

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JANUARY 24, 2012**

MEMBERS PRESENT: Sharon Esplin, Kristin Elinkowski, Tim Pales, Dave Weaver

ALTERNATE MEMBERS PRESENT: Dawn Fitzpatrick

MEMBERS ABSENT: Brian Bodily, Gerald Gilbert

ALTERNATE MEMBERS ABSENT: Jeremy Davis

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Clint Drake, Julie Jewell and Councilmember Jory Francis

City Planner, Peter Matson, informed the Commissioner that the hearing for the West Layton Village Plan Amendment, background information, code and zone changes on the south 100 acres from Agriculture (A) to Village Center (VC) will be on the February 14, 2012, Planning Commission agenda. He said the General Plan narrative will address working with landowners vested in current zone. He said adjustments to the code have been given to the consultants, and corrections may need to be made over time. The City will take over ownership of electronic files once the Council has given final approval to the zone changes.

Mr. Matson said the City Council had concurred with the recommendation the Planning Commission had forwarded regarding the PRUD ordinance amendment. Minimum lot sizes in the R-S zone were discussed with the recommendation being that R-1-8 side yard requirements be followed with a minimum of 18 or 20 feet between homes. It was also suggested that 70 feet be set as the minimum frontage required. The Harmony Place development agreement requirements were discussed. Planning Commission recommendations will be forward to the City Council.

PUBLIC REVIEW:

1. UTOPIA HUT SITE – CONDITIONAL USE REQUESTS FOR TELECOMMUNICATION SWITCHING STATIONS

Highway 193 and Highway 89
2575 West 1400 North – Chelsea Park
2200 West Hill Field Road – Fire Station #51
Chapel Street Park – 900 East and 100 South
Oak Hills Drive and Highway 89 – Oak Hills Water Tank
3675 West and 75 North – Feathering Sands Detention Pond

The Planning Commissioner provided input and recommendations for changes on the individual hut sites including fencing and gaps between structures:

Highway 193 and Highway 89 – Site B preferred. Weber Basin is requesting the pad and hut site be moved 10 feet to the west to allow for removal of snow. There is also a request that the site not be fenced. The color and architecture were reviewed.

2575 West 1400 North – Chelsea Park – Staff and the Commission asked UTOPIA to match the design and color of the Oak Forest hut site. The Parks Department and Planning Division will sign off on the architectural design of the roof and other materials.

Community & Economic Development Director, Bill Wright, said that the Planning Commission had an option to not approve the conditional use request if the architectural requirements cannot be met.

Station 51 – 2200 West Hill Field Road – The Commission requested the architecture match that of the Fire Station. Steve Magelby, UTOPIA representative, said materials were available that would match more closely. The Commission requested this site approval be tabled until samples of materials are presented.

Chapel Street Park – 900 East and 100 South – The trees must remain on the site and a Parks Department staff member is required to be on site during all excavation and trenching.

Oak Hills Drive and Highway 89 – Water Tank – Mr. Matson described the architecture and fencing. There were no additional recommendations.

Feathering Sands – 3675 West 75 North – Detention Pond – The Commission felt earth tones with bronze trim would better match the homes in the area. The detention pond area is maintained by the City.

2. UTOPIA HUT SITE – CONDITONAL USE MODIFICATION REQUEST

This hut site is located at the northeast corner of Fort Lane and Church Street.

Mr. Matson said he had researched the requirements of the original conditional use permit on this site and compared the original and the new requirements. He said the vinyl fence requirement on the east side doesn't serve the purpose of screening from the mobile home park storage. The proposed trailhead and parking area for the trailhead on this site were discussed. Mr. Matson said the Parks Department had provided a plant list of trees and shrubs that will work well in the area and provide effective screening of the hut from the three streets in the area. An existing 14-inch water line on the property can be used for the extension of the water system to provide irrigation to the property. He said June 1, 2012, is the standard deadline for the landscaping to be installed. Design work will be reviewed by the Commission.

Commissioner Weaver asked for the updated site plan showing the corrected location of the generators. Mr. Magelby said he would provide an actual site drawing that shows the accurate placement of the equipment.

Mr. Wright said the updated site plan including all utilities and extension of plantings should be a condition of approval of the site plan by Staff.

3. KAYS CREEK LANDING (formerly ROBERTS CREEK) – PRELIMINARY APPROVAL

This 18.845 acre property is located at approximately 815 West Weaver Lane in an R-1-8 zoning district. The developer, Phil Holland from Henry Walker Homes, is proposing 58 single family residential lots.

This item was not discussed due to lack of time.


