

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MARCH 24, 2015**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Brett Nilsson, Robert Van Drunen, Dave Weaver, L.T. Weese

MEMBERS ABSENT: Randy Pulham

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Steve Garside, Nicholas Mills, Gary Crane, Julie Matthews

City Council Member: Tom Day

TRAINING: Layton City Fire Marshall, Dean Hunt, explained the fire flow test that is done during the subdivision process. The fire flow is based on the needs of the largest house in the subdivision. The fire flow requirement may be reduced 50 percent for a home with fire sprinklers.

Mr. Hunt explained the requirement for turnarounds if the access is 150 feet in length or more. The minimum width for access is 26 feet. The requirement for turnarounds may be waived if the home has a fire suppression system.

Mr. Hunt explained that 30-50 gallons of water a minute suppresses the fire. If the fire department has to put out the fire, the fire is put out with about 1,000 gpm of water causing more damage than a sprinkler system.

Wynn asked if the Fire Department periodically checks the fire flow in established neighborhoods. He said the water model is quite accurate, so the tests aren't done as often as in the past. Commissioner Fitzpatrick asked if new development affects the water flow in older subdivisions. Mr. Hunt said that irrigation is what affects the fire flow. He said the Fire Department and the Engineering Division work together on fire flow to add tanks and reroute water. He said the Engineering Department has provided the City with a great water system.

If a street is 26 feet wide, "No Parking" signs will be posted. He said 26 feet is from the face of the curb to the face of the curb. Commissioner Van Drunen asked what a typical right of way in a subdivision is and Planner II, Kem Weaver, said the typical right of way is 58 feet with 28 feet of asphalt.

Mr. Hunt said the grade of the road is reviewed as well. The grade can go up to 10 percent without special requirements. Anything over 10 percent for more than 150 feet requires a fire suppression system in the homes.

Commissioner Fitzpatrick asked about the distance between fire hydrants. Mr. Hunt said the hydrants were placed every 500 feet in a subdivision. All homes have to be within 250 of a hydrant.

Commissioner Nilsson asked about commercial buildings, which Mr. Hunt said he would address. He said a restaurant over 2000 square feet or an occupant load of 100, has to be sprinkled. He said if changes are made to the building, a building permit is required and the Fire Department will review the plans. Use, occupancy and type of construction are considered.

Access and turning radius are considered when reviewing commercial plans. The fire flow requirement is based on the type of construction and the square footage of the building. Fire hydrants are spaced every 250 feet in a commercial subdivision.

Mr. Hunt explained the inspections that are done on sprinkling system. He explained that he works with the contractors for security and safety with no smoking signs posted. He said weekly inspections are done on new commercial constructions. A final inspection is done after all the fixtures are in.

Commissioner Fitzpatrick asked how gas stations are inspected. Mr. Hunt said there are state requirements for secondary containment.

Commissioner Nilsson asked if the Fire Department plays a role in tree trimming or power lines. Mr. Hunt said if it becomes a fire hazard, the fire department gets involved. Otherwise, the code enforcement division takes care of those issues.

Commissioner Weaver asked to be instructed on Knox Boxes. Mr. Hunt said any building with a fire sprinkler system or alarm must have a Knox Box. There is a box in the fire truck with a code that has a key that gets into any building. Commissioner Gilbert asked about the gates at businesses and communities. Mr. Hunt explained a SOS system, which sounds an alarm if it's set incorrectly.

PUBLIC REVIEW:

1. Adams Farms Subdivision – Final Plat

This 8.537 acre property is located at approximately 1250 East Gordon Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, Ed Green, is proposing 25 single family residential lots.

Planner II, Kem Weaver, presented the request for final plat approval. He said all lots meet the requirements of the R-1-8 zoning district. He said the subject property is the last piece of vacant ground in that area of Layton City.

