

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JANUARY 27, 2015**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Robert Van Drunen, Brett Nilsson, Randy Pulham, Dave Weaver, L.T. Weese

MEMBERS ABSENT: Gerald Gilbert, Wynn Hansen

OTHERS PRESENT: Staff: Peter Matson, Kem Weaver, Woody Woodruff, Marlesse Jones, Julie Matthews

City Council Members: Tom Day and Joy Petro

Layton City Engineer, Woody Woodruff, presented a training on the role of the Engineering Division. This presentation is included in its entirety in these minutes.

During a discussion on culinary water, Commissioner Fitzpatrick made a suggestion, based on an experience in another city, that residents be incentivized to plant low water using plants instead of grass in their yards, particularly in the central area of Layton where there is not an option for secondary water for irrigation.

With regard to infrastructure inspection, Commissioner Nilsson asked if the lines are videotaped. Mr. Woodruff said developers are required to submit a video tape of the storm drain and sewer lines.

Commissioner Fitzpatrick asked how sidewalk placement errors are made. Mr. Woodruff said that the problem arose when standards were changed. Also, the contractor who puts in the sidewalk, since sidewalk is sometimes delayed until the homes are built, is not the contractor at the beginning of the development. If the sidewalk goes in with the curb and gutter, the location of the sidewalk and parkstrip is inspected by the City Public Works inspectors. He said the City is going to require that sidewalks are installed when the curb and gutter are installed with the hope that the sidewalk will be better protected from damage.

Commissioner Weaver asked about the status of the Kayscreek Irrigation Company pipeline that is to be installed under the interstate highway (I-15). Mr. Woodruff said it was completed the prior week and pressure tested down to 1700 West. He said secondary water would be flowing to the west in the spring.

Mr. Woodruff explained the new interchanges and a new overpass to connect Main Street at Angel Street with the Layton Hills Mall area. The new round-a-bouts were also discussed.

PUBLIC HEARING:

- 1. LAYTON CITY ORDINANCE AMENDMENT -- TITLE 18, CHAPTER 18.25, SECTION 18.25.010 OF THE LAYTON MUNICIPAL CODE CLARIFYING THE REQUIREMENTS OF PUBLIC UTILITY AND DRAINAGE EASEMENTS.**

Planner II, Kem Weaver, said the purpose of the amendment was to add language to clarify the ordinance. He said there are many plats in the City that were never given PUDE's. When these lots receive a building permit, they will be required to dedicate public utility and drainage easements. He said the easements are usually in the front yard but included on the side and backyard property lines as well.

There was a discussion about land drain and storm water easements. Mr. Weaver said the developer is supposed to grade the lots so water is not retained in the backyards.

OTHER:

Commissioner Pulham asked about the possible traffic impact of the Legacy Cottage Senior Apartments under construction on North Adamswood Road.

Mr. Weaver and Mr. Woodruff explained the traffic studies that had been done for this project. City Planner, Peter Matson, said that there will be less than one car per unit. The complex will have 150 units.



Julie K. Matthews, Planning Commission Secretary

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Planning Commission Vice-Chair, Dave Weaver, called the meeting to order at 7:07 p.m. He acknowledged Scout Troup 53, Layton Platypus Patrol. The Pledge of Allegiance was led by one of the Scouts, and the invocation was given by a member of the Patrol.

APPROVAL OF THE MINUTES: December 9, 2014, January 13, 2015

Vice-Chair Weaver called for a motion to approve the December 9, 2014, and January 13, 2015, Planning Commission and Work Meeting Minutes. Commissioner Fitzpatrick clarified that on Page 4 of the Work Meeting Minutes, Commissioner Hansen and not Commissioner Fitzpatrick, had asked about the color of the vinyl fence between the proposed project and Wasatch Trailer.

Commissioner Fitzpatrick moved to approve the minutes with the correction. Commissioner Pulham seconded the motion, and the voting was unanimous.

Vice-Chair Weaver called for a motion to open the Public Hearing. Commissioner Van Drunen moved to open the Public Hearing. Commissioner Bodily seconded the motion, and the voting was unanimous.

PUBLIC HEARING:

1. LAYTON CITY ORDINANCE AMENDMENT -- TITLE 18, CHAPTER 18.25, SECTION 18.25.010 OF THE LAYTON MUNICIPAL CODE CLARIFYING THE REQUIREMENTS OF PUBLIC UTILITY AND DRAINAGE EASEMENTS.

Planner II, Kem Weaver, presented the request to amend Title 18, Chapter 18.25, Section 18.25.010. He said two impacts that the development of land create are the need for services and increased surface water runoff. To address those needs the City uses public utility and drainage easements (PUDEs), sometimes referred to as PUEs. These easements house utilities commonly required to support development, such as fiber, telecommunication, gas, electric, and water facilities. They can also be occupied by land drains and storm water systems. Additionally, they are designed to channel and direct surface drainage to these storm water systems.

Mr. Weaver said that with the important role these PUDEs have for the citizenry and the City, it is necessary to ensure the requirement for these easements is specified in the City's Code. The proposed amendment clarifies this requirement and also establishes the timing of the establishing of the PUDE.

Mr. Weaver pointed out the changes in the ordinance. He said that parcels in Layton City that do not have PUDE's will be required to designate PUDE's prior to obtaining a building permit.

Commissioner Fitzpatrick asked if lighting was included in the PUDE ordinance. Mr. Weaver said the lights are not in the PUDE's. They are in the park strip, which is the public right of way.

Commissioner Van Drunen asked if a remodel would trigger the designation of PUDE's on a lot that did not already have PUDE's. Mr. Weaver said the ordinance applies more to new buildings, however, if the existing building were torn down, the PUDE's would be required before a building permit could be issued for a new building.

There were no further comments from the Commission or the public.

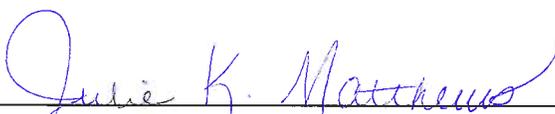
Vice-Chair Weaver called for a motion on the item.

Commissioner Nilsson moved that the Planning Commission forward a positive recommendation to the City Council to approve Ordinance 15-02 clarifying the requirements for PUDE's. Commissioner Bodily seconded the motion, and the voting was unanimous.

Vice-Chair Weaver called for a motion to close the Public Hearing.

Commissioner Fitzpatrick moved to close the Public Hearing. Commission Van Drunen seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:17 p.m.



Julie K. Matthews, Planning Commission Secretary