Julie Jewell, Planning Commission Secretary

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:10 p.m.

The Pledge of Allegiance was recited, and an invocation was given by Commissioner Weaver.

Chairman Esplin called for a motion to approve the December 27, 2011, Planning Commission and Work Meeting minutes. There were no additions or corrections to the minutes. Commissioner Elinkowski moved to approve the December 27, 2011, minutes as written. Commissioner Weaver seconded the motion, and the voting was unanimous.

PUBLIC REVIEW:

1. UTOPIA HUT SITE – CONDITIONAL USE REQUESTS FOR TELECOMMUNICATION SWITCHING STATIONS

Mr. Matson reviewed plans for UTOPIA expansion and connections to residences. The following hut sites were reviewed and considered.

#13 -- Highway 193 and Highway 89 – Alternative B -- Weber Basin is requesting the pad and hut site be moved 10 feet to the west to allow for removal of snow. There is also a request that the site not be fenced. Materials and colors used will be an earth tone ozark aggregate with a medium bronze trim.

#14 -- 2575 West 1400 North – Chelsea Park – Staff recommends as a condition on this site that the materials, roof pitch and colors match the park restroom facilities. Colors and materials used and the design of the site will be reviewed during the site plan approval phase. The Parks Department will review the gap area between the structures, and if the gap area is a nuisance, it will be fenced off. UTOPIA will be responsible for replacing sod and the irrigation system once the site is complete.

#15 -- 2200 West Hill Field Road – Fire Station #51 – It is proposed that the building structure match the architecture and building materials of the storage shed and the fire station. The Planning Commission discussed in Work Meeting that approval of this conditional use be tabled to the February 14, 2012, Planning Commission Meeting to allow UTOPIA to explore building material options of the hut that will match the storage shed and fire station.

#16 -- 900 East and 100 South – Chapel Street Park – The existing trees must remain on the site with a Parks Department staff member required to be on site during all excavation and trenching. The standard ozark aggregate and medium bronze trim will be used on the hut.

#17 -- Oak Hills Drive and Highway 89 – West of the Oak Hills water tank. The hut will have the same as or greater setback than the structure on adjacent property to screen the hut from view as much as possible. The Ozark aggregate and medium bronze trim will be used on the hut.

#18 -- 3675 West and 75 North – Feathering Sands Detention Pond – There is a 50-foot storm drain easement on the west property line. The hut cannot be placed in the easement area, and it is proposed that it be placed just east of the easement area. The site will have to be built up about 4 feet from the bottom of the basin to the property line to accommodate the 25 X 20 concrete pad for the hut. The ozark aggregate and earth tone colors will be used.

Mr. Matson said the City will review and inspect each hut after installation. The City reserves the right to require fencing if needed. He said the pad space for sites #14 and #18 should be designed such that the generator can be located on the opposite side of the hut away from the adjacent residential neighborhoods for sound mitigation purposes.

Rachel Stone, 3659 West 75 North, said her home was right next to the proposed hut site. She expressed concerns about the construction process, property values, and the safety of children who play in the park. She asked how sites were selected.

Mr. Magelby responded that construction would only take one to two weeks. Several sites in the area had been considered. The easiest access to utilities is considered and the least impact on the neighborhood. He said trees could be put around the site. His opinion was that the building could actually raise property values since close access to a high quality network would be available.

Mitigation of the site was discussed and other sites suggested, none of which would be workable for the project at this time. To get spacing for a fence, the pad would have to be bigger which may not be allowed by the Engineering Division. Maintenance is done remotely with very little need for on-site maintenance. The generators will be located as far as possible away from the homes and will be turned on and tested every one to two weeks. The generators are also shielded and locked with venting of heat out of the top.

Ms. Stone asked if there were health risks to having a site in a neighborhood stating what is acceptable or not acceptable. Mr. Magelby responded that there were no long term studies regarding Ms. Stone's concern.

Patrick Brinley, 122 North 3675 West, spoke about the running of the generators. He asked about mud on the streets. Mr. Magelby described how the site would be constructed and said streets would be kept clean.

There were no other questions or comments from the Commission or audience. Chairman Esplin called for a motion on the item.

Commissioner Pales moved that the Planning Commission approve the conditional use requests for hut sites #'s 13, 14, 16, and 17 subject to the applicant meeting all Staff conditions which are hereby adopted as requirements, and continue the review of site #'s 15 and 18 to the February 14, 2012, Planning Commission for additional review. Commissioner Elinkowski seconded the motion. Commissioner

Weaver verified that the material for Hut #14 would be the same as the restroom. Mr. Matson responded that the hut would not be a block building like the restroom but would be painted the same color. There were no other questions and the voting was unanimous.

