

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
DECEMBER 11, 2012**

MEMBERS PRESENT: Brian Bodily, Jeremy Davis, Sharon Esplin, Dawn Fitzpatrick, Wynn Hansen, Tim Pales

MEMBERS ABSENT: Gerald Gilbert, Dave Weaver

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Clinton Drake, Julie Jewell

PUBLIC HEARING:

1. JACOBS HOLLOW REZONE -- A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL)

This property is located at approximately 3175 East Jacobs Circle. The applicant is Wasatch West represented by Mark Thayne. The purpose of the rezone is to include additional acreage to Jacobs Hollow Subdivision Lots 3, 4 and 5.

Planner II, Kem Weaver, presented the request for rezone to add adjacent to a platted subdivision. The subject property is land locked. Mr. Weaver said the rezone would allow for Lots 3, 4, and 5 to be larger.

PUBLIC REVIEW:

2. EVERGREEN FARMS PHASE I – PRELIMINARY APPROVAL

This 31.10 acre property is located at approximately 650 South 2200 West and north of Layton Parkway in an R-S (Residential Suburban) zoning district. The applicant, Terraventure Development Ltd., is proposing 92 lots.

Mr. Weaver gave the Commissioners a copy of an updated plat and explained the changes. He said it was deemed more important to have a right turn pocket off Layton Parkway on to 2200 West rather than an acceleration lane onto 2200 West from Layton Parkway. He said the park strip was condensed from 7.5 feet to 4.5 feet to make the right turn pocket possible without affecting the lots. He said a signal is planned for the 2200 West/Layton Parkway intersection.

Mr. Weaver said Staff has been working with the developer on the block length standards in the R-S zone, which is a maximum of 1000 lineal feet. The Community Development Director, City Engineer and Fire Chief have granted an exception to the block length requirement for the blocks that back onto the Rocky Mountain Power Corridor. He said this corridor is not an easement. It is owned by Rocky Mountain Power who will not allow a street access through the corridor except for Layton Parkway.

Mr. Weaver said the Planning Division felt it would be better to have a connection from Sugar Pine Drive to White Pine Drive and meet the block length requirement rather than the Fox Tail Circle cul-de-sac shown in the first option. The developer would lose one lot.

Community & Economic Development Director, Bill Wright, said the Evergreen Farms plat was originally approved in 2008 prior to the decline of the housing market. The preliminary approval has expired, and since then the code has changed and the block lengths have been shortened. He explained that there could be an exception for the block lengths since the diagonal power line corridor presents a problem. He said the side of the block that did not back up to the corridor would not meet the block length code.

Commissioner Davis asked the reason for two roads going from the proposed subdivision to Layton Parkway. Mr. Wright said if a road was eliminated, it wouldn't be enough to create another lot. Chairman Esplin said the two roads improve ingress and egress of for the proposed subdivision.

Mr. Wright said that since 2008 when the subdivision was originally approved, Layton Parkway has been built to Angel Street. The previous fencing requirement for Layton Parkway was just a vinyl fence, but now a concrete wall is required. The difference in cost is between \$16.00 a lineal foot for vinyl fencing and \$70.00 a lineal foot for the concrete wall. The requirement for the developer to purchase and install street lights has also been added.

The City administration looked at the situation from a fairness standpoint, and the City Manager has agreed that the City, following a formula will participate in a cost differential for the fencing and lighting as long as the property has already been annexed into Layton City. Properties that annex in the future will have to install the lights and concrete wall through an annexation agreement.

Mr. Wright said the developers will be developing Phase I first and will install a section of Layton Parkway from the west to the east.

Commissioner Fitzpatrick asked about the Engineering Division's recommendation to remove the roundabout. Mr. Wright said they are concerned about a driveway access near the proposed roundabout. He said the roundabout issue would be resolved before final approval.

There was a discussion of how to avoid the roundabout and make the driveway for Lot 72 more convenient. The entry features by Lots 2 and 51 were discussed and Mr. Weaver said the median would stop the entry feature before it was in front of those lots. He said the right of way at the entry would be 64 feet which is 6 feet wider than a typical street.

3. WEBER STATE UNIVERSITY DAVIS CAMPUS LDS INSTITUTE – CONDITIONAL USE – FOR A RELIGIOUS INSTITUTION

This property is located at approximately 800 West 2825 North in an R-1-8 zoning district. The applicant is Glen Burningham of the LDS Church represented by Brian Bott of Bott Pantone Architects.

Mr. Weaver said that the Weber State Davis campus continues to expand and enroll more student, which has created a need for a permanent LDS institute building. He said that currently, the LDS Church has been conducting institute classes out of trailer portables on the campus of Weber State Davis. He said the LDS Church owns property located to the northeast of the existing educational buildings and will maintain ownership of this property to construct a three classroom institutional building. Mr. Weaver said institutional uses are conditional in single family zones.

