

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
AUGUST 27, 2013**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Wynn Hansen, Chad Harward, Gerald Gilbert, Tim Pales, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Marlesse Jones, Woody Woodruff, Julie Jewell

Marlesse Jones was introduced as the Assistant City Attorney representing the Layton City Legal Department at this meeting.

City Engineer, Woody Woodruff, presented training on secondary water. This presentation is attached to these minutes. Mr. Woodruff answered questions from the Commission regarding the expansion of the secondary water system in Layton City. He said that all of West Layton will eventually have secondary water. He said the challenge is getting the trunk lines there. The master plan will help get the City involved with the irrigation companies in facilitating infrastructure. The City currently requires dry lines in the subdivisions. He said the City would guarantee the future subdivisions a time frame to get the water to the dry lines. He said the City Attorney had recommended that if the City was unable to meet the time frame, the developer would be paid back for the dry lines.

Water pressure and cost of water was discussed as well as the need to educate the citizens on overwatering.

Chairman Gilbert asked to see the master water plan when it was available. Mr. Woodruff's presentation will be e-mailed to the Commissioners.

PUBLIC REVIEW:

1. OAK HILLS PRUD – PRELIMINARY APPROVAL

This 7.35 acre property is located at approximately 2500 East Oak Hills Drive in an R-S PRUD (Residential Suburban Planned Residential Unit Development) zone. The applicant, Jerry Preston, is proposing eight patio homes and two single family residential lots.

Planner II, Kem Weaver, presented the request for preliminary approval for Oak Hills PRUD. The final approval for this subdivision, granted in 2008, expired and the developer was not able to move forward with the project due to economic issues.

Mr. Weaver said the Design Review Committee would not need to review the project again because nothing had changed with the plat layout or the architecture. The homes will not have basements and will be slab on grade with most homes being two-story.

Mr. Weaver explained that the dark areas outlined on the plat are 30 percent slope or greater. The geotechnical report specifies that the buildable areas be outside the 30 percent slope, and the developer has accommodated this requirement in his plans. He said eight patio homes are outside the 30 percent grade and there is enough buildable area on the two single family residential lots for those homes. The two single family lots will require lot-specific geotechnical reports when submitting for a building permit.

Chairman Gilbert asked if the entrance to Oak Hills PRUD would line up with the entrance to Red Fox Ridge. Mr. Weaver said it would and said the landscaping along Oak Hills Drive for this subdivision will be similar to other subdivisions on Oak Hills Drive.

Commissioner Weaver asked if the Engineering Division's requirement for Utah Department of Transportation approval had been satisfied. Mr. Weaver said that and other open items would be addressed before final plat approval.

Commissioner Fitzpatrick asked why there were only privacy fences behind units 1-4 and not in other areas of the subdivision. Mr. Weaver said that typically if a project requires a density bonus, a perimeter fence is required. This project did not require a density bonus. In this case, the homeowner to the east of the project asked that privacy fences be installed along the east property line. There will be no fences between the units.

There were no other questions.

2. B & R RIDES – CONDITIONAL USE REQUEST FOR AUTO SALES AND OUTDOOR STORAGE

This property is located at 2046 North Fort Lane in an M-1 zoning district. The applicant is Jeremy Bassett representing the owner, Robert Love.

Planner I, Brandon Rypien, presented the request for conditional use, which had been tabled at the August 14, 2013, Planning Commission Meeting. He said three uses were being discussed – auto repair, outdoor storage, auto sales. Auto repair is a permitted use in the M-1 zone. Auto sales and outdoor storage are conditional uses in the M-1 zone. The property is in the Hill Air Force Base (HAFB) Accidental Potential Zone (APZ), which also impacts the different types of uses permitted on the property. HAFB has given permission to allow the business with these uses to move forward.

Mr. Rypien said the Planning Commission had tabled the request to allow Staff to review the circulation of traffic through the property, to designate the storage area for cars being repaired, and also to designate the appropriate type of fencing to allow vehicles to be stored in outdoor storage.

Mr. Rypien explained two site plan options for the property as follows:

Outdoor Storage Area Site Plan #1	9,000 Square Feet 403 Lineal Feet of Fence 35 Cars in Outdoor Storage Area 20 Cars Stored in Building Drive Approach on Antelope Drive <u>closed</u> to Public
Outdoor Storage Area Site Plan #2	7,500 Square Feet 349 Lineal Feet of Fence 20 Cars in Outdoor Storage Area 20 Cars Stored in Building Drive Approach on Antelope Drive <u>open</u> to Public Traffic can circulate through entire parking lot Fence is pulled back from Antelope Drive and Fort Lane

Mr. Rypien said this particular property is unique that in most locations the outdoor storage is behind or on the side of the property. At this location, the outdoor storage is in front of the building along Antelope Drive.

The following view obstructing fencing materials that were considered are as follows:

Chain-link with Industrial Slats (75% Privacy Factor)	\$ 17-21/ft.
Chain-link with Privacy Slats (98% Privacy Factor)	\$ 21-23/ft.
Chain-link (Vinyl Coated) with Privacy Slats (98% Privacy Factor)	\$ 27-30/ft.
Solid Vinyl Fence (100% Privacy Factor)	\$ 15-20/ft.
Trex/ Simtek (100% Privacy Factor)	\$ 45-50/ft.

Mr. Rypien said Site Plan 2 is staff's preferred site plan where the vehicles could circulate through the property. The drive approach along Antelope Drive would be open. With Site plan 1, this drive approach would be closed.

Mr. Rypien said initially the applicant stated that for security reasons there was an issue with the solid vinyl fence. The applicant said that being able to locate at this property was more important than security.

Mr. Wright said that in Site Plan 1, the applicant could park 35 cars and 20 cars could be parked in Site Plan 2. He said the applicant will likely be able to park the cars tighter than in a regular parking lot, which allows for more vehicles to be screened.