2. UTOPIA HUT SITE – CONDTIONAL USE MODIFICATION REQUEST

This hut site is located at the northeast corner of Fort Lane and Church Street.

Mr. Matson presented the request for modification of the conditional use permit granted in 2006 for the original UTOPIA hut site. Landscaping will be extended to provide a better screen from the three streets next to the site. The landscaping plan will be reviewed at the final site plan approval stage. The following are the requested modifications:

1. The original requirement of the addition of a roof pitch and stone veneer is replaced with a requirement to repaint the existing brown veneer material on the hut and paint the trim, doors, electrical equipment and generators to match as depicted on the submitted landscape elevation sketch.
2. The original requirement for a solid 6-foot vinyl fence along the east boundary line is removed because the view to the hut from the mobile home park is blocked/screened by the park's outdoor storage area.
3. The original requirement for trees to be planted every 50 feet along the street frontages is replaced with the requirement to landscape around the west side of the hut and along the face of the slope area in a manner substantially similar to the submitted concept sketch and plan. In addition, a final landscape/site plan and irrigation plan shall be submitted and approved by City Staff including the Parks & Recreation Department. All landscape improvements are to be installed by UTOPIA.
4. A final landscape and irrigation plan shall be submitted consistent with typical City requirements for final site plan approval. The plan shall be coordinated with Planning, Engineering and Parks Staff to insure that the water connection, irrigation materials and plant materials meet all City standards. All landscaping and associated improvements shall be installed and functional by June 1, 2012.

Mr. Matson said Staff recommends approval of the modification request subject to the applicant meeting all Staff requirements with landscaping to be installed by June 1, 2012.

There were no comments from the Commission or the audience. Chairman Esplin called for a motion on the item.

Commissioner Fitzpatrick moved to approve the conditional use based on the applicant meeting all Staff conditions, which are hereby adopted as requirements including the landscaping expansion. Commissioner Pales seconded the motion, and the voting was unanimous.

3. KAYS CREEK LANDING (formerly ROBERTS CREEK) – PRELIMINARY APPROVAL

This 17.7 acre property is located at approximately 815 West Weaver Lane in an R-1-8 zoning district. The developer, Phil Holland from Henry Walker Homes, is proposing 58 single family residential lots.

Planner II, Kem Weaver presented the request for preliminary approval for 58 lots on 17.7 acres in the Robert Creek Subdivision. He reviewed the October, 2011, annexation and rezone of the property. Mr. Weaver explained that the subdivision is bisected by Layton Parkway and outlined the access to the property.

Mr. Weaver said detention basins are required in the subdivision on both sides of Layton Parkway. The developer is required to provide landscape plans and install the landscaping. Through the development agreement, a Home Owners Associated (HOA) will be required to maintain the landscaping. The developer is also required to install walls on both sides of Layton Parkway adjacent to the subdivision and install landscape buffers adjacent to the walls and behind the sidewalk. This landscaping is to be maintained by the HOA.

The Kayscreek Trail will also need to be extended to the Parks Department specifications leaving enough space between the house and the trail to avoid encroachment of privacy. As required by the Annexation Agreement, the developer has two options with the City for the development and extension of the Kays Creek trail that runs parallel with Kays Creek along the south boundary of the proposed subdivision. First, the developer may dedicate property to the City for the trail, which would need to meet the specifications of the Parks Department. The second option is to provide an easement on the back of the lots for both the trail and the creek area. The easement needs to be placed no closer than 30 feet from the buildable area for the lots backing onto the creek.

All lots meet the R-1-8 requirements with regards to lot size and frontage. The covenants will be reviewed and approved with the final plat for each phase.

Mr. Weaver said Staff recommends the Planning Commission approve the preliminary plat subject to providing landscape plans, trail easement and covenants at final plat of phase 1 and subject to meeting all Staff requirements as outlined in Staff memorandums to the developer.

Commissioner Weaver asked for clarification of where the trail would be constructed and Mr. Weaver said the trail easement can't be within 30 feet of the foundation of the home. The property line would be in the center of the creek.

There were no other questions or comments. Chairman Esplin called for a motion on the item.

Commissioner Elinkowski moved that the Planning Commission approve the preliminary plat subject to the applicant providing landscape plans, the trail easements and covenants at final plat of Phase 1. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

There was no motion to adjourn, however, the meeting adjourned at 8:19 p.m.



Julie Jewell, Planning Commission Secretary