

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
TUESDAY, MARCH 8, 2011**

MEMBERS PRESENT: Brian Bodily, Sharon Esplin, Gerald Gilbert, Tim Pales, Dave Weaver

ALTERNATE MEMBERS PRESENT: Dawn Fitzpatrick, Jeremy Davis

MEMBERS ABSENT: Kristin Elinkowski, Blake Hazen

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Peter Matson, Kem Weaver, Steve Garside, Julie Jewell, and Councilmember Barry Flitton

Planning Commission Training: City Planner, Peter Matson, presented an update on the West Layton Village form-based code project. He presented three scenarios for the West Layton Village Area as follows:

1. Scenario 1 would follow the current General Plan.
2. Scenario 2 referred to as the hybrid concept would follow the General Plan on the north side of Hill Field Road and take a form based approach to the south of Hill Field Road.
3. Scenario 3 would be developed using a scenario based approach and implementing form based code on the entire 140 acres.

Staff and Commission discussed the West Layton Charrette held in January and citizen input regarding the West Layton Village Center. Possible layout of commercial, public and residential uses was also discussed.

Mr. Matson informed the Commission that regarding Item 1, the applicant had withdrawn her application for conditional use.

Mr. Matson explained that Major Estates, which had previously received preliminary approval from the Commission, is back before the Commission due to errors on the posting and the need to post both property frontages – 3200 West and 2700 West. He informed the Commission that there were neighbors opposed to the approval and that there were misconceptions regarding the size of the lots. The neighbors were also concerned about increased traffic in the area, and farmers are concerned about fencing and the handling of irrigation water. Mr. Matson said the entire presentation on this item will be given and comments taken from the audience. He said Staff recommends the Planning Commission affirm the previous motion of approval for Major Estates or amend the preliminary approval with any modifications.

MAJOR ESTATES SUBDIVISION PHASES I & II-- PRELIMINARY APPROVAL (Correction of a Technical Advertising Error).

This property is located at approximately 725 North 3200 West. The applicant is Mike Schultz of Castle Creek Homes represented by Bryce Thurgood. Property owners are Martha Marie Whittle and Robert Eugene Whittle, and Dennis Major Hayes and Claudia Hayes.

Planner II, Kem Weaver said the neighboring residents were concerned about possible lots sizes in Major Estates, however, many of the lots in Major Estates are larger than the Swan Meadows lots. Residents are also concerned about traffic on the long street in Major Estates. This street is similar to the street through Swan Meadows between 2200 and 2700 West. He explained the new street width ordinance which will require that the Major Estates street to have 6 feet less of asphalt than previously required with 7.5 wide park strips versus the 4.5 foot park strips in Swan Meadows.

EAST GATE AT GREYHAWK PRUD – CONCEPTUAL APPROVAL

This 5.64 acre property is located at approximately Church Street & Highway 193 in an RM-1 PRUD (Low/Medium Density Residential) zoning district. The applicant is East Layton LLC represented by Gardner Crane.

Planner II, Kem Weaver presented the proposed PRUD development for 108 units on 5.64 acres on Church Street north of Highway 193. He said the developer would like to use the detention pond as open space in order to achieve the proposed 108 units. The detention pond has been dedicated to the City, and the developer has presented an appraisal prior to purchasing the detention pond property back from the City. The City will retain an easement on the property and the PRUD will maintain the detention pond and amenities. There was a discussion of the metering of storm water out of the pond and keeping storm water away from the nearby Qwest switching station. Commissioner Fitzpatrick asked if the proposed development was in a flood plain. Commissioner Bodily explained that the property was outside of the 500 year flood plain boundaries. The South Weber pump station also located in the Greyhawk Commercial Subdivision was discussed. The developer, Gardner Crane, explained where the walkway and amenities would be in the proposed development.


Julie K. Jewell, Planning Commission Secretary

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Chairman Esplin called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Davis.