There was a discussion on the number of vehicles that would need to be stored. Mr. Rypien said the applicant, Mr. Bassett, said he would need to store 40 vehicles. Mr. Bassett said that number would fluctuate, but the larger the area, the easier it would be to keep it looking nicer for a longer period of time.

Commissioner Gilbert asked how long it would take to work on 40 cars. Mr. Bassett said they would have 10 cars inside and cars they've bought to fix and sell. He said it would be hard to determine an exact number on a daily basis since the number would fluctuate. Mr. Bassett said the vehicles that come in are drivable, not salvage vehicles, and the for sale vehicles that will be parked along Antelope Drive will be nice.

Commissioner Hansen asked Mr. Bassett if he had a preferred alternative and Mr. Bassett responded that he preferred Option 1 with the solid vinyl fence. Community & Economic Development Director, Bill Wright, said that Staff agreed that the trex fence would not be required to get the desired screening.

Commissioner Hansen said he thought Mr. Bassett had a concern over the security of a vinyl fence. Mr. Bassett said the building had a security system and he didn't want to put a \$15,000.00 fence on a building he was leasing on a two-year contract.

Mr. Wright reviewed the pricing of fencing. Commissioner Hansen said pricing needed to be a consideration but he felt the Planning Commission should make a recommendation particularly regarding aesthetics.

Mr. Wright said it was the job of the Planning Commission and Staff to make sure the conditions are met and that it was a business decision between the landlord and tenant to determine how they are met.

Commissioner Hansen asked if the Planning Commission should specify the fencing type. Commissioner Bodily responded that the applicant should be given the latitude to choose per the options and that the landlord should deliver a building the tenant wants, or the tenant shouldn't sign the lease.

Chairman Gilbert spoke about aesthetics on Antelope Drive and said the fencing choice should be one that can be maintained, and the City and the look and appearance of the corner should be protected for years to come.

Commissioner Hansen said that based on the reasons for tabling the item at the last Planning Commission Meeting, which were fencing, clearview, and traffic flow on the lot and storage capacity, he felt the Commission and Staff should be prepared to come to a strong recommendation.

Commissioner Bodily said a lot of good work had been done, and Commissioner Gilbert said that the number of cars needed had been accommodated by conditions. He was pleased that the old fence will be removed.

Commissioner Pales said that as far as the 98 percent privacy, the four options look nice and are viable.

Commissioner Bodily asked about the berm on the side of the building, and Mr. Rypien said the area would be graded and paved and cars would be on the lower level.

Commissioner Weaver commented that the exhibit still showed the existing chain link fence. Mr. Wright said that the intent was to remove and replace it with a matching fence.

There were no other questions.

Mr. Bassett said there was another automotive dealership in Layton with the slatted chain link privacy fences. Chairman Gilbert said that in most of those places, the storage is behind the building. The storage for the proposed site is on a corner.

Mr. Bassett asked why the Layton Public Works property was allowed the chain link privacy fence with some areas not being screened.

It was explained that the Public Works property was grandfathered in but the new Fire facility across the street had to meet current ordinances.

Commissioner Weaver said Premier Automotive on Highway 193 has open storage but it is out of the view of the arterial streets. This proposed location is a show place on the corner of Fort Lane and Antelope Drive.


Julie Jewell, Planning Commission Secretary

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OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Marlesse Jones, Julie Jewell

Chairman Gilbert called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Fitzpatrick.

APPROVAL OF THE MINUTES: Chairman Gilbert called for a motion to approve the July 30, 2013, Planning Commission and Work Meeting minutes. The minutes were corrected as follows with regard to the motion to adjourn:

"Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Bodily moved to close Public Review and adjourn the meeting. There was no second on the motion, and the voting was unanimous. The meeting adjourned at 7:53 p.m."

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

Boy Scout Troop 156 was recognized as being in attendance as part of receiving their "Citizenship in the Community" merit badge.

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

Chairman Gilbert reviewed the audience participation and comment guidelines on the back of the agenda.

PUBLIC REVIEW:

1. OAK HILLS PRUD – PRELIMINARY APPROVAL

This 7.35 acre property is located at approximately 2500 East Oak Hills Drive in an R-S PRUD (Residential Suburban Planned Residential Unit Development) zone. The applicant, Jerry Preston, is proposing eight patio homes and two single family residential lots.

Planner II, Kem Weaver, presented the request for preliminary approval for Oak Hills PRUD. He gave an overview of the subdivisions in the area as well as a reception center in a PB zone to the northeast. He said the subdivision previously received preliminary approval in 2007 and final plat approval in 2008. However, due to the downturn in the economy, the applicant was unable to move forward and the approvals expired; therefore preliminary and final review processes have to be repeated.

The proposed development is for eight patio homes units on the east side of the property and two single family lots on the west side of the property. These two parcels are large parcels but with some areas of 30 percent slope or greater down into a ravine. The buildable areas are on plateaus close to Oak Hills Drive.

Mr. Weaver said the entrance to the proposed subdivision will line up with the Red Fox Ridge Subdivision across Oak Hills Drive. A private street will provide access to the patio homes and the two homes to the west. He said a landscape buffer will be required along the frontage of Oak Hills Drive because the street is an arterial street and also a Utah Department of Transportation (UDOT) right-of-way.

Mr. Weaver said that six years ago, the Design Review Committee (DRC) recommended that the fencing along the east boundary line be extended to accommodate concerns of a residence close to the units. Fencing is not required throughout the remainder of the development other than along Oak Hills Drive as part of the landscape buffer.

Mr. Weaver said that the two single family lots will require lot specific geotechnical reports to insure the homes, when built, stay away from any slope instability. There was no slope instability on the original geotechnical report, but based on the size of a home a geotechnical report will be required. It is recommended that homes stay off the 30 percent slope but this could be mitigated according to the guidelines of the geotechnical report.

