

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
MARCH 14, 2012**

**MEMBERS PRESENT:** Brian Bodily, Kristin Elinkowski, Sharon Esplin, Gerald Gilbert, Wynn Hansen, Tim Pales, Dave Weaver

**ALTERNATE MEMBERS PRESENT:** Jeremy Davis, Dawn Fitzpatrick

**MEMBERS ABSENT:**

**ALTERNATE MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Andrew King, Steve Garside, Julie Jewell and Councilmember Jory Francis

**PUBLIC HEARING:**

**1. SUBDIVISION VACATION AND REZONE – APPROXIMATELY 150 SOUTH CHAPEL STREET**

**PARTIAL VACATION OF THE KENT ESTATES SUBDIVISION AND REZONE FROM R-2 (SINGLE AND TWO FAMILY RESIDENTIAL) TO R-1-6 (SINGLE FAMILY RESIDENTIAL)**

The applicant, Brad Frost, is proposing to vacate Lots 3, 4, 5, 18, 19, 20, 21 and part of lot 6 of the Kent Estates Subdivision. This 2.72 acre property is located in an R-2 zoning district. The applicant proposes to rezone the property to R-1-6. The property owner is the Alice Johnson Trust represented by Linda Duncan.

Community & Economic Development Director, Bill Wright, reviewed the history of the Cottages at Chapel Park. He said the owner has found a market niche, but development had to be in stages as property was purchased or under contract. The developer is now adding vacant land, which is part of the Kent Estates Subdivision, to the north of the property currently being developed.

The request is to vacate part of this subdivision and rezone the property from R-2 to R-1-6. A development agreement outlines the requirements of the rezone. There were only two lots built on in the Kent Estates Subdivision, and these two lots will remain part of the Kent Estates Subdivision after the vacation of the remaining lots.

There was a discussion on the proposed layout of the lots. Mr. Wright clarified lot numbers and outlined the area that was involved in the rezone. He said the existing home in the vacant field will be demolished. Mr. Wright said that homes built on the corner lots could face either street frontage.

**PUBLIC REVIEW:**

**2. COTTAGES AT CHAPEL PARK PHASE 4 – PRELIMINARY APPROVAL**

This property is located at approximately 150 South Chapel Street in an R-1-6 zoning district. The applicant, Brad Frost from Ovation Homes, proposes 9 lots on 2.25 acres.

Mr. Wright excused Planner II, Kem Weaver, who was attending a funeral for a family member. He said that due to concerns that had come up regarding the Cottages at Chapel Park Phase 4, that it may be possible that action could not be taken on the item at this Planning Commission Meeting. Mr. Wright explained that there was a conflict in one of the drawings submitted in terms of the width of the private drive in association with the number of lots in the phase. He said that memos written in January acknowledged that if the asphalt was only 24 feet wide, the private drive would be restricted to five lots. If the private lane is 28 feet curb to curb, there would be no restriction to the number of lots. Eight lots are being shown in this phase, two immediately adjacent to the cul-de-sac, and Staff questions if the 28 feet of asphalt requirement is being met since another drawing indicates a 26 foot wide private drive. Mr. Wright said this discrepancy needs to be clarified before the developer proceeds.

Mr. Wright said the Fire Marshall, Dean Hunt, is recommending denial since Lots 407 and 408 are not marked as restricted to indicate that Fire sprinklers are required for homes on these lots. Mr. Hunt did not have any concerns about Lot 401. Lots 404, 405 and 406 were restricted with regarding to Fire access in a previous memo.

### **3. SARA OPENSHAW – CONDITIONAL USE FOR A RESIDENTIAL FACILITY FOR THE ELDERLY**

This property is located in an R-1-8 (Single Family Residential) zoning district at 729 West 2175 North. The property owner and applicant is Sara Openshaw.

Planner I, Andrew King, presented the request for a Residential Facility for the Elderly. He explained that an experienced CNA owns and resides in the five-bedroom home. He said there would only be one elderly resident per room. He said the two residents of the home would park in the garage leaving two stalls for the elderly residents. The parking requirement is one stall for every two beds.

There was a discussion about the possible case of the garage being full and unavailable for parking. This instance would not be something Staff could monitor.

Mr. King listed the following as the conditions Staff is requiring for this conditional use:

1. All requirements from the Fire Department, Building and Engineering Divisions are met.
2. The facility shall be limited to no more than four (4) elderly residents at any one time.
3. All parking for the elderly residents and caretakers shall be accommodated off-street.
4. No alterations to the home shall be made that affect its appearance in such a manner that would indicate the home is being used as a Residential Facility for the Elderly.
5. No signage shall be permitted on the home or in the landscape.
6. A copy of the Utah Department of Health license shall be provided to the City.

Commissioner Bodily asked if the Commission should be concerned with structural alterations to the home. Mr. King responded that the State will determine the level of service that can be offered. The level of service will determine if modifications will need to be done to the home. During the application process with the State, the applicant found that the State needs to know what the City will allow before the State makes its determination. He said the Fire Marshall needs further review for licensure but has no concerns with a conditional use.

Commissioner Fitzpatrick asked if there would be any additional staff that would require a parking space for a vehicle. Mr. King replied that it was a level based situation and at the lowest level, an employee may not be required.

Commissioner Gilbert asked if someone was required to be there all day, and Mr. King replied that that would be the case for a Residential Facility for the Disabled, but not necessarily this use.

In answer to Commissioner Fitzpatrick's question about the separation requirement, Mr. Wright responded that this conditional use will be processed under the ordinances currently in place. With regard to Commissioner Fitzpatrick's question about handrails, Mr. Wright said that any single family home can have an accessibility ramp.

There was a discussion about possible neighborhood impacts and if there had been any public feedback, and there had been none. Other facilities were discussed and the Commission recommended that the conditional use for the facility on East Side Drive be revoked since it was never put into use.

Commissioner Hansen asked if this type of facility had been approved previously. Mr. King replied in the affirmative and said he had reviewed the location of the other Residential Facilities for the Elderly and found that the proposed facility meets the three-quarter mile separation requirement.

Commissioner Hansen asked if the proposed conditional use would need to be heard by the Commission again when the applicant is licensed by the State. Commissioner Davis responded that another review by the Planning Commission would only be done if the conditions change. In answer to Commissioner Gilbert's question, Mr. King said if the conditional use is granted but the applicant is unable to be licensed by the State, then the conditional use would be revoked. The Commission asked that a condition be added that the applicant must receive the State license within 180 days or the conditional use would be revoked. Assistant City Attorney, Steve Garside, said the revocation process for conditional uses would have to be followed. Staff will this requirement as condition #7.

Commissioner Weaver asked about the reference to eight people in Condition #3, and Mr. King responded that while he was quoting the ordinance in Condition #3, the criteria would set the number of residents allowed.

Commissioner Bodily asked if the applicant had run such a facility before, and Mr. King responded that the applicant currently works at an elderly facility.

Mr. Wright informed the Commission that Commissioner Elinkowski was resigning and that this would be her last meeting. Commissioner Elinkowski explained that the schedules of her family and a new business were the reason for her resignation. She expressed appreciation for the opportunity to be on the Planning Commission.

