

NORTH OGDEN PLANNING COMMISSION

WORK SESSION MEETING MINUTES

June 5, 2013

The North Ogden Planning Commission convened in a work session meeting on June 5, 2013 at 5:33 pm in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on May 31, 2013. Notice of the annual meeting schedule was published in the Standard-Examiner on December 30, 2012.

COMMISSIONERS:

Larry Residori	Chairman
Joan Brown	Commissioner
Dee Russell	Commissioner
Eric Thomas	Commissioner (arrived at 5:47 pm)

STAFF:

Craig Barker	Community Development Director
Stacie Cain	Community Dev. Coord./Deputy City Recorder

EXCUSED:

Allan Dalpiaz	Vice-Chairman
Blake Knight	Commissioner
Steve Quinney	Commissioner

VISITORS:

Gene Stephens
Ethan Heap

WORK SESSION

Chairman Residori called the regular meeting to order at 5:33 pm.

AGENDA

- 1. CONCEPT AND FEASIBILITY FOR A MULTI-FAMILY PROJECT, LOCATED APPROXIMATELY AT 200 EAST AND 2300 NORTH.**

Gene Stephens provided a brief explanation of the concept for his multi-family project. He explained he plans to use rock, stucco, and possibly some vertical siding on the project.

Ethan Heap introduced himself and stated he is a partner on the project with Mr. Stephens. Community Development Director Craig Barker explained Mr. Stephens has completed a couple of projects in the City.

Mr. Stephens then stated the units at the development will be between 1,300 and 1,550 square feet; they will be typical town homes consisting of two stories on a slab. He stated there will be four to six units in one building. He noted the residents will own their unit and the ground upon which their unit sits on. He noted there will be a homeowners association (HOA) for the development and the HOA will govern the common areas; they will enter into contracts with various service providers to maintain the development.

Commissioner Brown inquired as to when the homeowners will take over the HOA from the developer. Mr. Stephens stated the HOA will be organized during development of phase I and there will be four phases total. He highlighted the area of phase I and there will be 20 units in that phase. There was a brief discussion regarding the organization of the HOA and noted the specifics of the HOA will be outlined in an agreement and in the conditions, covenants, and restrictions (CCRs) for the development. He noted as soon as there are enough homeowners in the development they will assume responsibility for the HOA and they will elect officers accordingly.

Commissioner Brown inquired as to the HOA fees each resident will pay. Mr. Stephens stated he anticipates the fee will be \$85 per month.

Chairman Residori asked if the City has passed an ordinance that requires a specific analysis for this type of development. Mr. Barker answered no. Chairman Residori stated the analysis would address the HOA fees and whether they will be affordable for the homeowners in the long term. Commissioner Brown stated she wants to ensure the buyers are well aware there will be an HOA associated with the development and they will be obligated to pay fees associated with the HOA for a specified length of time. Mr. Stephens stated all of his sales contracts will include information regarding the HOA organization and associated fees.

Commissioner Brown inquired as to the average price of the units at the development. Mr. Stephens stated the price range will be \$135,000 to \$165,000.

Community Development Director Barker asked Mr. Stephens if he anticipates multi-family type of residents at the development, which could include “empty nesters” or a resident with a few children. Mr. Stephens answered yes and stated that is what he has seen at his other developments. Mr. Barker stated understanding the demographic of the development helps to predict the types of amenities that should be included in the common space. Mr. Stephens agreed and stated he is currently contemplating including a play system and a bowery in the common area. He added there is a small trail system at the development as well.

Commissioner Brown inquired as to the location of phase II of the project. Mr. Stephens highlighted the location of phase II. Commissioner Brown inquired as to when the common area will be developed. Mr. Stephens highlighted the common areas for phases I and II and explained when they will be developed. Commissioner Brown stated the City has been faced with situations in the past where a developer has not committed to develop their common areas and they do not end up doing so until they are well beyond the development of a phase. Mr. Barker stated City ordinance requires that common area be developed at a specified point in the development. Mr. Stephens agreed and stated that he will be required to provide green space and parking for each phase in order for the phase to stand alone.

Chairman Residori asked if there is a pond near the development. Mr. Stephens stated there is an existing watering pond, but it is not used for that purpose anymore.