Mr. Weaver said no bonus density is needed for this project. The DRC said the development was well designed considering the topography. Open space will be around the patio homes. Natural open space would be available in the ravine if the developer wants to develop trails or walking paths. He said the DRC recommended minor changes to the front elevations of the patio homes by using different colors. He said based on this information, Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant preliminary approval to the Oak Hills PRUD subject to meeting all Staff requirements.

Commissioner Fitzpatrick commented that there was no reference to Home Owners Association (HOA) and asked if the private drive to Units 1 & 2 was sufficient for Fire turnaround. Mr. Weaver said an HOA will be required and that the Fire Department had approved the hammerhead turnaround.

Commissioner Weaver said there seemed to be no reference to a detention basin. Mr. Weaver said the storm drain lines in Oak Hills Drive will be sufficient to capture the storm water runoff. Most of the runoff will go into the landscaping.

Commissioner Fitzpatrick commented that the single family lots were marked restricted due to not building into the 30 percent grade area. She asked if Lots 6, 7, and 8 needed the same restriction.

Mr. Weaver said the patio homes each had to be built in building envelopes. Lots 1 and 2 are restricted because of the requirement for lot specific geotechnical reports.

There were no additional questions from the Commission or the audience, nor were there audience comments.

Chairman Gilbert called for a motion on the item. Commissioner Harward moved that the Planning Commission forward a positive recommendation to the City Council to grant preliminary approval to Oak Hills PRUD subject to the applicant meeting Staff and DRC requirements. Commissioner Pales seconded the motion. There were no questions on the motion, and the voting was unanimous.

2. B & R RIDES – CONDITIONAL USE REQUEST FOR AUTO SALES AND OUTDOOR STORAGE

This property is located at 2046 North Fort Lane in an M-1 zoning district. The applicant is Jeremy Bassett representing the owner, Robert Love.

Planner I, Brandon Rypien, explained that two of the uses proposed for the property (auto sales and outdoor storage) are conditional uses in the M-1 zone. He said auto repair, which is an additional use, is a permitted use. He said the property is in the APZ easement, which restricts the types of uses as well as the amount of people who can be congregated on the property.

Mr. Rypien said the building occupies the northeast corner of the property. The outdoor storage will be on the south portion of the property near Antelope Drive.

On August 13, 2013, the Planning Commission tabled the item to determine how traffic would circulate through the property, to determine how much outdoor storage would be needed, and to determine the type of fencing to be used. The outdoor storage will be for cars kept overnight waiting for repairs or parts.

Mr. Rypien explained Site Plan 1 and 2 for outdoor storage as follows:

Outdoor Storage Area Site Plan #1	9,000 Square Feet 403 Lineal Feet of Fence 35 Cars in Outdoor Storage Area 20 Cars Stored in Building Drive Approach on Antelope Drive <u>closed</u> to Public
Outdoor Storage Area Site Plan #2	7,500 Square Feet 349 Lineal Feet of Fence 20 Cars in Outdoor Storage Area 20 Cars Stored in Building Drive Approach on Antelope Drive <u>open</u> to Public Traffic can circulate through entire parking lot Fence is pulled back from Antelope Drive and Fort Lane

Mr. Rypien said the applicant prefers the larger outdoor storage area in Site Plan 1. Staff prefers Site Plan 2 that provides pedestrian and automobile circulation on-site. He said that in Site Plan 1, the public would be restricted from accessing the outdoor storage area, which would only be available to employees including two spaces for employee parking.

Mr. Rypien reviewed the fencing costs and styles and said that part of the requirement is that the applicant will remove the existing fence and replace it with the style of fence used for the outdoor storage area.

Mr. Rypien said Staff recommends the Planning Commission approve auto sales and outdoor storage subject to meeting all staff requirements.

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. All vehicles being kept for repair for more than one day shall be stored in the building or in the outdoor storage area.
3. The outdoor storage area shall be completely enclosed by a solid view obstructing fence that is six (6) feet in height. The existing chain-link fencing shall be removed and replaced with the new fencing that matches the open storage area fencing.
4. Fence shall have a minimum rating of 98% Privacy Factor.
5. A minimum of 18 parking stalls shall be allocated for customers and employees including one (1) handicap parking stall.
6. Employees on the site shall be limited to no more than six (6) in keeping with APZ occupancy guidelines. Any increase in employees on the subject property shall be reviewed and approved by Layton City in cooperation with HAFB Planning Staff.
7. All clear view areas shall be maintained free of any structures or landscaping above two (2) feet in height.
8. No salvaged vehicles shall be stored on the property and all vehicles shall be actively being repaired for customers or for sale.

9. The Planning Commission determine the best Site Plan considering:
 - a) The visibility of the corner site
 - b) The front orientation of the Outdoor Storage Area
 - c) The on-site circulation for automobiles and pedestrians

Commissioner Fitzpatrick asked about the Fire Department recommendation for controlling vegetation on the east side of the property and keeping inspections on the fire alarm system up-to-date even though the system is not required. She also asked about the storage of chemicals and if the number of vehicles will exceed the quantity of chemicals limit. Mr. Rypien said he had e-mailed the site plan with 35 cars to the Fire Department for review.

The applicant, Jeremy Bassett, 2562 West 1550 North, Clinton, Utah said his business is now on 556 North Marshall Way in Layton, and the issue with the fence is aesthetics. He said he could put up the vinyl fence. He felt the chain link fence with privacy slats would increase the cost, and the vinyl is in the range of what he could spend for fencing. He said he would really like Site Plan 1 because it fits his business better. He said he had looked at the site with the City planners and it was found that the fencing wouldn't affect the clear view of the drive approach.