City Planner, Peter Matson, presented Commissioner Elinkowski with a clock and said he had found her to be a great Commissioner and said her professional background from the public sector made her a great asset to the Commission as she sorts through things very quickly and is very level-headed.

  
Julie Jewell, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES  
MARCH 14, 2012**

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**ALTERNATE MEMBERS PRESENT:** Jeremy Davis, Dawn Fitzpatrick

**MEMBERS ABSENT:**

**ALTERNATE MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Andrew King, Steve Garside, Julie Jewell and Councilmember Jory Francis

Chairman Esplin called the meeting to order at 7:03 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Weaver.

Chairman Esplin called for a motion to approve the February 14, 2012, Planning Commission Meeting Minutes. Commissioner Bodily asked that Page 4, Paragraph 2 be corrected to read Mr. Whittaker rather than Commissioner Whittaker, and on Page 9, Commission Fitzpatrick be corrected to read Commissioner Fitzpatrick. There were no additional corrections or additions. Commissioner Bodily moved to approve the minutes as corrected. Commissioner Gilbert seconded the motion, and the voting was unanimous.

**1. SUBDIVISION VACATION AND REZONE – APPROXIMATELY 150 SOUTH CHAPEL STREET**

**PARTIAL VACATION OF THE KENT ESTATES SUBDIVISION AND REZONE FROM R-2 (SINGLE AND TWO FAMILY RESIDENTIAL) TO R-1-6 (SINGLE FAMILY RESIDENTIAL)**

The applicant, Brad Frost, is proposing to vacate Lots 3, 4, 5, 18, 19, 20, 21 and part of lot 6 of the Kent Estates Subdivision. This 2.72 acre property is located in an R-2 zoning district. The applicant proposes to rezone the property to R-1-6. The property owner is the Alice Johnson Trust represented by Linda Duncan.

City Planner, Peter Matson, excused Planner II, Kem Weaver, who was attending a funeral for a family member.

Mr. Matson explained the partial vacation and rezone of the Kent Estates Subdivision required to move forward with a future phase of the Cottages at Chapel Park Subdivision.

Mr. Matson said the present zone is R-2 (Single and Two Family Residential) and the proposed zoning is R-1-6 (Single Family Residential) which has a 6,000 minimum lot size. He explained the development agreement outlines the requirements of the rezone. Mr. Matson explained how the lots would be accessed and reviewed the street design.

Mr. Matson said the development agreement limits the number of lots on the property to 12, requires a solid vinyl earth tone fence on the south boundary, sets the maximum building height at 30 feet, and

requires a 1500 square foot minimum home size. He said CC & R's are required to cover the maintenance of the front and side yards with an option for rear yard maintenance.

Mr. Matson said Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the partial vacation of the Kent Estates Subdivision as well as rezone the property from R-2 to R-1-6 including the development agreement, and based on the applicant meeting City ordinance and all Staff requirements.

There were no questions from the Commission.

Jonathan Brown, 123 South Whitesides, said he had been impressed with the development so far and asked if the additional property would be developed in a similar manner. Mr. Matson said the development agreement for the additional property is replicated almost word for word with the original development agreement for the first two phases of the Cottages at Chapel Park

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

Commissioner Gilbert moved that the Planning Commission forward a positive recommendation to the City Council to partially vacate the Kent Estates Subdivision plat. Commissioner Pales seconded the motion, and the voting was unanimous.

Commissioner Gilbert moved that the Planning Commission forward a positive recommendation to the City Council to approve the development agreement. Commissioner Pales seconded the motion, and the voting was unanimous

Commissioner Gilbert moved that the Planning Commission forward a positive recommendation to the City Council to approve the rezone from R-2 to R-1-6. Commissioner Pales seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close the Public Hearing and open the Public Review. Commissioner Bodily moved to close the Public Hearing and open the Public Review. Commissioner Weaver seconded the motion, and the voting was unanimous.

## **PUBLIC REVIEW:**

### **2. COTTAGES AT CHAPEL PARK PHASE 4 – PRELIMINARY APPROVAL**

This property is located at approximately 150 South Chapel Street in an R-1-6 zoning district. The applicant, Brad Frost from Ovation Homes, proposes 9 lots on 2.25 acres.

Mr. Matson presented the request for preliminary approval for The Cottages at Chapel Park Phase 4, which was originally part of a partial vacation and rezone of the Kent Estates Subdivision. The property He outlined where all the phases of the Cottages at Chapel Park were planned.

He gave an overview of the lot and street locations. He said all the lots meet the guidelines of the R-1-6 zoning designation. He also stated the development must adhere to the development agreement that was approved with the rezone of the area.

Mr. Matson said Lots 403, 404, 405, and 406 have an "R" designation for the lots to have automatic fire sprinkler systems installed in the homes. The Fire Marshall is requiring Lots 407 and 408 to also receive

the "R" designation. Approval of Phase 4 must be subject to the final drawings being corrected to reflect the requirements of the Fire Marshall as well as a clarification of conflicting widths for the private street.

Mr. Matson said the private street must meet City ordinance and have a width of no less than 28 feet of drivable surface. However one drawing indicates 26 feet. For point of clarification, by ordinance there must be a 28-foot minimum width to have more than 5 lots. Bill Wright, Community and Economic Development Director, has conversed with the developer and told him the 28 feet must be consistent with drawings with approval subject to this clarification. The developer's understanding is that the 28 feet is a requirement for this phase as it was in previous phases.

Staff recommends the Planning Commission grant preliminary approval subject to the applicant meeting all the requirements of the Staff memorandums for The Cottages at Chapel Park Phase 4. Staff is also recommending the Planning Commission approve sidewalk on only one side of the private street.

Commissioner Pales asked if the developer was aware that Lots 407 and 408 must have the "R" designation.

The developer, Brad Frost, 893 North Marshall Way, said he understood that Lots 407 and 408 would have the "R" designation. He also said the road width would be 28 feet and that sidewalk is designated on one side of the private drive.

Commissioner Gilbert asked if there would be 28 feet of asphalt. Mr. Frost responded that they would be installing a rolled curb, and there would be 28 feet of drivable surface.

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

Commissioner Weaver moved to approve the preliminary plat for Phase 4 of The Cottages at Chapel Park Phase 4 and allow there to be sidewalk on only one side of the private drive. Commissioner Elinkowski seconded the motion.

Commissioner Weaver withdrew the motion, with Commissioner Elinkowski's approval, and made a new motion moving that the Planning Commissioner approve the preliminary plat for Phase 4 of The Cottages at Chapel Park Phase 4, allow there to be sidewalk on only one side of the private drive, add the "R" designation to Lots 407 and 408, and require 28 feet of drivable road surface. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

Mr. Matson acknowledged Commissioner Elinkowski's service to the Planning Commission since 2006. He said that Commissioners have to make difficult decisions and that Mrs. Elinkowski has been an extremely valuable asset as she served the City. He wished her well in her endeavors.

Mrs. Elinkowski responded that she couldn't have had a better Commission to work with.

### **3. SARA OPENSHAW – CONDITIONAL USE FOR A RESIDENTIAL FACILITY FOR THE ELDERLY**

This property is located in an R-1-8 (Single Family Residential) zoning district at 729 West 2175 North. The property owner and applicant is Sara Openshaw.