Mr. Weaver said access to the institute building will be from the existing campus parking area with a private drive connecting the parking area to the institute site. The site will consist of a brick masonry building with a pitched roof so as to blend in with the existing single family residential. Landscaping will be located on all four sides of the site with landscape buffer requirements on the east and north property lines. A storage building will be located in the northeast corner of the site and will match the building materials of the main structure.

Mr. Weaver said the buffer requirement for institutional uses adjacent to single family residential is a 20-foot wide buffer with trees planted along the fence line and additional landscaping within the buffer. The LDS Church is asking for a modification to the eastern 20-foot buffer by reducing the width of the buffer to 10 feet. The fencing would have to be upgraded to a solid vinyl fence from a chain link with slats fence. Additional plantings would have to be placed within the 10-foot buffer, which would include trees, shrubs and plants. To make the site more efficient and practical with regards to parking and location of the building, it would be appropriate to modify the buffer from 20-feet to 10 feet. In addition, there is a large distance from the location of the institute site to the single family homes on the adjacent property.

Mr. Weaver said he had talked with the applicant who has been working with WSU to complete the access to the institute building. The institute building won't be able to get occupancy until the private road is completed. The private road will be on WSU property. Mr. Weaver and Mr. Wright explained how the parking lot and street will connect.

Commissioner Hansen asked about ownership of the adjacent property. Mr. Weaver said property east of the proposed building is owned by the LDS Church. The property to the north is privately owned and the property closer to Highway 193 is owned by Weber State.

Commissioner Hansen asked why there had to be a vinyl fence between the proposed building and the properties to the east. Mr. Wright said the applicant is requesting a 10-foot rather than 20-foot buffer. Also, the property zoned R-1-8 to the east could be sold as residential property in the future and a vinyl fence is required for the reduction in buffer.

Commissioner Hansen suggested that a solid vinyl fence be required on both the east and north boundaries. Mr. Wright said it could be added to the conditions.

There was a discussion regarding the size of the proposed building and future expansion.

Commissioner Fitzpatrick asked if the neighbors understand that their street will be the construction access. Mr. Weaver said the reason that the neighborhood street would have to be used for the access because the private road on the other side will be under construction by WSU. There was a discussion regarding mitigating the impact on the neighborhood.


Julie Jewell, Planning Commission Secretary

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OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Clinton Drake, Julie Jewell

Chairman Esplin called the meeting to order at 7:06 p.m. The Pledge of Allegiance was recited and an invocation was given by Commissioner Fitzpatrick.

Chairman Esplin called for a motion to approve the November 13, 2012, and November 27, 2012, Planning Commission and Work Meeting minutes. The minutes were corrected to indicate that Council Member Jory Francis was present at both meetings.

Commissioner Bodily moved to approve the minutes as corrected. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

PUBLIC HEARING:

1. JACOBS HOLLOW REZONE -- A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL)

This property is located at approximately 3175 East Jacobs Circle. The applicant is Wasatch West represented by Mark Thayne. The purpose of the rezone is to include additional acreage to Jacobs Hollow Subdivision Lots 3, 4 and 5.

Planner II, Kem Weaver, presented the request for rezone. He presented an aerial of the subdivision adjacent to the property proposed for rezone. He said the applicant and developer of the subdivision had acquired this 1.8 acre landlocked property in the Agriculture zone and is requesting the rezone of the property to R-1-10 (Single Family Residential). The applicant proposes to add the property to the existing subdivision to increase the size of the single family lots with a larger buildable area to facilitate the construction of larger homes on the lots. He said the minimum lot size in the R-1-10 zone is 10,000 square feet and the proposed expansion meets this requirement.

Mr. Weaver said that the Land Use/Population Element of the General Plan recommends that property located east of Highway 89 be considered for Agriculture, Residential Suburban (R-S) and R-1-10 zoning as acceptable zones for single family development.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 12-35 approving the rezone from A to R-1-10 based on consistency with the General Plan policy recommendations for single family residential development on property east of Highway 89.

Commissioner Fitzpatrick asked if where the property abuts Federal Government property if there are any easement issues. Mr. Weaver replied that there were not any easement issues.

The applicant was not present and there were no other questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Davis moved that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 12-35 approving the rezone from A to R-1-10. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

2. EVERGREEN FARMS PHASE I – PRELIMINARY APPROVAL

This 31.10 acre property is located at approximately 650 South 2200 West and north of Layton Parkway in an R-S (Residential Suburban) zoning district. The applicant, Terraventure Development Ltd., is proposing 92 lots.