Mr. Weaver said a landscape buffer would be required on Gordon Avenue, but no decision has been made on how a Home Owner's Association (HOA) will be handled to maintain this buffer. He said the developer, Ed Green, asked that an alternative be considered for maintaining the landscape buffer with some means other than an HOA because it is such a small area that needs to be maintained. He said Mr. Green may ask for an ordinance amendment regarding the HOA issue.

Commissioner Bodily asked if Lot 17 would be in place of the existing home, and Mr. Weaver replied in the affirmative. There was a question about the way the roads lined up in and out of subdivisions. Mr. Weaver said that the streets can't line up due to the difficulty of making left turns.

Commissioner Gilbert said the developer has already put in trenches and scraped the surface. Mr. Weaver said they had to relocate the Kays Creek irrigation line, and Kays Creek irrigation worked with the developer on the relocation. Mr. Wright said there was an April 15 deadline to move the line.

Mr. Weaver said the cul-de-sac by the church will become a through street.

Commissioner Weaver asked if there was an historical value of the home on the property. Mr. Bodily explained the history of the owners. Commissioner Hansen asked if the home was not considered historical because of the additions made to the home. Commissioner Van Drunen asked about the brick bungalow on Gordon Avenue. It was built in the 20's and will be demolished.

Other: At the April 14, 2015, Planning Commission Meeting, the Planning Commission will be educated on and review the cuts and fills at Eastridge Estates. Mr. Garside said it would be a separate issue other than the subdivision approval. The Engineering Division will be at the meeting.

PUBLIC HEARING:

2. Widner/Bastian Rezone -- R-1-6 (Single Family Residential) to R-2 (Single and Two-Family Residential).

This .37 acre property (two parcels) is located at approximately 950 North Rainbow Drive. The applicant, Mike Bastian, representing the property owners Elaine K. Widner Trustee and Richard Widner, is proposing to build two twin homes.

City Planner, Peter Matson, presented the request for rezone of the property, which is on the east side of Rainbow Drive at approximately 950 North. He said the area is a mix of vacant lots, family gardens, Quonset type garage, multi-family and single family homes. The applicant is proposing two twin homes with a total of four units and a single-car garage for each unit.

Multi-family dwellings are nearby on Gordon Avenue. Mr. Bastian said he talked to the residents in the nearby home who didn't want another four or five plex but thought a twin home would be okay.

Mr. Matson said Staff recommends Planning Commission forward a positive recommendation to the City Council to approve the rezone from R-1-6 to R-2 with a development agreement. He said the property would be 40 percent landscape with a solid vinyl fence on the east and south boundaries. The north side has an existing solid vinyl fence.

Commissioner Weaver asked if the homes would be owner occupied or rentals. Mr. Bastian said he would like to rent the homes.

Commissioner Fitzpatrick asked about visitor parking and lighting in the public right of way. Mr. Weaver said the developer pays for the lighting before the pre-construction meeting for the site.

Commissioner Fitzpatrick asked if there was any way the homes could have a land drain system. City Engineer, Woody Woodruff, said there was not a land drain system in Rainbow Drive. He said there is usually a gravel drain near the front of the property near the right of way. This water should not go in the sewer system.

Commissioner Van Drunen asked for an explanation of the set back requirements. Mr. Matson said R-1-6 property can have a five-foot side yard. He said there would be eight feet between the R-2 zoned twin homes and the north property line of the existing home.

3. Destination Homes/Bone Rezone -- A (Agriculture) to R-S (Residential Suburban).

The two properties proposed for rezone are located at approximately 100 South 3200 West (1.56 acres) and 202 South 3200 West (1.37 acres). The applicant, Destination Homes, is representing the property owner, Lee and Ruth Bone Family LLC.

Mr. Matson explained why these two parcels weren't included in the original rezone of the larger piece that was annexed. He said the south parcel will be part of a land trade to square up some property with the Allred family to get access to Overlook Drive and bring the utilities through that area.

Commissioner Hansen asked if the trade had been worked out. Mr. Matson said he wasn't sure. He said there needs to be another access out to 3200 but he wasn't sure if that's where it would be. The proposed R-S zoning matches the annexation area zone.