Commissioner Bodily asked when the grassy area would be graded and replaced with a solid surface. Mr. Bassett didn't have a definite date, but said it would be hard to do immediately with the expense of moving and the fencing.

Commissioner Weaver listed the number of cars that could be on site with each site plan. Mr. Bassett said some of the cars are for sale, some are waiting for repair, and some are purchased waiting for parts. A lot of city employees bring their cars to him. His parking lot is full and he is expanding. For now it would be sufficient, but he said if the business grows as it has been, he'd like to have the cars screened.

Mr. Bassett said in comparing Site Plans 1 and 2, the clear view is the same for both site plans. He said he is just asking to not have the traffic flow, and it makes a difference as to whether or not he can lease the site. He said he could install the vinyl fencing.

Commissioner Weaver said the cost of the vinyl fencing between Site Plan 1 and Site Plan 2 is about \$1,000.00 and the same difference if chain link with privacy slats was used. He said the difference between the privacy chain link and the vinyl is about \$1,500 and be a difference between 11 cars per employee versus 8 cars per employee. He asked Mr. Bassett if that was a make or break point, and said he wanted the business to be successful.

Mr. Bassett said the cost matrix for the fencing didn't include the core drilling for the fencing.

Commissioner Pales asked how many current employees there were at B & R Rides. Mr. Bassett said there were four employees including himself and one technician that would be added with the new location. Commissioner Pales asked how many cars he could add with one more employee. Mr. Bassett said one technician could average 8-10 vehicles a day depending on the repairs needed.

Commissioner Fitzpatrick asked if Mr. Bassett could consult with HAFB if he needed to add more employees than the current limit on the property. Mr. Wright said that was always an option.

Commissioner Hansen said he was excited that B&R Rides was progressing to the point to have to move to a larger facility. He asked how many cars were at the present facility, and Mr. Bassett responded that there were 40-50.

Commissioner Hansen said the Commission must be specific in their recommendation. He felt the vinyl fencing or the vinyl coated fencing with privacy slats were both good choices and it should be left to the applicant to decide. He expressed concerns about a delay in the grading of the mound.

Commissioner Fitzpatrick asked if body work would be done on the cars Mr. Bassett was fixing to sell. Mr. Bassett said they don't do body work. She also expressed concerns about the removal of the mound.

Mr. Bassett asked for a time table to remove the mound and put up the wall as cash flow is currently an issue.

Commissioner Harward asked about Mr. Bassett's comment that Site Plan 2 would inhibit expansion and asked if with Site Plan 2, Mr. Bassett would have to store cars outside the storage area, which would make it impossible to comply with Condition #2.

Mr. Bassett said he would try to get cars off the road, but if the business expands, the cars have to go somewhere.

There was a discussion regarding how many cars could be stored on the lot and the best site plan to accommodate the business needs in the future such as number of employees, repairs, and sales. Commissioner Gilbert felt there should be a time frame for removal of the berm.

Shane Carter, member of the audience, said he was from Comfort Solutions/Robert Love and that he currently leased the property from the Loves. Mr. Bassett would be leasing from Comfort Solutions. He spoke positively about having Mr. Bassett for a tenant and said his business was bearing some of the cost of the build out. He said Site Plan 1 would allow Mr. Bassett's business to grow at whatever pace he needed without additional costs. He said if Site Plan 2 is chosen, all the fencing is in and the cost incurred. He felt the tenant would park cars outside the fenced area until someone comes and tells him to do otherwise. He felt Site Plan 1 would be in the best interest to make the property look good. He felt that within a quarter mile no other businesses were being held to the standard being required of Mr. Bassett

Commissioner Fitzpatrick commented that the other businesses may not be in the same zoning. Mr. Bassett's request was for uses that are conditional in the zone, so conditions are being added.

Commissioner Hansen said that the Planning Commission and Staff are constantly trying to improve and enhance the look of the City. When a business applies for a conditional use permit, it provides an opportunity to enhance the look of the City. He didn't feel the conditions in this case were unreasonable or that this business was being held to a higher standard than anyone else in the City. He felt a lot of vehicles could be sold on this particular corner, which would provide tax dollars to the City.

Commissioner Gilbert said it was a very visible corner and that it would be offensive if the applicant parked cars on the street and didn't obey the rules and conditions.

Robert Love, the property owner from Syracuse, Utah, said he was excited that someone with a good reputation. wants to lease the property, and said he would like to figure out how to keep him there beyond the lease and make whatever adjustments needed to keep him there. He said the idea of the larger storage area makes sense. When vehicles are for sale and easy access to them, it gives the potential for more vandalism, so an enclosed area where people can't drive through would be better. He said already people want to drive through the corner. He said it would be more secure with a larger site and no drive through. He said he would do what he could to support Mr. Bassett's efforts at this location.

Jeff Mill, Clearfield, Utah, said that the thing that stands out about Site Plan 2 is that Mr. Bassett already has 40-45 cars on his site now. Site Plan 2 doesn't give him the growth he needs.

Chairman Gilbert asked if there were any concerns about the grass area if Site Plan 1 is approved. Commissioner Weaver said a time limit should be set for the grass being removed and paved.

Commissioner Bodily felt with either site plan, that the applicant should be given until spring to remove the grass area.

Commissioner Fitzpatrick felt Site Plan 1 would be best with a time to remove the grass area and in the meantime, not allow parking on the grass area.

Mr. Wright said that the asphalt batch plants close at the end of October due to the temperature and open again in late March.

Gerald asked Mr. Basset for a time frame he could adhere to remove the grass area. Commissioner Weaver suggested 180 days and Mr. Bassett agreed to that time frame. Commissioner Fitzpatrick confirmed there would be no parking on the grass area. Chairman Gilbert said the requirement not to park on the grass area should be added as Condition #10.

Mr. Bassett said he had received a copy of all the conditions and could meet those conditions.

