenson questioned them going over the chevron pipe line. Chair Ellsworth suggested that they inform the buyers that they cannot dig within this area. The entire property, both front and back, will be maintained by the HOA. The dumpster placement will need to be added to the plat. Mayor Macfarlane questioned where the snow will be removed to. Mr. Cook said that the HOA will deal with the snow removal. Commissioner Stevenson began to make a motion, but retracted it. The back yards are not fenced so there is open space around the property. There would be a divider wall separating the patio area. The retention pond will also be common area. The only indication of the property boundaries will be a stake in the ground.

**Motion:** Commissioner Stevenson made a motion to accept the preliminary plat of the property located at approximately 2562 North 475 West, with the understanding the common walls extended to the end of the property line. This preliminary plan also needs to be reviewed by the Fire, Police and Public works departments. This motion was seconded by Commissioner Gabbert. The motion passed unanimously.

Mr. Cook thanked the Planning Commissioners stating he has enjoyed working with them.

- 2. General Information:** Commissioner Stevenson presented the West Davis Corridor to the Planning Commissioners. This document is presented by Shared Solutions alternative for Sunset City. They are looking to get approval by the City. Mayor Macfarlane informed the Commissioners she received a letter that there are some Mayors that do not support Shared Solutions. Chair Ellsworth feels that it is pretty much business as usual. Commissioner Stevenson stated Shared Solutions looked at the property that was most likely to be developed within the next 20 – 30 years. Chair Ellsworth feels the City Council needs to look at it and see if they want the West Davis Corridor to move traffic out to the west or traffic moved to flow through Sunset. Commissioner Stevenson asked that this be put on the next Planning Commission agenda and possibly schedule a work meeting. Commissioner Stevenson asked Mayor Macfarlane if this has been presented to the City Council yet. Mayor Macfarlane responded that it has not. Commissioner Stevenson feels they are looking for land uses and if it will work or not. This is no way support of the West Davis Shared Solutions. Chair Ellsworth asked the Commissioners to please review this document and come prepared to address it.

Chair Ellsworth reported that he attended a Davis School District Planners Meeting which was very interesting. They also discussed the Shared Solutions at this meeting.

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Commissioner Weller asked Mayor Macfarlane if she could write a letter to the management at his work. Management does not understand what the Planning Commission does and questions the time he takes off to attend these meetings. Commissioner Macfarlane said she would send a letter if Commissioner Weller would get her the address. He then reminded everyone that there are three Alternate Planning Commissioner openings and asked them to approach their neighbors.

Mayor Macfarlane appreciates how professional the Planning Commission is and how they take their positions serious.

**Motion:** Commissioner Stevenson made a motion to adjourn. Commissioner Gabbert seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:30 p.m.

These minutes have been read and approved at the Planning Commission meeting held April 16, 2015.

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Jonathan Ellsworth, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.