There was a discussion about the tree house on the corner. Mr. Matson said there were probably no regulations on a tree house unless they run electricity. Community and Economic Development Director Bill Wright said Staff would talk with the Building Official, Paul Bauer, about the tree house.

4. Barlow/Adams/Ovation Homes Rezone – A (Agriculture) to R-1-10 (Single Family Residential), A to R-1-6 (Single Family Residential) and A to PB (Professional Office).

This 23.57 acre property is located south of Oakridge Drive at approximately 2100 East. The applicant, Ovation Homes represented by Brad Frost is proposing, 6 single family homes on 5.07 acres (R-1-10), 40 single family homes targeted for "empty nesters" on 14.90 acres (R-1-6) and an assisted living facility on 3.58 acres (PB). The property owners are Service Mortgage Corporation (Barlow) and Lincoln and Christine Adams.

Mr. Matson said the majority of the property is owned by Service Mortgage Corporation, which is Haven Barlow's family entity. The property consists of 23.5 acres along the north side of Valley View golf Course. He explained the future continuation of Gordon Avenue with an interchange at Highway 89.

Mr. Matson said the developers were Brad and Norm Frost who built The Cottages at Chapel Park and The Cottages at Fairfield. They are looking at the property for a combination of zoning districts. Mr. Matson outlined the location of the proposed R-1-6 zoning with 3.5 acres being proposed for PB zoning for an assisted living facility. He said R-1-10 zoning is proposed on the east end for larger single family lots. There is a future development contemplated for a PRUD but engineering and utility issues are being worked out. He explained how Gordon Avenue and the public roads in the development would be built.

Mr. Matson stated that much consideration has been given to the design of the future Gordon Avenue roadway. All final grades and locations will come into more detail with the final plat.

Mr. Matson said in the development agreement the R-1-6 unit count is 40 units maximum. The developer is asking for the unit count to be moved to 45 units to make a few more lots. The density would still be 3.02 units per acre.

The assisted living facility is proposed to be a two-story facility on a flat area. It will have good views across the Golf Course and valley. The 100-unit facility will have 70 assisted living units and 30 memory care units.

Mr. Matson said the Design Review Committee (DRC) will review the site plan.

Commissioner Van Drunen asked if the assisted living facility had to be in a PB zone. Mr. Matson said small facilities are allowed in a residential zone. This one is beyond that in size and must be in a B-RP or a PB zone.

Commissioner Fitzpatrick asked for an explanation of the extension of Gordon Avenue. Mr. Matson said the portion of Gordon Avenue between the PB and R-1-6 zones will be fully constructed. Full right of way dedication will be given along the entire right of way from the west end to east end of the subdivision. Up to Orchard Grove Subdivision on Gordon Avenue will be finished as a half width on the south side. The trail will be on the south side between the curb and gutter and the fence of the homes backing on to the trail.

Commissioner Fitzpatrick asked if when Gordon comes through the R-1-10 proposed zoning area, it will be wider. Mr. Matson said it would and that the capital improvement fund will pay for the completion of the road. He said it will be a modified 80-foot right of way up to the proposed interchange.

Mr. Matson said the R-1-10 lots will face on to Gordon Avenue. He said the General Plan recommends that homes not face on an arterial street. He explained how the R-1-10 lots will be developed.

Commissioner Fitzpatrick asked about there being a small private road. Mr. Matson said that wouldn't be possible in this area.

Councilmember Day asked why the developer would not be required to build the middle section of Gordon Avenue. Mr. Matson said it was because it will not yet be servicing anything. The developer will dedicate it to the City. The middle section will be rough graded, and the City will complete it. City Engineer, Woody Woodruff, said it will be closed off so people can't drive on it. The middle section will be fenced and landscaped.

Commissioner Hansen said he was stunned that this was the type of development that will overlook the golf course. He said he didn't understand how it would be accessed and developed. Mr. Matson said those concerns will be resolved and maybe a private road will loop through the subdivision.

