

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2014
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Minutes of a regular Planning Commission meeting held **October 16, 2014** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Stevenson presiding:

Planning Commission Members Present:

Scott Stevenson	Chair
Jonathan Ellsworth	Commissioner
Jason Gabbert	Commissioner
Brian Parker	Commissioner
Brad Weller	Commissioner (by Phone)

Employees and Officials Present:

Beverly Macfarlane	Mayor
Michael McDonald	Building Maintenance
Norman Noyes	Public Works Director
Trystal Peay	Council Member
Jake Peterson	Council Member
Linda Youngdell	Treasurer/Office Manager

Others Present:

Joseph Cook	Celeste Place Townhomes
Jessie Curtis	Celeste Place Townhomes

Chair Stevenson opened the meeting at 6:30 p.m., welcoming everyone in attendance, and Giving special recognition to the Mayor and Council Members present.

REGULAR MEETING

1. **Conceptual Site Plan and Rezone request for 77 owner occupied townhome units to be located on 4.76 acres North of 2569 North 475 West:** Chair Stevenson turned the time over to Joseph Cook to make his proposal to the Planning Commission. Mr. Cook informed the Commissioners that they are proposing a 77 townhome development where each unit will be individually owned. There will be 56 guest parking stalls and 2 playgrounds. They have done a similar project in South Salt Lake. These units are affordable homes and tend to attract young families with a couple of children. They will sell these units for \$129,000. There would also be an HOA fee that the owners would pay. If combined, the payment would be \$770.00 per month. The HOA will maintain all the grounds, landscaping and irrigation. The owner could plant their own flowers and shrubs in their own private area. They have found that owners tend to take better care of their properties. Mr. Cook showed the original plat that was approved many years ago. They are proposing a plat change. The width of these units would be 20' instead of the approved 15' with only 2 stories instead of 3 stories. They estimate that there would be a 5% population increase to Sunset. The outside will be stucco for a durable exterior.

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Chair Stevenson asked if they would be purchasing the entire property and not just the area that is currently a field. Mr. Cook replied that they would be purchasing the entire property. They have not involved their engineers in this process yet, but wanted to get Sunset City's feel on the proposal. They have walked the property with Public Works Director Norm Noyes and have identified where the water line & sewer line runs (the sewer line is billed through Roy City). Commissioner Parker asked if the HOA would eliminate the rental potential to the owner. Mr. Cook clarified that the owner of the unit would still be able to rent out their property if they choose to, but the HOA will keep the property maintained. Commissioner Ellsworth questioned the exterior and if the owner will have options. Mr. Cook they will have a designer that will design and decide what colors and material will be used where. Commissioner Parker asked how the project in South Salt Lake sold. They are 100% sold at a higher price than what they are proposing for Sunset. He then asked Mr. Cook if the HOA would take care of snow removal along with the yard maintenance. Mr. Cook stated yes it includes snow removal and also dog waste removal. Commissioner Parker asked if they plan on putting any kind of sound barrier to help with the noise from the tracks that run to the west of that property. Mr. Cook said they will address this in the landscaping plans. Chair Stevenson is concerned about the fire access due to the public access on the North side. Mr. Cook explained that there are three acres to the North of this property that if this project goes as well as they think it will, they will look into purchasing that property for addition to the project. The engineer will clean up everything that is required for building and fire codes. They are projecting selling 2 to 3 units per month. Public Works Director Noyes is a little concerned about getting enough water to the property for fire flow, but this could be fixed by looping the line. He asked if the units will be individually metered or if there will be one meter per building. Public Works Director Noyes stated is easier for them to have One meter, but Mr. Cook stated if you start to roll utilities and other services into the HOA, the fee goes up and less people are able to qualify for the units. This is something that they can talk about as the project gets closer. Building Inspector Michael McDonald had a couple of questions, but said in general this looks like a good design. The first thing he noticed is the electrical panel would need to be moved from the shed. Building Inspector McDonald believes the road would also need to be completed to comply with Fire Code and clarification would need to be given from the Fire Chief. Discussion of putting a hammer head road system was also mentioned. His last concern is if the power would be run underground or through the attic. Mr. Cook replied they would be underground. Chair Stevenson informed Mr. Cook that the PRUD has expired, therefore the City needs to rezone this property to R-3 in order to allow for this project. There will need to be Public Hearings held. The City will find out if both the Planning Commission and City Council need to hold a Public Hearing or if it is just the City Council that needs to hold the Public Hearing. Mr. Cook will work with the City schedule after they have the property under contract. Planning Commissioner Weller joined the meeting by phone and asked if all of the trees would be removed. Mr. Cook replied that they will remove some and replant others. They would like to leave some of the mature trees. Commissioner Weller also questioned the sound insulated of the buildings. There is 3 1/2" of insulation, 2" of sheetrock and another 3 1/2" of insulation. They will put some kind of