Planner I, Andrew King, presented the request conditional use for a Residential Facility for the Elderly. He said Sara Openshaw, the applicant, is a CNA who anticipates accommodating up to four residents in

her five-bedroom home. Mr. King said the home must have one parking stall for every two beds. The owners would park in the garage, and the maximum number of beds based on available parking would be four. He said a check was done to make sure the facility would meet the three-quarter mile separation requirement.

Mr. King listed the following conditions that would be required for this conditional use. A seventh condition was added at the request of the Commission that the conditional use may be revoked after 180 days if the applicant has not been licensed by the State for a Residential Facility for the Elderly.

1. All requirements from the Fire Department, Building and Engineering Divisions are met.
2. The facility shall be limited to no more than four (4) elderly residents at any one time.
3. All parking for the elderly residents and caretakers shall be accommodated off-street.
4. No alterations to the home shall be made that affect its appearance in such a manner that would indicate the home is being used as a Residential Facility for the Elderly.
5. No signage shall be permitted on the home or in the landscape.
6. A copy of the Utah Department of Health license shall be provided to the City.
7. This conditional use shall be revoked after 180 days, from the date of approval, if a state license for this type of facility has not been obtained.

Mr. King said Staff recommends the Planning Commission grant conditional use subject to the applicant meeting all conditions.

There were no questions from the Commission.

The applicant, Sara Openshaw, 729 West 2175 North, said she didn't get a copy of the conditions. She said she understood the 180 day time limit in which to receive State licensure. She said she has a meeting scheduled with the Health Department.

Mr. King said as a point of clarification that he had sent the conditions by e-mail to Ms. Openshaw. Mr. King then read the conditions as stated above, and Ms. Openshaw said she understood the conditions.

Commissioner Gilbert asked Ms. Openshaw if she could put two cars in the garage at this time, and she replied in the affirmative.

Tiffany Cluff, 722 West 2175 North, asked if the conditional use could cause her property to be rezoned to a multi-family zone. She was assured that the zoning of her property would not change. Ms. Cluff also asked if the facility could become a halfway house. Chairman Esplin responded that the applicant would have to go through another conditional use application process to change the use from a Residential Facility for the Elderly.

There were no further questions or comments.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the conditional use be approved subject to the applicant meeting all Staff conditions including the additional condition requiring the applicant to have State approval within 180 days, with all conditions hereby adopted as requirements. Commissioner Hansen seconded the motion. The motion passed by a margin of 5 in favor to 1 opposed with Commissioners Bodily, Elinkowski, Hansen, Pales and Weaver voting in favor and Commissioner Gilbert opposed.

Chairman Esplin thanked Commissioner Elinkowski for her service stating that she has been a real asset with good insight. Commissioner Elinkowski said it had been a pleasure to know her fellow Commissioners who were talented people whom she considers as friends. She also mentioned she enjoyed working with the Staff.

Chairman Esplin called for a motion to close the Public Review and adjourn the meeting. Commissioner Elinkowski moved to close the Public Review and adjourn the meeting. Commissioner Weaver seconded the motion, and the voting was unanimous. The meeting adjourned at 7:39 p.m.

  
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Julie Jewell, Planning Commission Secretary

## **Layton City Agenda Item Cover Sheet**

**Item Number: 1**

**Subject:** Final Plat – Estates at Mutton Hollow, Phase 3 – Located at Approximately 1550 East 250 South

**Background:** On December 13, 2011, the Planning Commission approved an amendment to the original preliminary plan for the Estates at Mutton Hollow subdivision. The amended preliminary plan included property that was owned by Ed Green and annexed at the same time as the applicant's property was annexed into Layton City.

Phase 3 includes the property that was Mr. Green's and is now owned by the applicant, Howard Kent. Phase 3 is zoned R-1-8 and all 40 of the proposed lots within the phase meet the frontage and area requirements of the zone.

The development of this subdivision is required to adhere to the associated annexation agreement that was approved with the annexation of property into Layton City by the City Council.

**Alternatives:** The alternatives are: 1) Recommend the City Council approve the final plat for Estates at Mutton Hollow, Phase 3 subject to meeting staff requirements as outlined in staff memorandums or, 2) Recommend the City Council deny the final plat.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Estates at Mutton Hollow, Phase 3 subject to meeting staff requirements as outlined in staff memorandums.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** Planning Commission

**From:** Kem Weaver, Planner II

A handwritten signature in black ink, appearing to read "Kem Weaver", written over a horizontal line.

**Date:** March 27, 2012

**Re:** Estates at Mutton Hollow Phase 3 Final Plat

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**Location:** Approximately 1550 East 250 South

**Zoning:** R-1-8 (Single-Family Residential)

**Background:**

On December 13, 2011, the Planning Commission approved an amendment to the preliminary plan that included a parcel that was not part of the original preliminary plan. Phase 3 of the Estates at Mutton Hollow subdivision includes the parcel that was part of the preliminary plan amendment. Phase 3 is located in the center of the overall Estates at Mutton Hollow subdivision development and is the R-1-8 portion of the subdivision development. R-1-6 zoned property is to the west and is currently being developed as the first two phases of the Estates at Mutton Hollow and R-1-10 zoned property is to the east for future phases of the Estates at Mutton Hollow subdivision.

The proposed final plat will consist of 40 lots on 12.64 acres which provides a density of 3.16 units per acre. The density easily meets the density range of 3 to 4 units per acre for the R-1-8 zone. All 40 of the proposed lots meet the frontage and area requirements of the R-1-8 zone. The development of the subdivision will have to adhere to the associated annexation agreement that was approved with the annexation of the property into Layton City by the City Council.

**Staff Recommendation:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Estates at Mutton Hollow Phase 3 subject to meeting staff requirements as outlined in staff memorandums.



MEMORANDUM

TO: Howard Kent; [hk@slicom.net](mailto:hk@slicom.net)  
Greg Day; [gday@focusutah.com](mailto:gday@focusutah.com)

CC: Community Development  
Fire Department

FROM: Shannon Hansen, Staff Engineer

DATE: March 14, 2012

RE: **Estates at Mutton Hollow Phase 3, Final Plans (3<sup>rd</sup> Submittal)**

I have reviewed the dedication plat and construction drawings submitted on March 5, 2012 for the proposed Estates at Mutton Hollow Phase 3, located at approximately Muddy Lane and Boynton Road. The plans have been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to scheduling a preconstruction meeting.

**Bonding** - A cash bond will need to be established for the PRV and waterline extension to Boynton Road. The developer will be required to furnish and install all items on sheet 1 of the Layton City standard drawings including the vault. The city will pay for all items on sheet 2 including the installation of all items and will provide the RTU.

**Lighting** – The developer will be required to pay \$10,800 prior to the pre-construction meeting of this phase's required street lights (6 – SL02).