There was a discussion of the fence types.

Mr. Bassett agreed to Site Plan 1, revising Condition #4 to add solid vinyl fence of an earthtone color, the addition of Condition #10 for no parking on the grass, and May 1, 2014, as the deadline to move the berm.

There were no other questions from commission or audience.

Chairman Gilbert called for a motion on the item.

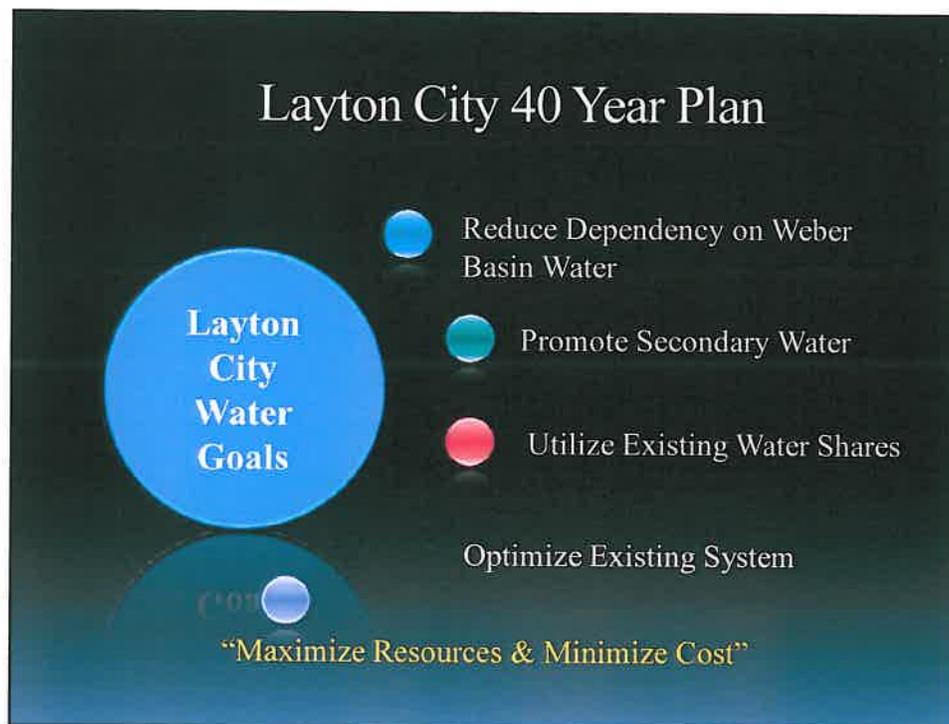
Commissioner Bodily moved that the Planning Commission approve the conditional use request with the conditions discussed modifying # 4 to include solid vinyl fencing of an earthtone color, specifying Site Plan 2 in Condition # 9, and modifying Condition #10 to require no parking on the grass hill in the storage area and conversion to hard surface by May 2, 2014. There was no second on the motion. The motion failed for lack of a second.

Commissioner Fitzpatrick commented on the motion that it should be Site Plan 1.

Commissioner Fitzpatrick moved that the Planning Commission approve the conditional use for auto sales and outdoor storage with changes to Condition #4 to specify a solid vinyl fence of earthtone color, Condition #9 to accept Site Plan 1, and the addition of Condition #10 to require no parking on the grass hill in the storage area and conversion to hard surface by May 2, 2014. Commissioner Weaver seconded the motion, and the motion passed by a margin of 6 to 1 with Commissioners Fitzpatrick, Hansen, Harward, Gilbert, Pales, Van Drunen and Weaver voting in favor and Commissioner Bodily opposed.

Chairman Gilbert called a motion to close Public Review and adjourn the meeting. Commissioner Pales moved to close Public Review and adjourn the meeting. The meeting adjourned at 8:16 p.m.

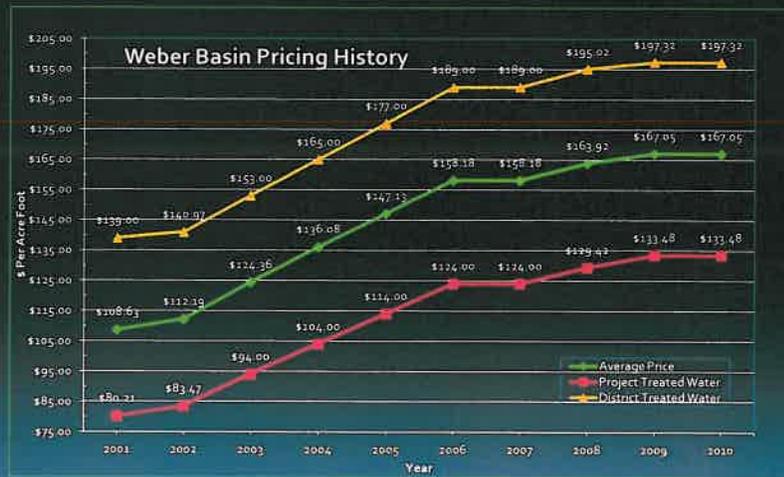

Julie Jewell, Planning Commission Secretary



- ## Weber Basin Water Supply
- Current Contract- **\$167 Per Acre-Foot** for 6789 AF \$1.13M/ Year (1AF= 325,851 gallons)
 - Tri-Lateral Agreement - City Purchased 1,282 ac-ft water for \$2.3M
 - 2001-2010 Average Price Increase 5% Per Year for Operations & Maintenance
 - Current Price for New Weber Basin Water \$375/Ac-ft
 - Future Price for Water \$500/Ac-ft Bear River Water

