

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
JULY 25, 2012**

**MEMBERS PRESENT:** Brian Bodily, Jeremy Davis, Sharon Esplin, Dawn Fitzpatrick, Gerald Gilbert, Tim Pales, Dave Weaver

**MEMBERS ABSENT:** Wynn Hansen

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

**PUBLIC REVIEW:**

**1. FOOTHILLS AT CHERRY LANE PHASE 3– FINAL APPROVAL**

This 8.55 acre property is located at 1925 East Oakridge Drive in an R-1-10 zoning district. The applicant, Brighton Homes Utah, represented by Patrick Scott, is proposing 24 single family residential lots.

Planner II, Kem Weaver, presented the request for final approval for Phase 3 of the Foothills at Cherry Lane. He said all 24 lots meet the frontage and size requirements of the R-1-10 zone. Although not required by ordinance, Mr. Weaver said Brighton Homes is planning to incorporate a landscape buffer easement on the back of lots 318 to 324 and the side yard of lot 301. An entry feature similar to what was completed by Brighton Homes on Cherry Lane will be used for the entrance off Oakridge Drive. Staff is waiting for a landscape plan for the entry and landscape buffer. He said there are minor corrections required on the plat that will need to be changed before a final mylar is submitted for recording, and Staff will work with the developer to get the items completed.

**2. ALEX PROPERTY PLAT AMENDMENT – FINAL APPROVAL**

This property is located at 1125 North 2475 West. The amendment request is for Lots 104R and 105R to allow for basements. The property owner is Dennis Higley of Utah Destiny Homes.

Planner II, Kem Weaver, presented the request for final approval of the Alex Property Plat amendment to allow basements for Lots 104R and 105R for which no basements are currently allowed. He said the applicant is requesting the amendment so that the homes can have basements for salability reasons. Sewer pumps may be required should the homes have a bathroom or washing machine in the basement.

In addition, the amended plat will have a private easement on Lot 105R for a land drain line required by the City Engineer, which will then connect into the storm drain line that runs along the south property line on Lot 105R.

There was a discussion about the land drain line and the pumping of the sewer. Mr. Weaver said the "R" on the lots and a note on the plat will provide notification to any perspective buyer of lots in this subdivision.

**OTHER:**

Commissioner Fitzpatrick asked about the status of the PowerTrain Performance business. Community & Economic Development Director, Bill Wright, will talk with the owner to find out if the number of cars on the lot is due to the business being successful or if the lot is acting as a storage lot.

The Commission asked about the Lone Star restaurant that had been demolished. Mr. Wright said that an effort to get a restaurant on the site was not successful. The developer is planning a retail building that may have a small restaurant.

Mr. Wright said that Staff will continue to let people who are interested in developing in Layton know about the WINCO site.

Commissioner Fitzpatrick asked about the status of the Kays Crossing Apartments. Mr. Wright said that financing is in place and an August or September groundbreaking is planned.

Commissioner Fitzpatrick asked about the conditional use for the cell tower at Legacy Junior High. City Planner, Peter Matson, indicated that Planner I, Brandon Rypien, had been trying to contact the applicant. There was a discussion about co-location possibilities.

Commissioner Gilbert asked for an update on the U-Haul site. Mr. Wright said he had been reviewing the history of the property and that the owner has no conditional use for how he is utilizing the property. The owner indicated he would be doing outside storage but is actually operating a contractor's yard. Mr. Wright said that before revoking the conditional use, he will meet with the owner and explain that he is running a business that is not allowed and give him approximately three weeks to find another site.

Commissioner Fitzpatrick asked about the West Layton Village process. Mr. Wright said there would be a public voter information meeting in the Layton City Council Chambers on Thursday, August 2<sup>nd</sup>, at 7:00 p.m. He said the Planning Commission was invited to attend. He explained the format of the meeting. Mr. Wright related some of the noticing planned for the meeting and asked the Planning Commission to get the word out about the meeting through neighborhood networking. Commissioner Fitzpatrick asked if it would be okay to put notice of the meeting on her FACEBOOK page and Mr. Wright said it would be. He said there may be another meeting on September 18.

Councilmember Jory Francis said the meeting would be a question and answer format.