**Dedication Plat –**

1. In the legal description, there is an extra call after the 4<sup>th</sup> call after the point of beginning "(3) North 72° 48' 16" East 62.13 Feet"
2. When using the written legal description, the boundary has a failure to close of 0.20'. The 6<sup>th</sup> call after the point of beginning has a length of 109.23' in the written description and 109.44' in the drawing. Using the length of 109.44' will close the boundary and bring all subsequent calls into alignment with the previous boundary description.
3. The boundary line agreement with Mike Gold will need to be recorded. A copy of the recorded agreement will need to be submitted.

**Sheet PP02 (items have been red-lined on submitted sets) –**

1. In the Legend on this sheet and all other sheets, the culinary water line is specified as DR18 C900. This has been changed to DR14 C900.

2. In the plan view, a note for SDMH #11 has been added (sheet PP06 as well).
3. In the plan view, a note for the storm drain line from SDMH #11 to SDMH #5 has been added.

**Sheet PP05 –**

1. We recommend a vertical curve on 325 South at the boundary line where the grade difference is 1.4%. The city typically requires a vertical curve when the grade difference is greater than 1.0%

**Sheet PP07 –**

1. The irrigation box and stub at the north boundary will need to match the existing irrigation location, unless the irrigation company approves of an alternate location.

**General Notes (items to submit prior to scheduling a preconstruction meeting) –**

1. Based on the new lot configuration, the water exaction required for Phase 3 is 21 acre feet.

The following three companies have water shares acceptable to Layton City:

- Kays Creek Irrigation (A or B stock) (3 acre feet = 1 share)
- Holmes Creek Irrigation (3 acre feet = 1 share)
- Davis & Weber Canal Company (6 acre feet = 1 share)

Each company can tell you a price per share and verify the amount of acre-feet of water included in a share or partial share.

2. A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Water Quality will need to be submitted before scheduling a preconstruction meeting. The NOI may be obtained via the Internet at [Http://waterquality.utah.gov](http://waterquality.utah.gov). (Click on the heading "Online Construction Stormwater Permit Issuance System" and follow the instructions).
3. An electronic file of the drawings in AutoCAD format will need to be submitted.
4. Five (5) sets of drawings that have been stamped and signed by a PE will need to be submitted.
5. A paper copy of the construction plans on 11x17 sheets will need to be submitted for submittal to the Utah Division of Drinking Water. All sheets will need to be stamped and signed by a PE.
6. A letter of approval from Holmes Creek Irrigation will need to be submitted for the proposed irrigation line.
7. A 15-foot easement for the irrigation line will need to be submitted for review and will need to be recorded prior to the pre-construction meeting.
8. The developer will need to submit a cost estimate from his contractor for the City portion of work to be done on the PRV (sheet 2 and electrical).



• Fire Department •  
Kevin Ward • Fire Chief  
Telephone: (801) 336-3940  
FAX: (801) 546-0901

Mayor • J. Stephen Curtis  
City Manager • Alex R. Jensen  
Asst. City Manager • James S. Mason

## MEMORANDUM

TO: Community Development, Attention: Julie Jewell  
FROM: Dean Hunt, Fire Marshal   
RE: Estates at Mutton Hollow, 150 S Boynton Rd  
CC: 1) Engineering  
2) hkslicom.net  
3) [gagday@focusutah.com](mailto:gagday@focusutah.com)  
DATE: March 7, 2012

I have reviewed the site plan and plat submitted on March 6, 2012, for the above referenced project. The Fire Prevention Division of this department has no further comments or concerns at this time and recommends approval of these plans.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DBHEstates at Mutton Hollow:dt  
Plan #S12-026, District #33  
Project Tracker #LAY1201131245



# PLANNING COMMISSION

March 27, 2012

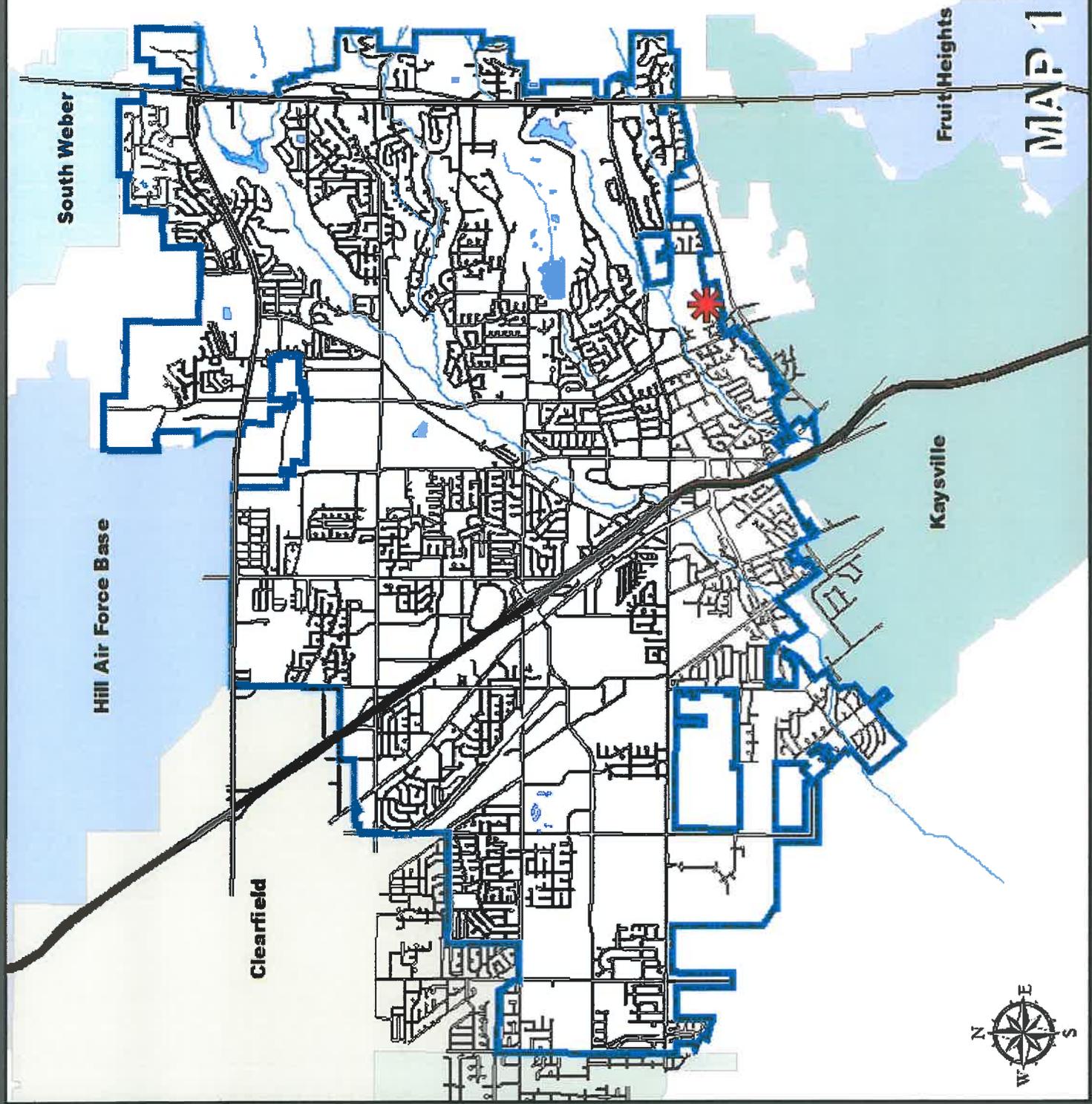
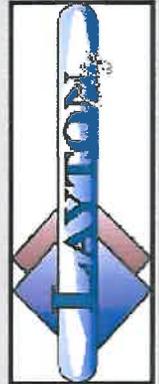
Estates at  
Mutton Hollow  
Phase 3  
Final Plat

## Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

 - Project Site

1 inch = 5,000 feet



# PLANNING COMMISSION

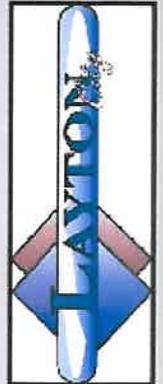
March 27, 2012

## Estates at Mutton Hollow Phase 3 Final Plat

### Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

1 inch = 270 feet



MAP 2

# ESTATES AT MUTTON HOLLOW PHASE 3

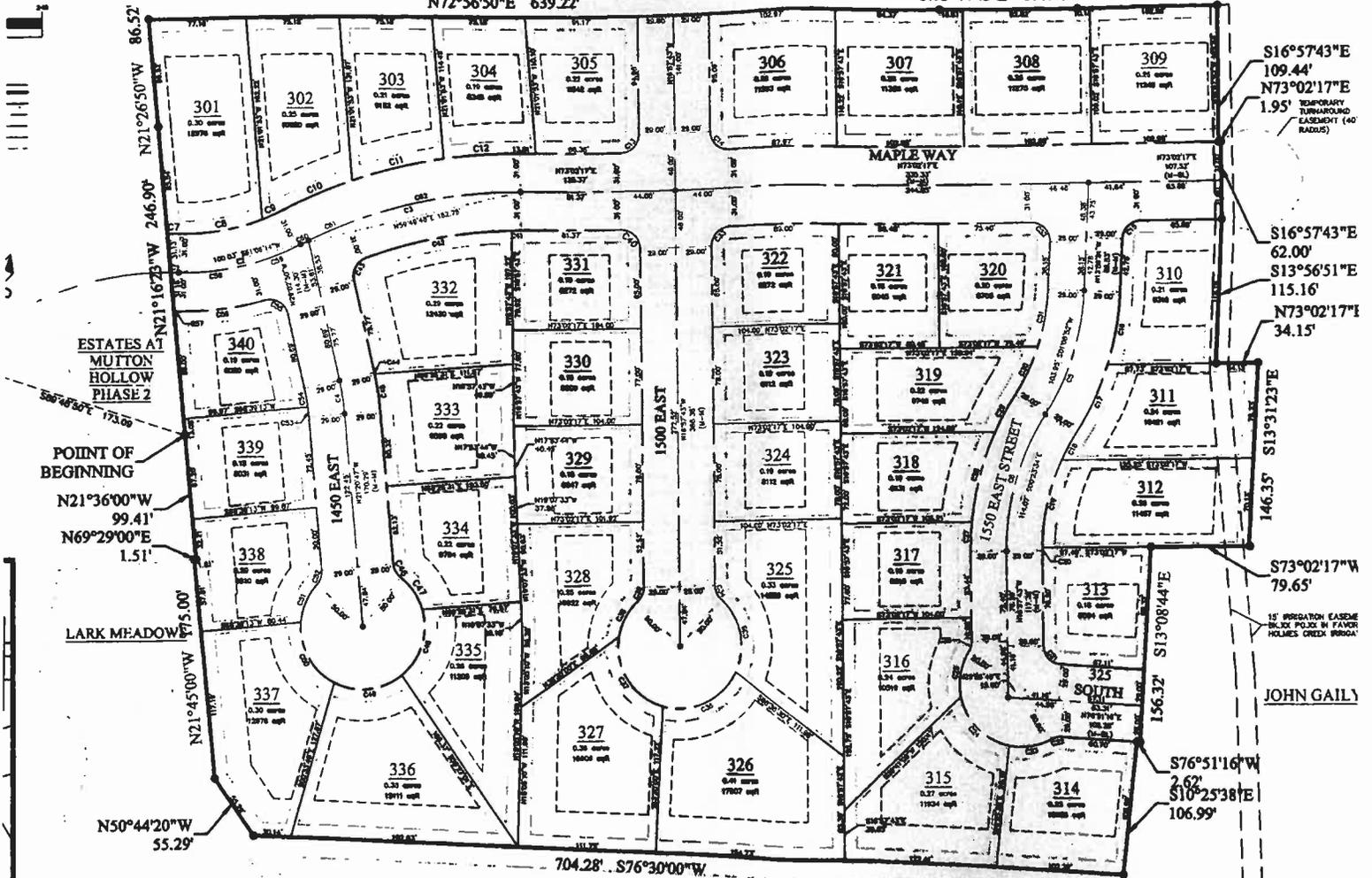
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH

**MERROLD MICHAEL &  
INA MARIE GOLD**

**MERROLD MICHAEL  
INA MARIE GOLD**

N72°56'50"E 639.22'

N73°44'45"E 111.43' N72°48'16"E 113.13'



**BETH LABURN**

**NELDON J.**

**CITY ENGINEER**

**CITY ATTORNEY**

**CITY COUNCIL**

**RECORDED #**

APPROVED AS TO FORM THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

APPROVED AS TO FORM THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

PRESENTED TO THE LAYTON CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED  
AND ACCEPTED

STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF

\_\_\_\_\_  
LAYTON CITY ENGINEER

\_\_\_\_\_  
LAYTON CITY ATTORNEY

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_

\_\_\_\_\_  
CITY RECORDER

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_

FEE \$ \_\_\_\_\_



ESTATES AT MUTTON HOLLOW PH. 3, 4, AND 5  
**SITE PLAN**

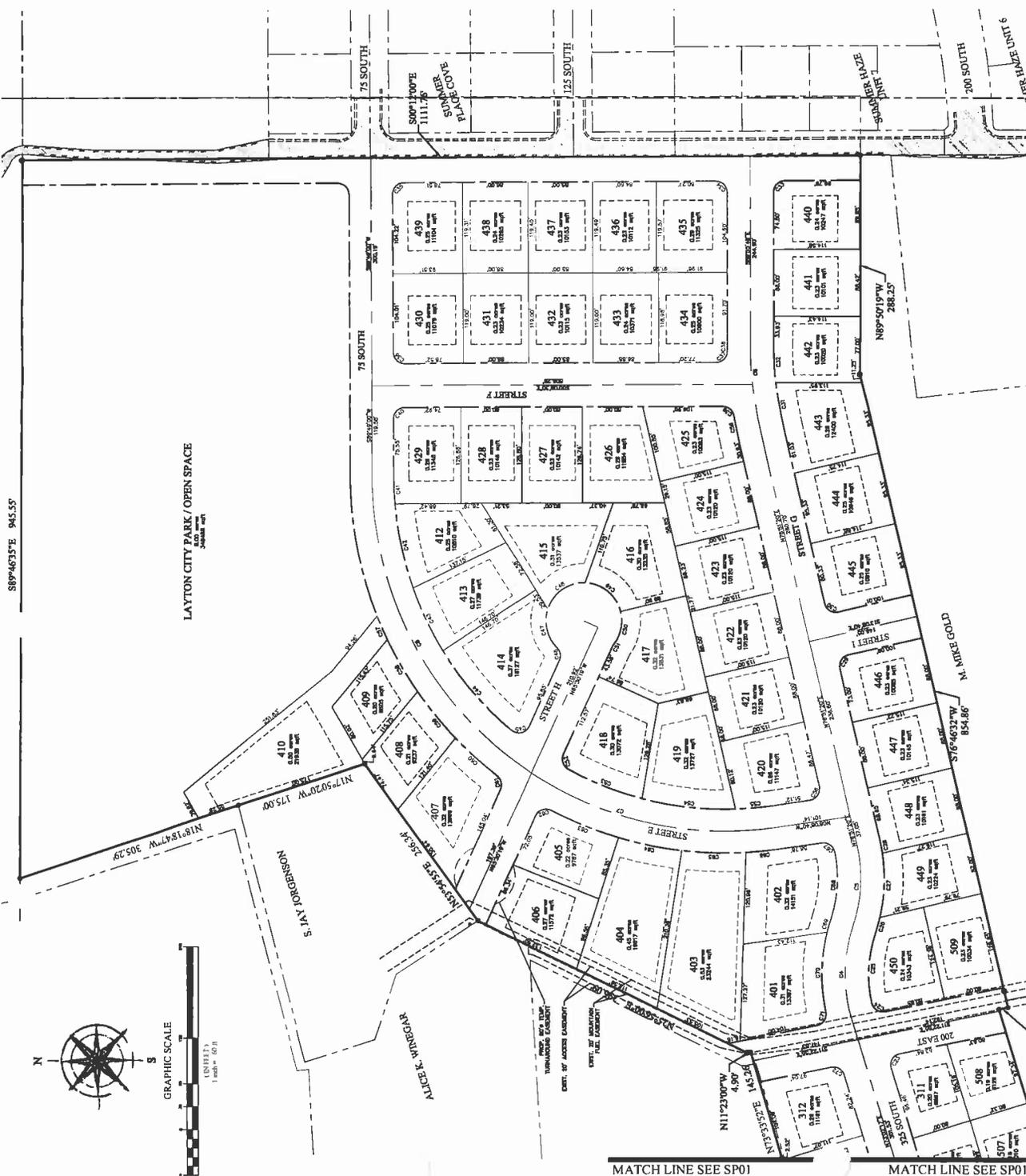
DATE	DESCRIPTION
08/28/17	ISSUED
08/28/17	REVISED

**SITE PLAN**

SP02

**CURVE TABLE**

CHORD LENGTH	ARC LENGTH	DELTA	CHORD BEARING	CHORD BEARING	CHORD BEARING
0.15	0.1500	90.00	S090.00W	S090.00W	S090.00W
0.30	0.3000	90.00	S090.00W	S090.00W	S090.00W
0.45	0.4500	90.00	S090.00W	S090.00W	S090.00W
0.60	0.6000	90.00	S090.00W	S090.00W	S090.00W
0.75	0.7500	90.00	S090.00W	S090.00W	S090.00W
0.90	0.9000	90.00	S090.00W	S090.00W	S090.00W
1.05	1.0500	90.00	S090.00W	S090.00W	S090.00W
1.20	1.2000	90.00	S090.00W	S090.00W	S090.00W
1.35	1.3500	90.00	S090.00W	S090.00W	S090.00W
1.50	1.5000	90.00	S090.00W	S090.00W	S090.00W
1.65	1.6500	90.00	S090.00W	S090.00W	S090.00W
1.80	1.8000	90.00	S090.00W	S090.00W	S090.00W
1.95	1.9500	90.00	S090.00W	S090.00W	S090.00W
2.10	2.1000	90.00	S090.00W	S090.00W	S090.00W
2.25	2.2500	90.00	S090.00W	S090.00W	S090.00W
2.40	2.4000	90.00	S090.00W	S090.00W	S090.00W
2.55	2.5500	90.00	S090.00W	S090.00W	S090.00W
2.70	2.7000	90.00	S090.00W	S090.00W	S090.00W
2.85	2.8500	90.00	S090.00W	S090.00W	S090.00W
3.00	3.0000	90.00	S090.00W	S090.00W	S090.00W
3.15	3.1500	90.00	S090.00W	S090.00W	S090.00W
3.30	3.3000	90.00	S090.00W	S090.00W	S090.00W
3.45	3.4500	90.00	S090.00W	S090.00W	S090.00W
3.60	3.6000	90.00	S090.00W	S090.00W	S090.00W
3.75	3.7500	90.00	S090.00W	S090.00W	S090.00W
3.90	3.9000	90.00	S090.00W	S090.00W	S090.00W
4.05	4.0500	90.00	S090.00W	S090.00W	S090.00W
4.20	4.2000	90.00	S090.00W	S090.00W	S090.00W
4.35	4.3500	90.00	S090.00W	S090.00W	S090.00W
4.50	4.5000	90.00	S090.00W	S090.00W	S090.00W
4.65	4.6500	90.00	S090.00W	S090.00W	S090.00W
4.80	4.8000	90.00	S090.00W	S090.00W	S090.00W
4.95	4.9500	90.00	S090.00W	S090.00W	S090.00W
5.10	5.1000	90.00	S090.00W	S090.00W	S090.00W
5.25	5.2500	90.00	S090.00W	S090.00W	S090.00W
5.40	5.4000	90.00	S090.00W	S090.00W	S090.00W
5.55	5.5500	90.00	S090.00W	S090.00W	S090.00W
5.70	5.7000	90.00	S090.00W	S090.00W	S090.00W
5.85	5.8500	90.00	S090.00W	S090.00W	S090.00W
6.00	6.0000	90.00	S090.00W	S090.00W	S090.00W
6.15	6.1500	90.00	S090.00W	S090.00W	S090.00W
6.30	6.3000	90.00	S090.00W	S090.00W	S090.00W
6.45	6.4500	90.00	S090.00W	S090.00W	S090.00W
6.60	6.6000	90.00	S090.00W	S090.00W	S090.00W
6.75	6.7500	90.00	S090.00W	S090.00W	S090.00W
6.90	6.9000	90.00	S090.00W	S090.00W	S090.00W
7.05	7.0500	90.00	S090.00W	S090.00W	S090.00W
7.20	7.2000	90.00	S090.00W	S090.00W	S090.00W
7.35	7.3500	90.00	S090.00W	S090.00W	S090.00W
7.50	7.5000	90.00	S090.00W	S090.00W	S090.00W
7.65	7.6500	90.00	S090.00W	S090.00W	S090.00W
7.80	7.8000	90.00	S090.00W	S090.00W	S090.00W
7.95	7.9500	90.00	S090.00W	S090.00W	S090.00W
8.10	8.1000	90.00	S090.00W	S090.00W	S090.00W
8.25	8.2500	90.00	S090.00W	S090.00W	S090.00W
8.40	8.4000	90.00	S090.00W	S090.00W	S090.00W
8.55	8.5500	90.00	S090.00W	S090.00W	S090.00W
8.70	8.7000	90.00	S090.00W	S090.00W	S090.00W
8.85	8.8500	90.00	S090.00W	S090.00W	S090.00W
9.00	9.0000	90.00	S090.00W	S090.00W	S090.00W





**Layton City  
Agenda Item Cover Sheet**

**Item Number: 2**

**Subject:** Final Plat – Greyhawk Ponds – Located at Approximately 1900 East 3100 North

**Background:** The final plat consists of one lot, which is 3.68 in size. The single lot is a regional detention pond for the Greyhawk master planned residential areas. The majority of the storm water collected from the residential neighborhoods in Greyhawk dump into this regional detention pond. The water is then metered to a storm drain line that continues west parallel with Highway 193.