Commissioner Van Drunen reminded the Commission that just the zoning was being considered, not the subdivision.

Commissioner Hansen asked if there would be adequate parking to accommodate a 100-unit facility on the PB zone.

Mr. Matson said the assisted living use would be a conditional use and will have to go through site plan approval and conditional use processes and be reviewed by the Planning Commission.

Commissioner Hansen said those concerns needed to be worked out before voting on the rezone.

Commissioner Fitzpatrick said there may have to be fewer units.

Mr. Matson said they had to design the building and parking and make it work with a traffic study that will be required. Brad Frost said the situations work and Norm Frost said if they can't make the parking work they'll have to reduce the number of beds.

Commissioner Van Drunen said the Commission should just be concerned about the rezone.

Mr. Matson reviewed the development agreement with the Commission.

Commissioner Fitzpatrick commented on there being just one access in the development. Brad Frost explained how the road would continue with the phasing. He said he will have to loop the water system.

Commissioner Van Drunen asked if there had been open houses with residents. Brad Frost said the people on Oakridge Circle are uncomfortable about the future of the road. They want to meet with staff and have an understanding of the Gordon Avenue extension along their property line. He said other than that, they have been very supportive.


Julie K. Matthews, Planning Commission Secretary

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MEMBERS ABSENT: Randy Pulham, L.T. Weese

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Nick Mills, Gary Crane, Julie Matthews

Chairman Gilbert called the meeting to order at 7:07 p.m. The Pledge of Allegiance was recited and an invocation was given by Commissioner Fitzpatrick.

APPROVAL OF THE MINUTES: February 24, 2015. Chairman Gilbert called for a motion on the minutes. Commissioner Nilsson moved to approve the February 24, 2015, minutes as written. Commissioner Van Drunen seconded the motion, and the voting was unanimous

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.

1. Adams Farms Subdivision – Final Plat

This 8.537 acre property is located at approximately 1250 East Gordon Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, Ed Green, is proposing 25 single family residential lots.

Planner II, Kem Weaver, presented the request for final plat approval for the Adams Farms Subdivision. There is no phasing in this subdivision. Mr. Weaver described the zoning and occupants of surrounding parcels and outlined the street connectivity this subdivision would provide. He said the General Plan recommends 2-4 units per acre in this area. The density of the proposed subdivision on 8.537 acres is just over 3 units per acre.

Mr. Weaver said the developer is responsible to provide a five-foot landscape buffer easement along the frontage of Gordon Avenue on lots 17 & 18. The developer is requesting that another option be made other than have a Homeowners Association (HOA) to maintain the landscape buffer. An alternative request would need to be made to the City Council. The City has not yet received CC&R's for this subdivision, but if the developer is required to form an HOA to maintain the buffer, then CC & R's would need to be recorded.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Adams Farms Subdivision subject to the applicant meeting all Staff requirements.

Commissioner Bodily disclosed that Mrs. Adams, who lived on this property and has passed away, was a relative of his. He said he has no financial gain professionally or personally.

The developer, Ed Green, 2150 North Valley View Drive, Layton, UT, said he would address the issue of the landscape buffer maintenance with the City Attorney. He said lots 12 and 23 have almost the same landscaping maintenance and will be taking care of the property on the corner by themselves. He felt it would be better just to have lots 17 and 18 take care of the landscaping buffer adjacent to their lots. He expressed the opinion that

an HOA is a burden on the people in the subdivision when there are only two lots involved. He said the developer will put in the landscaping and sprinklers.

Chairman Gilbert asked that because this is the current ordinance today, if the Planning Commission recommends approval of the final plat, under the guidance of the Legal Department's direction, could there be some sort of allowance for the landscaping maintenance. City Attorney, Gary Crane, said the Planning Commission could recommend approval of the final plat subject to current ordinance, and then Staff would work with Mr. Green.

Mr. Green said some of the development would be done before the plat is recorded.

Commissioner Nilsson asked what would happen if the landscaping was not maintained. Mr. Green said the CC&R's of the subdivision will assess the situation and remedy it, but there wouldn't be an HOA.