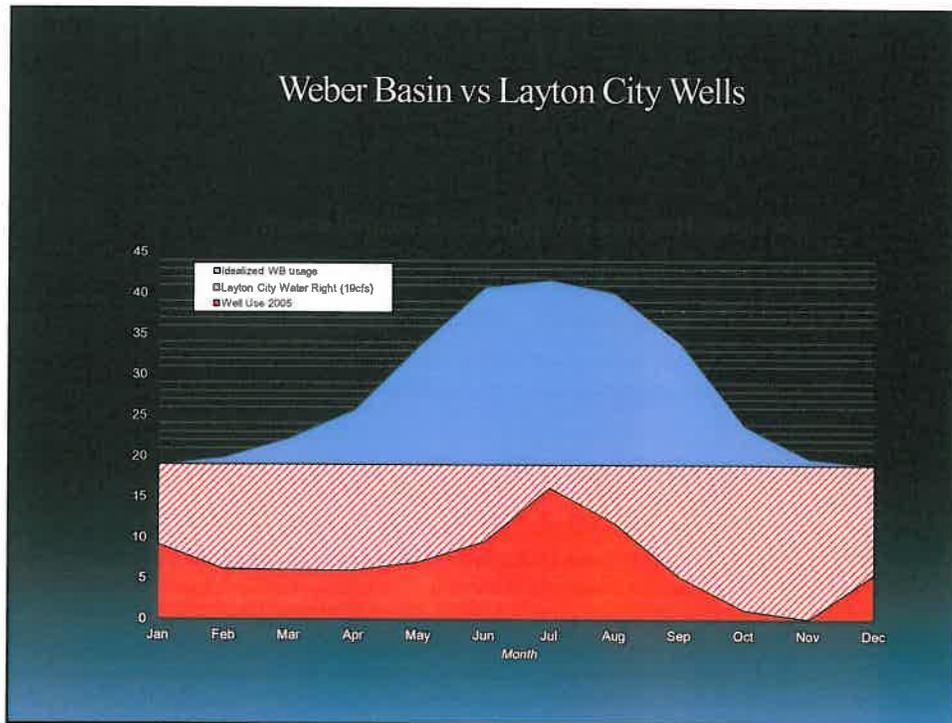
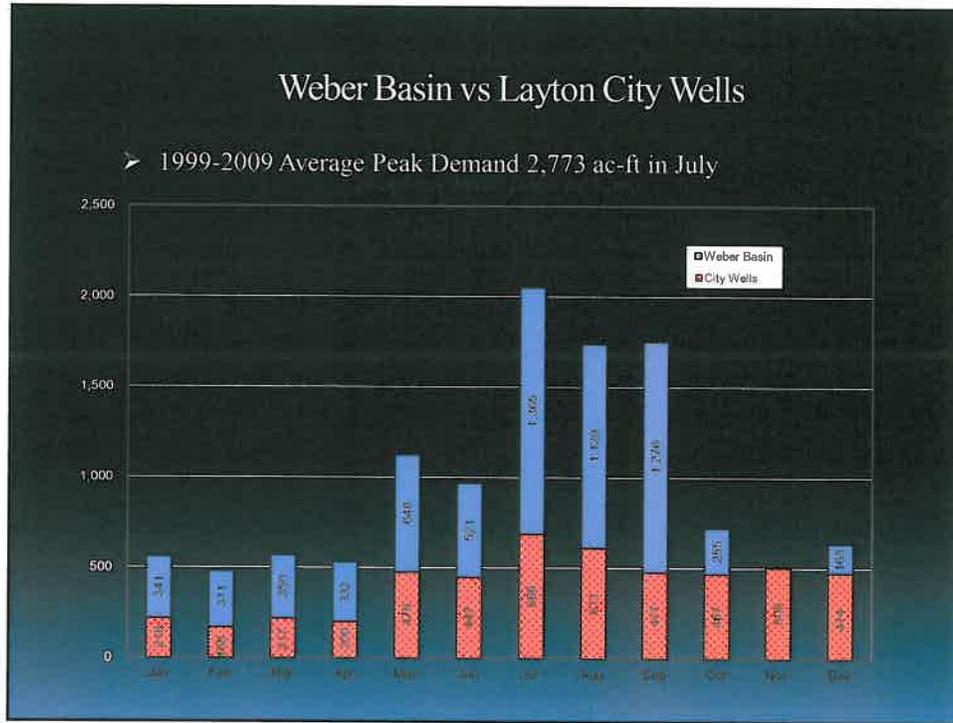
Weber Basin Water Pricing History

- 2001-2010 Average Price Increase 5% Per Year



Layton City Well Cost

- \$609,500 Average Cost Per Year (2006-2009)
Average Cost Per Year for Electrical Repairs, Prev. Maint. Electricity, Gas, Telemetry, Fluoride, Fluoride Samples, State Testing, Investigative Samples
- Average Well Use 5,563 ac-ft/year (2006-2009)
- Average 3 Year Cost for Layton City Wells
- **\$110/Ac-Ft**



Pay Premium for Out door Watering

- Layton City Base Water Consumption- Culinary
558 Ac-ft /Month or **6,708 Ac-ft/Year** (2006-2009)
- Avg. Weber Basin Water Consumption (May-Oct 06-09) is **5,350 Ac-ft/Year**
- **79%** of Weber Basin Water is being utilized for **Outdoor Irrigation Use** (2006-2009)