Chairman Esplin called for a motion to approve the February 22, 2011 Planning Commission and Work Meeting minutes. Commissioner Fitzpatrick said she had spoken with Planner I, Andrew King, regarding the wording of the parking requirements condition for the Budget Auto Sales conditional use. Mr. King reworded the parking requirements condition #4 as follows:

The site is approved for a total of nine (9) parking stalls for Budget Auto Sales. Seven (7) stalls adjacent to the east side of the building are reserved for the business. Of those seven (7), five (5) are for employees and customers and two (2) may be used for display vehicles. An additional two (2) vehicle display spaces are approved at the southeast corner of the site as depicted on the attached sketch plan.

Commissioner Esplin said he was listed as being present at the February 22, 2011 Work Meeting, however, he was absent.

Commissioner Weaver moved to approve the February 22, 2011 Planning Commission and Work Meeting minutes as corrected. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to open Public Review. Commissioner Gilbert moved to open Public Review. Commissioner Pales seconded the motion, and the voting was unanimous.

PUBLIC REVIEW:

1. DAZZLIN DIGITS – CONDITIONAL USE REQUEST FOR A BARBER OR BEAUTY SHOP

This property is located at 1454 North Hillfield Road, Suite 6 in a PB (Professional Office) zoning district. The property owner is Danny Bennett represented by the applicant Alexandria Richter.

Chairman Esplin explained that the application for the Dazzlin' Digits conditional use request had been withdrawn by the applicant.

2. MAJOR ESTATES SUBDIVISION PHASES I & II-- PRELIMINARY APPROVAL

(Correction of a Technical Advertising Error).

This property is located at approximately 725 North 3200 West. The applicant is Mike Schultz of Castle Creek Homes represented by Bryce Thurgood. Property owners are Martha Marie Whittle and Robert Eugene Whittle, and Dennis Major Hayes and Claudia Hayes.

Planner II, Kem Weaver, explained that on February 8, 2011 the Planning Commission voted unanimously to grant preliminary approval to the Major Estates Subdivision. However, the property was improperly posted in that a notice was not posted on 2700 West and there was an error on the date on the notice posted on 3200 West. To insure the public has a chance to comment, the Planning Commission will hear the request for preliminary approval again. Mr. Weaver said there had been no changes from the previous staff report.

Mr. Weaver said a concern from a neighboring resident had been received about the lot sizes proposed for the Major Estates Subdivision. He said the property is zoned R-S which is a minimum of a 15,000 square foot lot, however, with this location, the developer can employ "lot averaging." He said the smallest lot in the proposed subdivision would be 12,700 square feet with some lots proposed at over 20,000 square feet. He compared the proposed lot sizes with those in a neighboring subdivision, Swan Meadows, which are 10,000 square feet to 18,000 square feet in size. Mr. Weaver said the proposed subdivision meets the General Plan requirements for the West Layton area and the R-S zone.

Mr. Weaver described the location of the Rocky Mountain Power corridor in the proposed Major Estates Subdivision. He said that the Rocky Mountain Power corridor property was not included when figuring the density of the development. He said that no structures would be allowed on the easements included in the property owners' lots. Mr. Weaver mentioned a possible City trail and park as well as a regional detention basin on the Rocky Mountain Power property

Another resident concern was the increase of traffic and possible speeding on the long street in Major Estates. Mr. Weaver reviewed the new street width ordinance and explained that the streets in Major Estates would have 6 feet less of asphalt width and 7.5 foot park strips versus 4.5 foot park strips in the surrounding subdivisions. He said a canopy of trees which could be placed in the park strip would also help to slow traffic. He said Phase I will have a 4-way intersection with a stub street to the north and one to the south.

Mr. Weaver said Staff recommends the Commission affirm the previous preliminary approval granted to the Major Estates Subdivision.

Mr. Weaver also said that the developer will be required to install a 6-foot chain link fence with a top rail within 30 days of the start of construction on the subdivision. In answer to a question regarding irrigation rights, he said the developer and Staff have received a memo from JUB Engineering listing requirements for irrigation rights to be protected.