The developer of Greyhawk worked with the City last year by installing an irrigation system and landscaping, which consisted of trees along 3100 North and grass within the regional detention basin.

Because the detention basin is to be owned and maintained by the City, the property needs to be dedicated to the City through a final plat.

**Alternatives:** The alternatives are: 1) Recommend the City Council approve the final plat for Greyhawk Ponds subject to meeting staff requirements as outlined in staff memorandums or, 2) Recommend the City Council deny the final plat.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Greyhawk Ponds subject to meeting staff requirements as outlined in staff memorandums.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** Planning Commission

**From:** Kem Weaver, Planner II

A handwritten signature in black ink, appearing to read "Kem Weaver", written over a horizontal line.

**Date:** March 27, 2012

**Re:** Greyhawk Ponds Final Plat

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**Location:** Approximately 1900 East 3100 North

**Zoning:** A (Agriculture)

**Background:**

The proposed final plat consists of one lot and is 3.68 acres in size and is located between 3100 North and Highway 193. The single lot is a regional detention basin that serves the Greyhawk master planned community for its storm water detention. The majority of the storm drain system for the Greyhawk residential areas eventually dumps into the regional detention basin. The storm water is then metered into a storm drain line that runs parallel with Highway 193.

The developer that is dedicating the detention basin to the City has been working with the City to properly landscape and irrigate the detention basin. Within the past year the developer of Greyhawk has planted grass within the detention basin and park strip and street trees along 3100 North. An irrigation system that meets City standards has also been installed.

The purpose for the plat is to dedicate the detention basin to the City, which will ultimately maintain the irrigation system and the landscaping in and adjacent to the basin.

**Staff Recommendation:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Greyhawk Ponds subject to meeting staff requirements as outlined in staff memorandums.

# PLANNING COMMISSION

March 27, 2012

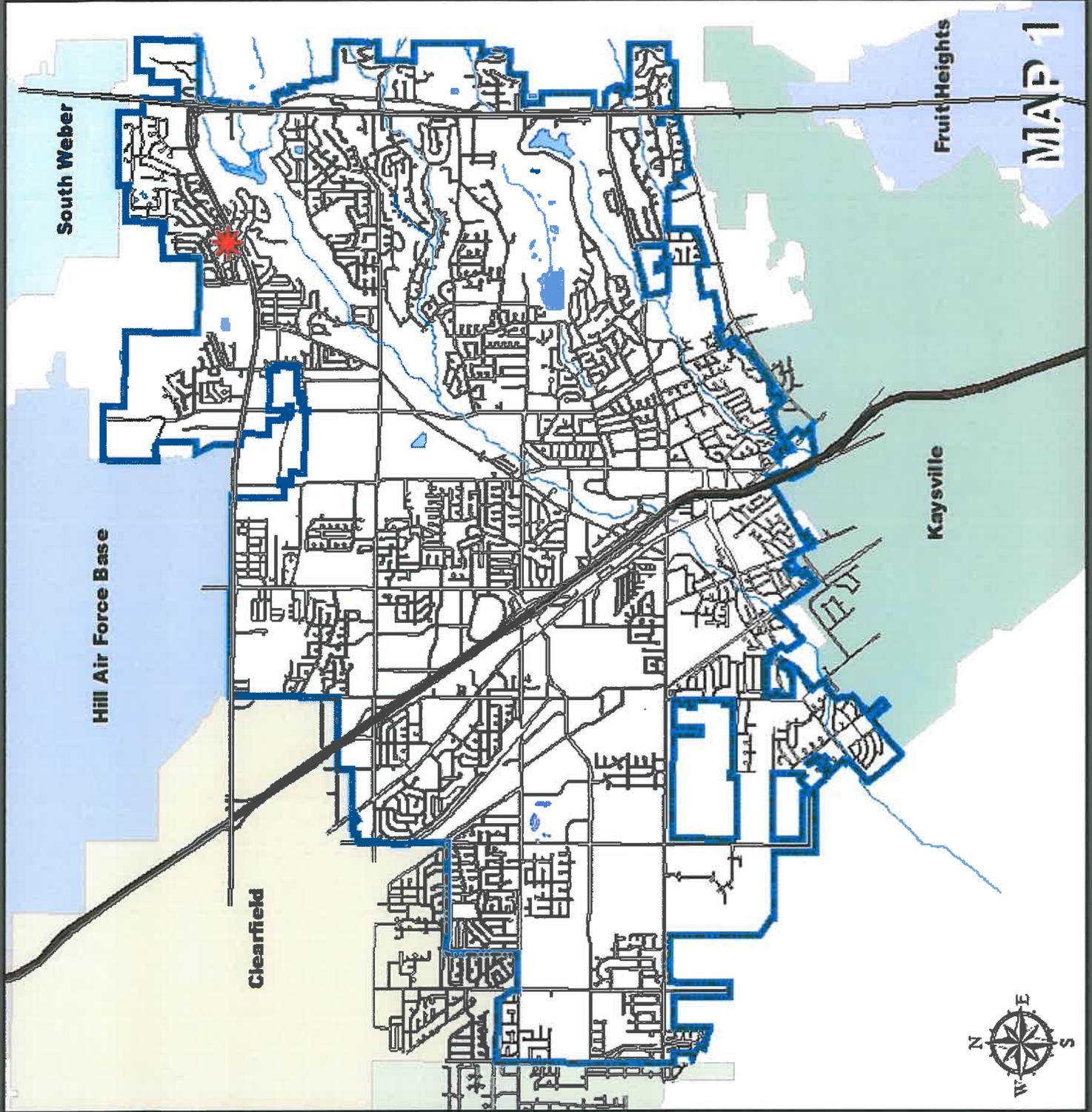
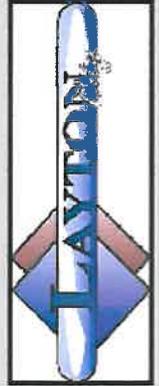
## Greyhawk Ponds Final Plat

### Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

 - Project Site

1 inch = 5,000 feet



# PLANNING COMMISSION

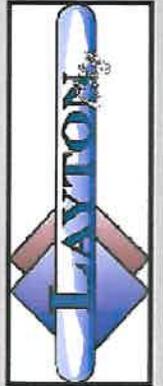
March 27, 2012

## Greyhawk Ponds Final Plat

### Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

1 inch = 270 feet



**Layton City  
Agenda Item Cover Sheet**

**Item Number: 3**

**Subject:** Final Plat – Cottages at Chapel Park, Phase 3 – Located at Approximately 150 South Chapel Street

**Background:** On February 28, 2012, the Planning Commission approved the preliminary plan for Phase 3. The applicant is requesting final plat approval for the proposed subdivision to be developed on the 1.82 acres of vacant land. Vacant residential-zoned land is to the north and east, and single family homes are located to the west and south.