  
\_\_\_\_\_  
Julie Jewell, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES  
JULY 25, 2012**

**MEMBERS PRESENT:** Brian Bodily, Jeremy Davis, Sharon Esplin, Dawn Fitzpatrick, Gerald Gilbert, Tim Pales, Dave Weaver

**MEMBERS ABSENT:** Wynn Hansen

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

Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:05 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 July 10, 2012, Planning Commissioner and Work Meeting Minutes. Commissioner Fitzpatrick moved to approve the July 10, 2012, minutes as written. Commissioner Gilbert 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 Bodily seconded the motion, and the voting was unanimous.

**PUBLIC REVIEW:**

**1. FOOTHILLS AT CHERRY LANE PHASE 3– FINAL APPROVAL**

This 8.55 acre property is located at 1925 East Oakridge Drive in an R-1-10 zoning district. The applicant, Brighton Homes Utah, represented by Patrick Scott, is proposing 24 single family residential lots.

Mr. Weaver said that on March 22, 2011, the Planning Commission approved the preliminary plat for the Foothills at Cherry Lane Phases 3 and 4. He said the applicant, Brighton Homes, has developed and is building in Phases 1 and 2 and will develop and build in Phases 3. The proposed phase is located along the Oakridge Drive frontage and connecting to Phase 2 on the north end. He said the City had received a subdivision application for a similarly zoned subdivision to the east.

Mr. Weaver said that all 24 lots on the 8.55 acre property meet the R-1-10 zoning requirement with regard to frontage and area. Although not required by ordinance, Mr. Weaver said Brighton Homes is planning to incorporate a landscape buffer easement on the back of Lots 318 to 324 and the side yard of Lot 301. An entry feature similar to what was completed by Brighton Homes on Cherry Lane will be used for the entrance off Oakridge Drive. Staff is waiting for a landscape plan for the entry and landscape buffer. He said there are minor corrections required on the plat that will need to be changed before a final mylar is submitted for recording, and Staff will work with the developer to get the items completed.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Foothills at Cherry Lane Phase 3, subject to the applicant providing a landscape plan for the landscape buffer and meeting all Staff requirements as outlined in Staff memos.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council to approve the final plat for the Foothills at Cherry Lane Phase 3,

subject to the applicant providing a landscape plan for the landscape buffer and meeting all Staff requirements as outlined in Staff memos. Commissioner Davis seconded the motion, and the voting was unanimous.

## **2. ALEX PROPERTY PLAT AMENDMENT – FINAL APPROVAL**

This property is located at 1125 North 2475 West. The amendment request is for Lots 104R and 105R to allow for basements. The property owner is Dennis Higley of Utah Destiny Homes.

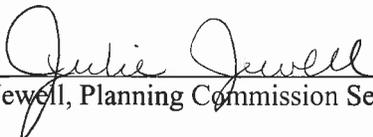
Planner II, Kem Weaver, said the applicant, Destiny Homes has purchased the eight remaining lots in the Alex Property Subdivision. He said one home is currently built in the subdivision. Mr. Weaver presented the request for final approval of the Alex Property Plat amendment to allow basements for Lots 104R and 105R for which no basements are currently allowed. The applicant would like to have basements for these lots to develop a quality home and because basements are popular with a single family home. He said the notes have to be changed on the plat to allow for basements with the final floor elevation of Lots 104R and 105R being 4360 feet, which is comparable with the other lots in the subdivision. He said the sewer will need to be pumped out of the home to a lateral on the lot and gravity fed to the main line in the street. As part of the amendment, the City's engineering Department is requiring a 10-foot land drain easement on Lot 104R and 105R to get storm water out to the land drain on Lot 105R.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Alex Property Plat Amendment subject to the applicant meeting all Staff requirements as outlined in Staff memos.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Weaver moved that the Planning Commission forward a positive recommendation to the City Council to approve the Alex Property Plat Amendment subject to the applicant meeting all Staff requirements as outlined in Staff memos. Commissioner Gilbert seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review and adjourn the meeting. Commissioner Davis moved to close Public Review and adjourn the meeting. Commissioner Bodily seconded the motion, and the voting was unanimous. The meeting adjourned at 7:15 p.m.

  
\_\_\_\_\_  
Julie Jewell, Planning Commission Secretary