Mr. Weaver stated that Evergreen Farms received preliminary approval in 2008, which included the entire property with Phase I on the west side of the Rocky Mountain Power (RMP) corridor and Phase II to the east. Since the preliminary approval has expired, the applicant has to apply again for preliminary approval and is asking for preliminary approval for Phase I only which consists of 92 lots on 31.10 acres at a density of 2.9 units per acre, which meets the lot average requirements for density, frontage and area of the lots for the R-S zone, which abuts an arterial street corridor (Layton Parkway).

Mr. Weaver said the power corridor is 310 feet wide and is not an easement but owned by RMP. The corridor creates a natural phase line for the development, however, RMP will not allow a public or private street to penetrate the corridor, except for Layton Parkway, so the phases will be totally separate.

Mr. Weaver said the applicant is required to build half of the extension of Layton Parkway, which will continue west along the south portion of Evergreen Farms. He presented an aerial showing the route of Layton Parkway. He said the developer is responsible to build a 42 foot width of Layton Parkway adjacent to their subdivision and the City will build the other 42 foot width of right of way. A five foot landscape buffer is also required. The buffer will have to wrap around the corner of 2200 West, and Staff is suggesting that the buffer continue to Evergreen Way. The developer must also install the masonry wall on Layton Parkway and a six foot solid vinyl fence on 2200 West.

Mr. Weaver said the preliminary design is the same as approved in 2008, but because the preliminary approval has expired, the current ordinance requirements must be met including the block length requirement of a maximum of 1000 lineal feet. Mr. Weaver said White Pine drive is adjacent to the RMP corridor and there would be no purpose in putting a stub street to the corridor. The West side of White Pine drive exceeds 1000 lineal feet. In Option 1, Fox Tail Circle would be a through street from Sugar Pine Drive to White Pine Drive. This would meet the 1000 lineal foot block length requirement. He said Staff prefers this alignment by removing the cul-de-sac in Fox Tail Circle. The developer will lose one lot. He said an exception was granted by the Community & Economic Development Director, City Engineer and Fire Chief on the east side for the block length requirement, but not on the west side since there is an option to put the street through between Sugar Pine Drive and White Pine Drive.

Mr. Weaver explained the access issue of Lot 72 associated with the proposed round-a-bout. Staff is asking that before final plat approval, issues be resolved for this lot. He said lot lines could be shifted to the north to provide better access for Lot 72.

Mr. Weaver explained it was deemed more important to have a right turn pocket off Layton Parkway on to 2200 West rather than an acceleration lane on to 2200 West from Layton Parkway. He said the park strip was

condensed from 7.5 feet to 4.5 feet to make the right turn pocket possible without affecting the lots. He said a signal is planned for the 2200 West/Layton Parkway intersection.

Mr. Weaver said that based on the information presented, Staff recommends the Planning Commission approve the preliminary plat for Evergreen Farms Phase 1 subject to choosing one of two options for meeting the block length requirement or receiving an exception, addressing the round-a-bout and Lot 72 access, and meeting all staff requirements as outlined in staff memorandums to the applicant.

Commissioner Fitzpatrick asked if the Commission recommends Option 1, should it be stated in the motion. Commissioner Hansen asked for clarification on the right hand turn area off Layton Parkway. There were no additional questions from the Commission.

A member of the audience, Grant Call, asked the size of the proposed lots. Mr. Weaver said the lots range from 10,000 to 20,000 plus square feet with the minimum lot size requirement in an R-S lot averaged subdivision being 10,000 square feet.

James Call, 776 South 2200 West, said he was not against the development. He asked what the plans were for continuing Layton Parkway going west from 2200 West. Mr. Wright pointed out the proposed alignment of Layton Parkway. Mr. Call expressed concerns about how the alignment of Layton Parkway would affect his property as did another property owner, Duane Call, 852 South 2200 West.

Mr. Weaver and Mr. Wright suggested that the homeowners contact the Layton City Engineering Department about the alignment of Layton Parkway.

There were no additional comments from the Commission or the audience.

Chairman Esplin called for a motion on the item.

Commissioner Bodily moved that the Planning Commission grant preliminary approval, specifying Option 1, with the requirement that the developer address the roundabout and access issue for Lot 72 as well as meeting all other Staff requirements. Commissioner Hansen seconded the motion, and the voting was unanimous.

3. WEBER STATE UNIVERSITY DAVIS CAMPUS LDS INSTITUTE – CONDITIONAL USE – FOR A RELIGIOUS INSTITUTION

This property is located at approximately 800 West 2825 North in an R-1-8 zoning district. The applicant is Glen Burningham of the LDS Church represented by Brian Bott of Bott Pantone Architects.

Mr. Weaver presented the request for a conditional use for an institute building for the LDS Church at the Weber State University (WSU) Davis Campus. Currently, portable classrooms are being used for this purpose and there is a need to establish a permanent structure for the institute students attending the WSU Davis Campus. Mr. Weaver said property to the northeast of the proposed site is owned by the LDS Church, property to the north is privately owned, and the property toward Highway 193 is owned by Weber State.