The Planning Commission gave approval for sidewalk to be installed on only one side of the private street. The proposed final plat consists of 6 lots with each lot being greater than 6,000 square feet in size. The lot sizes range from 7,300 to 11,000 square feet. The frontage of each lot meets the frontage requirements of the R-1-6 zone.

The development of this subdivision and each lot is required to adhere to the associated development agreement that was approved with the rezone by the City Council.

**Alternatives:** The alternatives are: 1) Grant approval of the final plat for the Cottages at Chapel Park Phase 3 subject to meeting staff requirements as outlined in staff memorandums; or, 2) Deny granting approval.

**Recommendation:** The staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for the Cottages at Chapel Park Phase 3 subject to meeting staff requirements as outlined in staff memorandums.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** Planning Commission

**From:** Kem Weaver, Planner II

A handwritten signature in black ink, appearing to read "Kem Weaver", is written over a horizontal line.

**Date:** March 27, 2012

**Re:** The Cottages at Chapel Park Phase 3 Final Plat

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**Location:** Approximately 150 South Chapel Street

**Zoning:** R-1-6 (Single-Family Residential)

**Background:**

On February 28, 2012, the Planning Commission approved the preliminary plan for Phase 3 of the Cottages at Chapel Park. The plat is 1.82 acres in size and is located at approximately 150 South Chapel Street. Vacant residential-zoned land is to the east and north, and single family homes are located to the west and south.

The final plat will consist of 6 lots; all 6 lots will front onto a private street that stems off a public street. The Planning Commission approved sidewalk on one side of the private street rather than installing sidewalk on both sides.

The Layton City Fire Department is requiring a temporary turn around at the end of the proposed public street and the turn around will be removed once future phases are developed. The applicant has provided a stubbed street to the east so as to provide a future street connection to Chapel Street and to provide future single family lot developments.

The proposed lots meet the R-1-6 requirements with regards to frontage and area. Each lot is greater than 6,000 square feet with lot sizes ranging from 7,300 to 11,000 square feet. The development of each lot will have to adhere to the associated development agreement that was approved with the rezone by the City Council.

**Staff Recommendation:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for the Cottages at Chapel Park Phase 3 subject to meeting staff requirements as outlined in staff memorandums.

# PLANNING COMMISSION

March 27, 2012

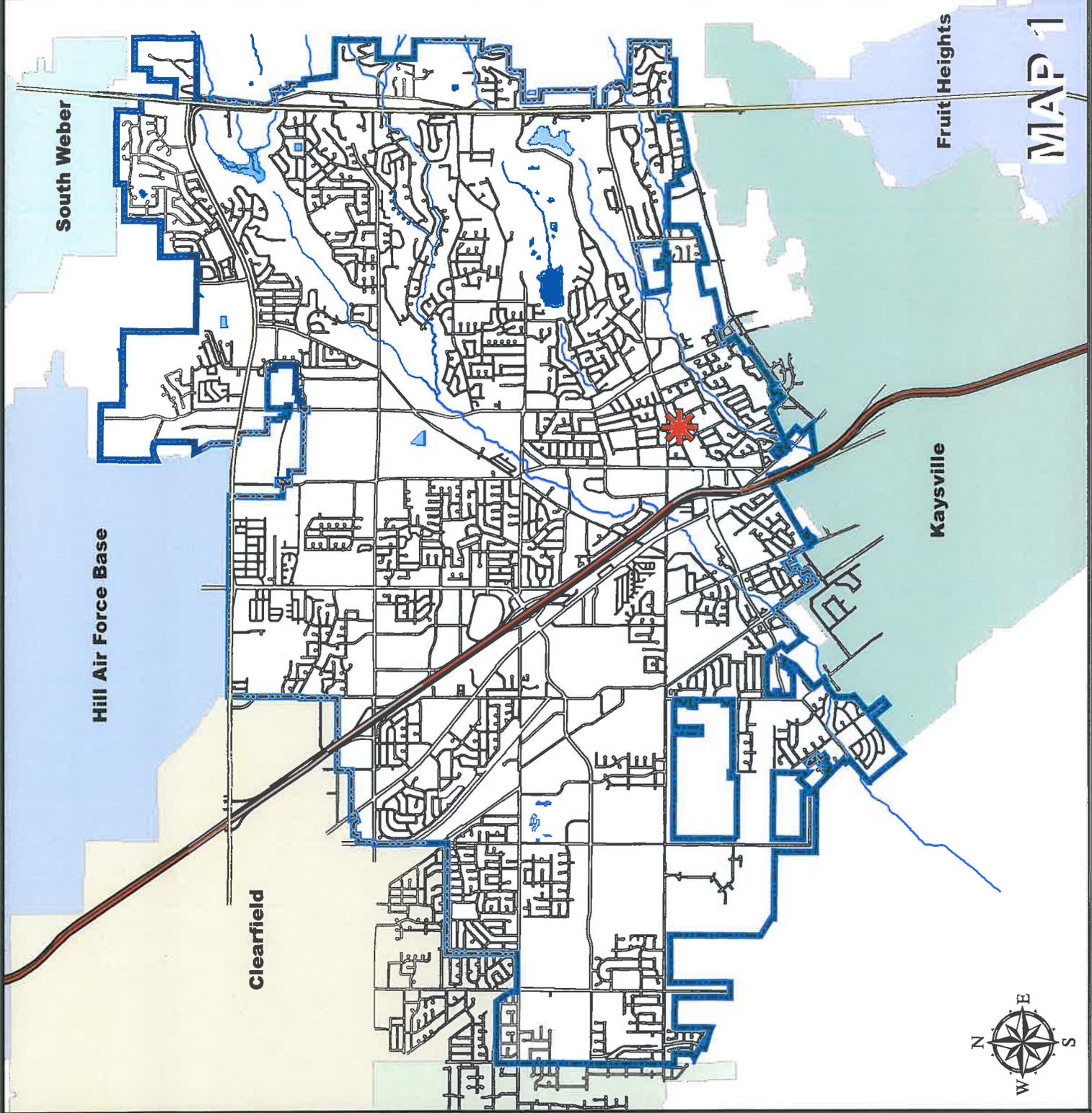
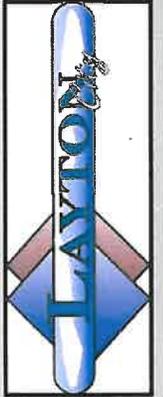
## Cottages at Chapel Park Phase 3 Final Plat

### Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

 - Project Site

1 inch = 5,000 feet



# PLANNING COMMISSION

March 27, 2012

Cottages at  
Chapel Park  
Phase 3  
Final Plat

## Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

1 inch = 216 feet