The following members of the audience expressed concerns regarding the protection of irrigation lines, fencing, increased traffic and/or speeding, containment of irrigation water, covering of an open canal, proposed trail, design of the subdivision, possible smaller homes, lack of water pressure, and the erosion of 2700 West:

- Ivan Ray, Davis Weber County Canal Company, 138 West 1300 North, Sunset
- Stan Layton, 572 North 3200 West
- Mike Barnes, 760 North 2700 West

- Brad Page, 768 North 3200 West
- Douglas Damron, 706 North 2700 West
- Tim Bailey, 2430 West 650 North
- Donna Allmon, 2658 West 725 North
- Crystal Sharkey, 755 North 3200 West

The developer, Bryce Thurgood, stated that he had contacted the Kayscreek Irrigation Company. During the final review process, the water company to be used for secondary water for this property will be specified. He also said he intends to rent Phase 2 as farming property until the time comes to develop on that phase.

The property owner, Robert Whittle, said that the owners want the project to be a quality project and felt speeding issues could be resolved. He thanked the Staff and Commission for their efforts.

Planner II, Kem Weaver explained land drain systems which are required to prevent flooding of homes. He also addressed the reason for the design of the development stating that the street cannot be stubbed into cul-de-sacs at the power line because storm water needs to be directed to the regional pond on West Hillfield Road. He said the public utilities flow to the southwest. The City also wants to provide connectivity between this subdivision and future subdivisions.

Assistant City Attorney, Steve Garside, said that if a proposed development is consistent with the existing General Plan, the City must allow the property to develop. He said that the General Plan is created by the citizens. The Planning Commission is responsible to make sure the proposed development conforms to the General Plan and the City's ordinances.

Commissioners Pales and Gilbert reminded the citizens that the proposed subdivision is only at the preliminary stage. Citizens would have another opportunity to address the Planning Commission and the City Council at final approval regarding their concerns. Commissioner Gilbert advised the citizens to talk to the Layton City Police Department if there are speeding concerns in the neighborhood.

There were no further comments from the Commission or the audience

Chairman Esplin called for a motion on the item. Commissioner Pales moved to affirm the previous approval for the Major Estates preliminary plat subject to the applicant meeting all Staff requirements. Commissioner Gilbert seconded the motion, and the voting was unanimous.

3. EAST GATE AT GREYHAWK PRUD – CONCEPTUAL APPROVAL

This 5.64 acre property is located at approximately Church Street & Highway 193 in an R-M1 PRUD (Low/Medium Density Residential) zoning district. The applicant is East Layton LLC represented by Gardner Crane.

Planner II, Kem Weaver, said that on July 17, 2008 the City Council approved a rezone request to add a PRUD overlay to the 5.64 acre property which was already zoned R-M1. The property encompasses the northwest corner of Highway 193 and Church Street and is part of Greyhawk Commercial Subdivision, with the commercial portion being in the CP-1 zoning district. Mr. Weaver said the City Council reviewed a conceptual plan with 96 units when the property was rezoned and stated that the plan under consideration at this time is very similar with a proposal of 108 units. While the previous plan did not include the detention pond area, the developer proposes to purchase the detention pond area from the City

to increase the density. An appraisal for this sale is currently under review by the City. He said the Design Review Committee will make a recommendation to the Planning Commission and the City Council.

Mr. Weaver said a development agreement was approved with the development of the commercial subdivision which included the R-M1 property. The developer of the PRUD will have to adhere to this agreement which specifically states the units will be mostly of masonry material and a high quality design. He said the proposed concept plan would meet the development agreement requirements.

Based on the information presented, Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the conceptual plan subject to the applicant purchasing the pond and meeting all Staff requirements.

There were no questions from the Commission or the audience.

Chair Esplin called for a motion on the item. Commission Gilbert moved that the Planning Commission forward a positive recommendation to the City Council to approve the development subject to the applicant meeting all Staff requirements, providing an appraisal, and purchasing the pond. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review and adjourn the meeting. Commissioner Weaver moved to close Public Review and adjourn the meeting. Commissioner Gilbert seconded the motion, and the voting was unanimous.

The meeting adjourned at 8:22 p.m.



Julie K. Jewell, Planning Commission Secretary