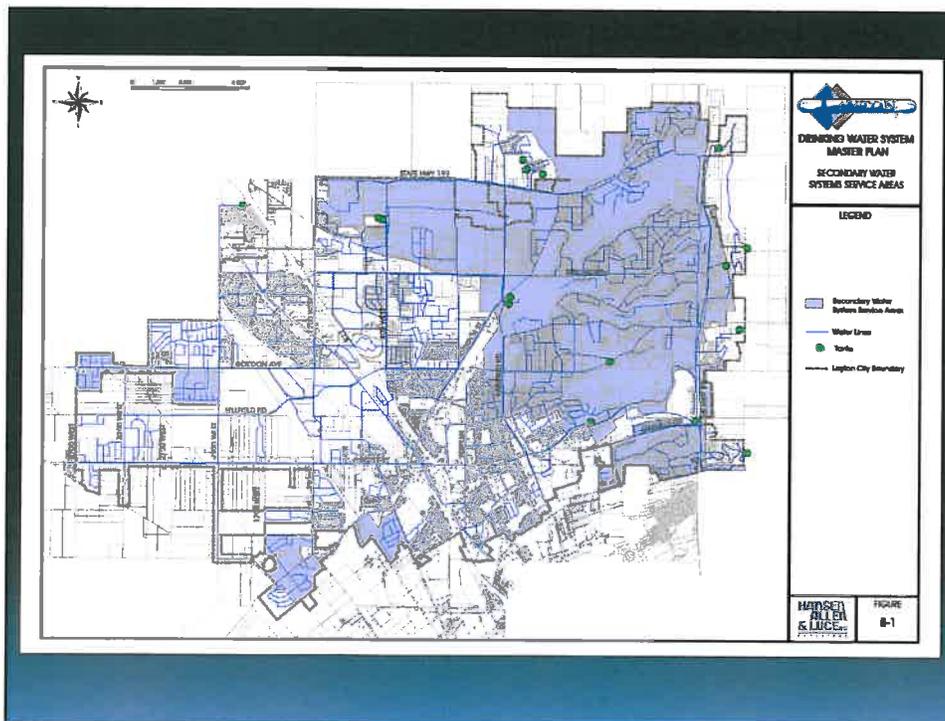
Build Out-Equivalent Residential Connections (ERC)

Existing Vs. Build Out ERC's			
Zone	Exist ERC	Build Out	Net Increase
1	1146	3734	2588
2	948	1162	214
3	813	2384	1571
4	1156	2257	1101
5	1770	3839	2069
6	1618	2894	1276
7	4936	5470	534
8	4392	5484	1092
9	2124	6741	4617
10	844	3940	3096
Snoqualmie	94	760	666
Twin Peaks	59	59	0
Total	19900	38724	18824

7,713
Connections

Equivalent Residential Connections

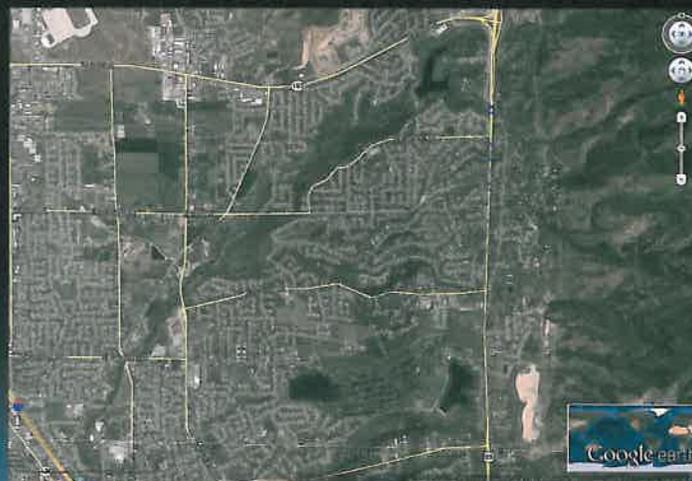
- Equivalent Residential Connection- 1 Resident
- Existing 19,900 ERC's
- If ERC has secondary water can reduce from 1.5 gpm to 0.8 gpm, 53% reduction in culinary water
- State Outdoor Water Requirement 1.87 ac-ft/irrigated acre
- ¼ acre lots have 0.50 ac-ft/yr outdoor use
- 7700 ERC = **3850 Ac-ft/yr Outdoor Use**



Layton City 40 Year Water Use PLAN

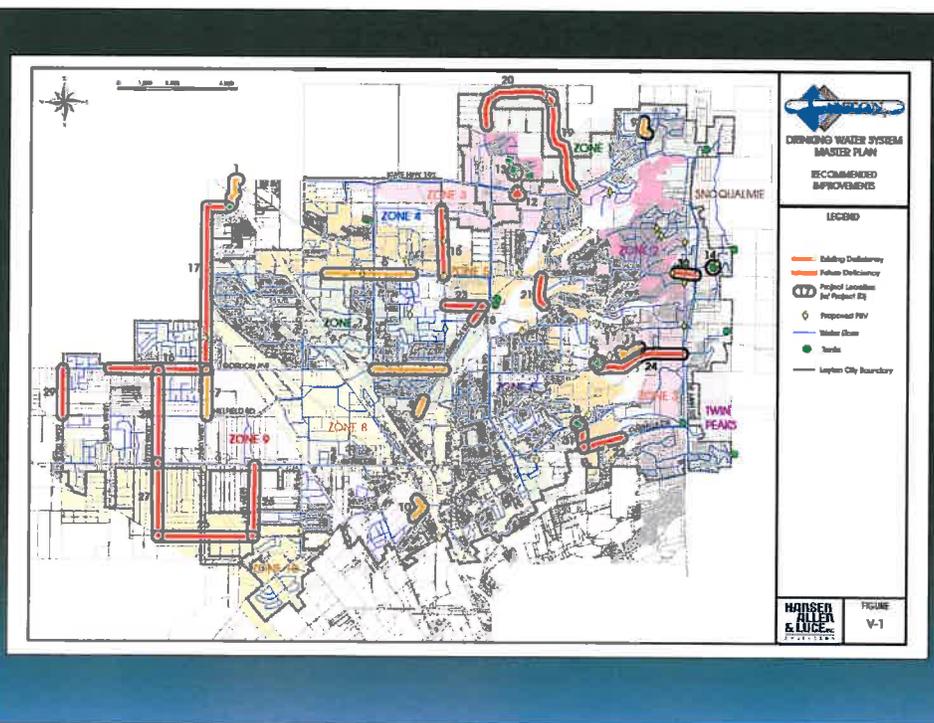
➤ Build Out Average Year Demand	24,400
➤ Available Underground Water Rights	16,504
➤ Maximum Capacity and/or State Reduction (20%)	-3,300
➤ Weber Basin Contract	<u>8,071</u>
	21,275
➤ Future Water Demand (Secondary Water)	<u>3,125</u>