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barrier between the tracks and the development. The height of the building has a 12 X 12 pitch roof, but it may be lower. Commissioner Weller also inquired about the HOA, covered parking, guest parking. Mr. Cook stated that all units will have 3 bedrooms, 2.5 bathrooms and are 1,300 square feet per unit. These again will be owner owned units. Chair Stevenson feels that as a City, they are all on board with this project. Mayor Macfarlane is concerned about them doing the project a little at a time, with her main concern being the infrastructure. Mr. Cook stated that it would be cost prohibitive to do it all at once with the exception of the sewer line, so they would like to do a little at a time. Public Works Director Noyes feels that this could be a concern if the project is started and not finished. Jesse Curtis who is the lender/loan officer, stated that an applicant would only need to make \$12.00 an hour and work 40 hours a week to qualify. The HOA would also set it up so no single entity can own more than 10% of the units and could never have the majority of the units rented. Mr. Curtis estimated that the project would sell out in 2 ½ to 3 years. The plans are pretty much ready to go; the next step for them would be to get the plans to their engineer. Chair Stevenson's last question was how they plan on retaining the storm water run off. Mr. Cook stated it could possibly go underground and their engineer will address this part of the project. Council Member Peterson asked Public Works Director Noyes if the project would be responsible for their own water and sewer lines. Director Noyes replied the sanitary sewer is their line, but the water line would depend on how it's metered. Public Works Director Noyes would like to see the water line completed with the initial start of the infrastructure work, this would be mainly for water flow for fire protection. After the property is under contract and the engineering has been completed, they need to come back to the Planning Commission to apply the rezone.

2. **West Davis Corridor Update:** Chair Stevenson reported that he has been stalled on one of his assignments. They have been working on the overlay for the bike and walking paths. Commissioner Ellsworth has found out that an overlay zone may not be the way to go because it is too restrictive. A floating zone would be more flexible and may be the way to proceed. He would like to spend more time working on this. Chair Stevenson asked about the zoning of the City and doesn't feel that rezoning the property on the North/West corner would be any problem. Treasurer/Manager Youngdell reported that the EIS study has been completed and Horrock Engineering will be on the agenda for the City Council meeting on October 21, 2014 to give the Council an update. They also will be holding a Public Meeting on November 18, 2014 in the Sunset Room.
3. **General Information:**
Chair Stevenson gave a quick update on Google Earth which reflects the walking paths, bike path and put the existing General Plan into the visual map; reviewing the map on his lap top for all present. Treasurer/Office Manager Youngdell asked if they would be putting this into a map to be put into a book. Chair Stevenson stated that it would not have the same affect, but to visually see the layers of the map, there needs to be links directed to this site. Clarification was made that this link would be addressed in the General Plan when it is revised. Chair Stevenson is trying to develop what needs to be

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done and not just addressing everything as it comes up instead of being proactive and anticipating these things. Chair Stevenson feels that instead of Sunset changing Clinton, Sunset should follow Clinton. Mayor Macfarlane asked if the Planning Commission has addressed the relocation of the Public Works and Fire Station when 1800 North is developed. Chair Stevenson stated that when the last General Plan was adopted, they made a recommendation in that Plan that was adopted by the City Council. This is now up to the City Council to decide. Chair Stevenson reminded the Commissioners that they need to RSVP for the employee family party. They need to receive the open/public meeting training and can view the sexual harassment training on the City website.

Council Member Peterson meant to bring a copy of the proposal the City Council was presented by Sierra RV. Sunset City owns 2.5 acres and the other property belongs to the School District. The next step would be zoning the property to allow for the expansion. Most of the City Council Members are against the proposals, but some of the residents want the revenue. The City Council will look at every option available. Commissioner Ellsworth agrees that they should look at all sides and how much value a park has.

Motion: Commissioner Ellsworth made a motion to adjourn. Commissioner Parker seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:43 p.m.

These minutes have been read and approved at the Planning Commission meeting held November 20, 2014.

Scott Stevenson, Chair

Linda J. Youngdell, Treasurer/Office Mgr.