Mr. Barker asked Mr. Stephens if he has talked with the City Engineer regarding storm water detention for the project. He stated he did not notice a detention pond on the plat for the development. Mr. Barker stated he has not had a conversation with the City Engineer. He highlighted the location of the main sewer and storm lines for the area and explained he would like to connect phase I to the existing infrastructure, but in order to do that it will be necessary to raise the elevation of the ground. He asked if he will be allowed to use a temporary retention pond during that aspect of construction. Mr. Barker stated the City has allowed that to occur in certain instances and he explained what Mr. Stephens would need to do in order to receive approval. There was a brief discussion regarding the existing infrastructure in the area and how issues with water will potentially be addressed.

Commissioner Brown inquired as to the length of the buildings in the development. Mr. Stephens stated each building will be 45 feet long and 25 feet wide. He stated he has not provided the City with elevations for the buildings at this point and the information he is reviewing this evening is simply the footprint of the development. He stated the roads in the development will be 60 feet wide public roads. He also pointed out that 2300 North is a 66 foot wide road. He then stated he has a couple of additional issues for the Planning Commission to consider. He stated that he spoke to Mr. Barker and he would like something other than a barracks look at the development and so he angled the units, which alters the length of driveways and backyards; the backyards would be 22 feet and the driveways would range from 25 to 35 feet in length. He stated the City's ordinance calls for a 30 foot minimum driveway and he will ask for approval of 25 feet in length in some cases. He stated he knows the Planning Commission has the authority to approve or disapprove that request. There was a brief description regarding the length of driveways abutting private streets or drives and how those areas would be maintained by the HOA. Mr. Barker noted that the developer will be required to provide two covered parking spaces per unit and Mr. Stephens reviewed total parking capacity for the development. A short discussion centered on City Code requirements for parking at this type of development.

Mr. Stephens stated he appreciated the opportunity to review the proposed development with the Planning Commission and point out any potential problems that may need to be addressed. He stated he would be happy to answer any questions regarding his proposal. He noted there will be an elementary school and park constructed directly south of his project, which will provide

additional open space adjacent to the development. There was a brief discussion about fencing and buffering between the development and the school, which would be considered a commercial development for the purpose of development. Mr. Stephens referenced the ponds located on and near the property and explained he has worked with the Army Corps of Engineers (ACOE) to determine what needs to be done with the ponds. Mr. Barker stated Mr. Stephens would need to do additional research regarding water rights associated with the ponds and if there is anyone that has a claim to rights for the water Mr. Stephens will be required to maintain that service.

Mr. Stephens then stated there will be two types of units at the development; those accessed from the public road and those accessed from the private road. He stated a private drive will serve 12 units in the first phase and those units will have 20 foot driveways. Mr. Barker stated he does not have an issue with that, but the Council may have concerns about the driveway length.

Chairman Residori inquired as to the current occupancy rates of homes of this type in the area. Mr. Stephens stated there are similar units in the Thomas Subdivision on 2700 North and the units are selling very quickly. Mr. Barker stated he would encourage Mr. Stephens to develop a strong landscape plan for the development because that will assist him in selling units. Mr. Stephens stated he will provide a landscape plan in his application package.

Mr. Stephens then stated he would like to use the modified six inch curbing in the development rather than a traditional six inch high back curb; that will prevent him from needing to cut the curbing throughout the development and it will look much cleaner.

Commissioner Brown stated snow removal can be a problem in these types of developments and she encouraged Mr. Stephens to address that sufficiently in the CCRs for the project. Mr. Stephens stated each phase will have a temporary turn around area to provide for easy turnaround of snow plows and a fire engine. There was a brief discussion regarding the depth of snow that must be present before a snow removal contractor will perform snow removal services.

Mr. Stephens then referred to Mr. Barker's comments about landscaping and noted City Code would require 151,000 feet of landscaping for a development of this size, but he is actually planning to provide 161,000 feet.

Commissioner Brown stated her first impression of the project is good and she likes it. She stated she is anxious to see the exterior and elevations of the buildings.

The meeting adjourned at 6:17pm.

Planning Commission Chair

Stacie Cain,
Community Dev. Coordinator/Deputy City Recorder

Date approved