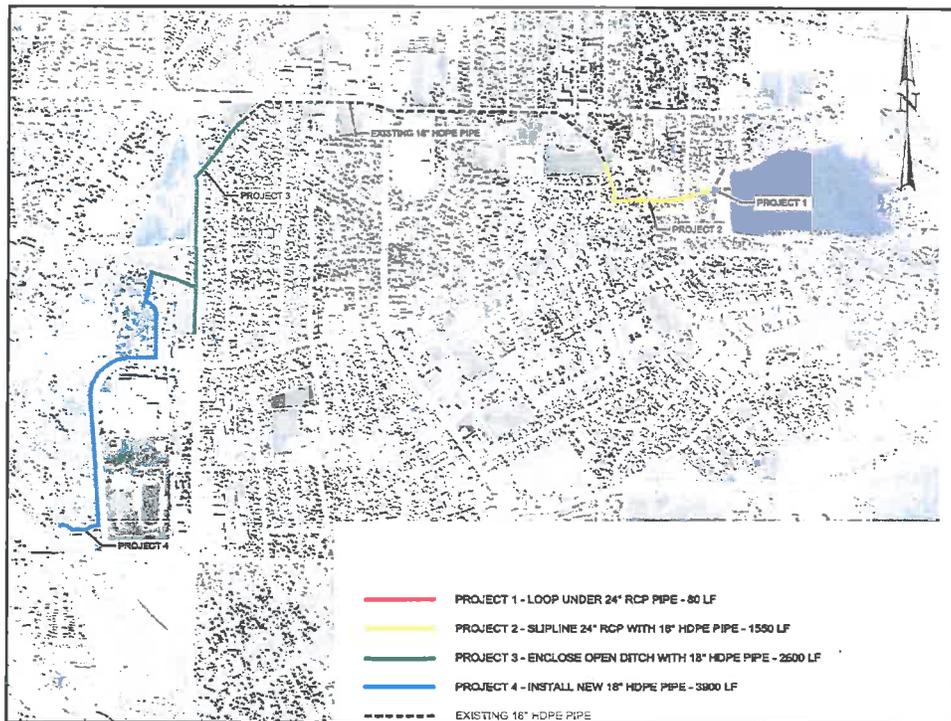
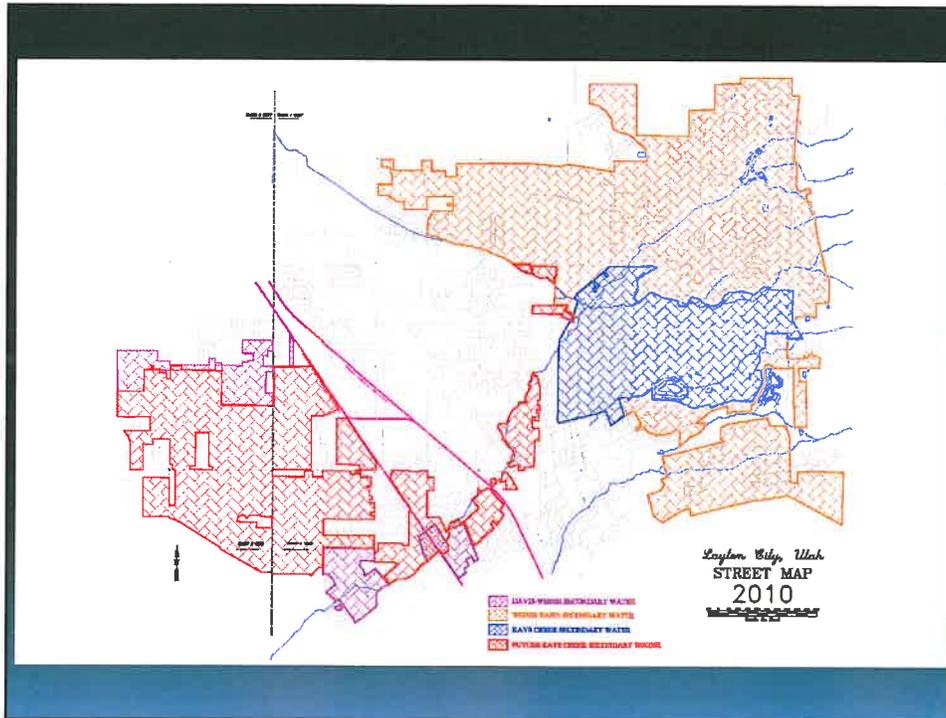
Valuable Asset in Layton?



Promote Secondary Water

- Available 3,239 ac-feet water - Holmes 1140 ac-ft, Adams 937 ac-ft, Hobbs 1162 ac-ft
- Pipe Irrigation Lines to Main Parks, Schools and West Side Residents
- Utilize Existing Water Shares Holmes 92.5 shares, Kays Creek 252.29 shares
- \$4.5M in Secondary Infrastructure Cost
- Reduction in Culinary Infrastructure





Promote Secondary Water

- Require New development to connect to secondary system
- Show Beneficial Use for City and Irrigation Company Shares
- Reduce City Water Cost by providing Secondary Water to Main Parks
- Reduce Peak Demands on Pumps- System Optimization with Energy Audit
- Member of Kays Creek & Holmes Creek Irrigation Board
- Solidify Agreements with Private Irrigation Companies
- Kays Creek Currently serves 1,800 customers