Mr. Weaver showed the separation of the proposed institute building from existing homes and explained how the proposed site would be accessed from the Weber State Campus with the requirement that the new private access road be continued to the north property line of the site. The LDS Church has been in conversation with WSU, and WSU will install the private road to that point because the private road matches the master plan of the entire campus.

The buffer requirement for institutional uses adjacent to residential uses is a 20 foot wide buffer. Mr. Weaver said there would be a 20 foot landscape buffer on the north with trees and other plantings with a snow storage area with no shrubs to be planted. He said the applicant is proposing a 10 foot landscape buffer on the east property line, which is 10 feet short of what is required by ordinance. He said the Planning Commission has the authority

to allow for a modification with mitigation such as fencing and additional landscaping and trees. He said reducing the buffer from 20 to 10 feet doesn't impact the single family residential currently in the area. Future development could have single family homes because the adjacent property is R-1-8. As discussed in work meeting, Mr. Weaver said if the Planning Commission does require a six foot solid vinyl fence on the east property line, it should match as well on the north with a solid vinyl earth tone color fence rather than the chain link with slats that is the minimum required.

Mr. Weaver showed architectural renderings and explain how they would blend in with homes in the neighborhood. He said the site plan is not being approved at this time, but the conditional use does need to be approved at this time. He said Staff recommends approval of the conditional use request with the following conditions:

1. With the modification to the east landscape buffer, a minimum six-foot solid vinyl fence and additional trees and other plantings are required within the 10-foot buffer.
2. A minimum chain link fence with interlocking slats shall be installed on the north property line as part of the 20-foot landscape buffer.
3. All lighting lamps shall have shields placed on the lamps to shield light away from adjacent residential properties, specifically to the north and east.
4. Provide an irrigation plan for the proposed landscape areas.
5. The building shall be of masonry materials and have a pitched or gabled roof to blend in with surrounding single family buildings.
6. Temporary access may be used from 725 West for construction purposes only of the institute site and building. The contractor shall notify the residents on 725 West of the construction access before using said access from 725 West. Permanent access shall be through the Weber State Davis campus.
7. Before final occupancy can be given for the building, the private street through Weber State Davis campus shall be completed to provide access to the institute building.
8. The site shall meet all fire and engineering requirements as written in memorandums.

Chairman Esplin asked that condition # 2 be modified to indicate a six foot solid vinyl fence.

There was a discussion of any possible future access through the 725 West stub street and regarding future expansion by the LDS Church.

Brad Parsons, who lives in the last home on the right on 725 West, wanted to make sure that 725 West is not ever used as an entrance to the LDS Church property.

Commissioner Davis pointed out that one of the conditions states that 725 West may be used for construction purposes only, that the contractor must notify the neighbors of the construction access being used, and that permanent access will be from the WSU Davis Campus property.

Mr. Parsons expressed concerns that construction could take a year. Mr. Weaver responded that the construction may not take a year and that WSU will be building the access road at the same time the LDS Church Institute building is being constructed.

Brian Bott, from Bott Pantone Architects, representing the applicant, said the building is a little less than 7,000 square feet with construction estimated at less than six months dependent on the weather. He was asked what the LDS Church had in mind for the eastern portion of the property but said he didn't know. He said the three-classroom building should meet needs through the build out of the Weber State University Davis Campus.

Commissioner Pales verified that any expansion to the east would require additional conditional use review.

Commissioner Fitzpatrick asked if the current portables were under conditional use and what would happen to the conditional use on the portables when the use is no longer there. Mr. Wright responded that the NUAMES classes and WSU classes in those buildings are exempt. Mr. Wright said the conditional use expires on the lack of use and when the buildings are no longer there. He said that a statement could be added that a previous conditional use for an institutional use on the WSU Davis Campus is effectively transferred to the new location. He said the other portables will no longer be at the campus.

There was no further discussion or additional comments.

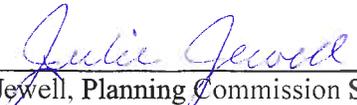
Chairman Esplin called for a motion on the item.

Commissioner Hansen moved that the Planning Commission approve the conditional use permit for the LDS Church Institute building and accept the landscape buffer modification on the east property line with condition #1 being modified to an earth tone solid vinyl fence and condition #2 being modified to state that an earth tone solid vinyl fence be required on the north property line and that chain link fencing with interlocking slats not be allowed. Condition #9 would be modified to transfer the current conditional use for the temporary location on the campus to the new location.

Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

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

The meeting adjourned at 7:50 p.m.



Julie Jewell, Planning Commission Secretary