There were no other questions from the Commission or comments from the audience.

Chairman Gilbert called for a motion on the item. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to grant final plat approval to Adams Farms Subdivision, recommending that the City and the developer work together to pursue a remedy to the landscaping maintenance issue. Commissioner Nilsson seconded the motion, and the voting was unanimous.

PUBLIC HEARING:

2. Widner/Bastian Rezone -- R-1-6 (Single Family Residential) to R-2 (Single and Two-Family Residential).

This .37 acre property (two parcels) is located at approximately 950 North Rainbow Drive. The applicant, Mike Bastian, representing the property owners Elaine K. Widner Trustee and Richard Widner, is proposing to build two twin homes.

City Planner, Peter Matson, presented the request for rezone by Mike Bastian on behalf of the Widners, who are the property owners. He said that R-2 is a single/two-family zone. He said the zoning request is proposed to accommodate a set of two twin homes for a total of four units.

Mr. Matson reviewed the proposed development agreement including a requirement for 40 percent landscaping, solid vinyl fencing along the east and south boundaries and earthtone architectural materials of brick, stucco or hardy board with vinyl excluded. He said each unit would have a single car garage and the site would have no more than a total of four units.

Mr. Matson overviewed the zoning of the property proposed for rezone. He said the two twin homes with attached garages would act as a transition from the R-M-1 zoning to the single family zoning.

Mr. Matson said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the development agreement and the rezone request.

Mr. Matson said the setback from the proposed twin home is eight feet on the side.

Commissioner Weaver asked about the maintenance of the land drain and sump pump. Mr. Matson said the property owner would be responsible as part of the maintenance of the property. This could be added to the maintenance section on the CC&R's.

Mike Bastian, the developer, 7721 South 1750 East in South Weber, said the twin homes would be slab on grade construction, and there wouldn't need to be a land drain in the property.

City Engineer, Woody Woodruff, said even with a slab on grade, depending on the water table, there may be a possibility that a land drain would be needed. Commissioner Weaver asked how the land drain would be maintained. Mr. Bastian said it would be the responsibility of the owner. Since he would be the owner, he said he would accept the responsibility of the on-going maintenance.

Commissioner Fitzpatrick asked about the side yard setback. Mr. Bastian said the units are 42 feet deep and 20 feet wide. He said there is ample room on the property. He said he had showed the neighbors the architecture and they like the R-2/twin home proposal versus the more dense properties on the corner of Rainbow drive and Gordon Avenue.

Commissioner Hansen asked how the exhibits included in the packet would reflect Mr. Bastian's plan. Mr. Bastian said the twin homes he would build would be just like the exhibit. He feels the product is a really good fit for the neighborhood particularly with the quality of materials to be used.

There were no further questions from the Commission or the audience.

Chairman Gilbert called for a motion. Commissioner Fitzpatrick moved that the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 15-18 approving the development agreement. Commissioner Weaver seconded the motion. The voting was unanimous. Commissioner Fitzpatrick moved to adopt Ordinance 15-05 approving the rezone, and Commissioner Weaver seconded the motion. The voting was unanimous.

3. Destination Homes/Bone Rezone -- A (Agriculture) to R-S (Residential Suburban).

The two properties proposed for rezone are located at approximately 100 South 3200 West (1.56 acres) and 202 South 3200 West (1.37 acres). The applicant, Destination Homes, is representing the property owner, Lee and Ruth Bone Family LLC.

Mr. Matson mentioned the previous annexation and rezone that did not include these two small parcels which did not need to be annexed. He reviewed possible future street connections. He said the rezone request was consistent with R-S zoning requirements. He mentioned a possible future land swap. Mr. Matson said Staff is recommending the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 15-08 approving the rezone from A to R-S.

Commissioner Hansen verified that the result of the land swap had no bearing on the rezone. Mr. Matson said it would not have an effect.

There were no further questions from the Commission, and there was no public comment.

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 15-08 approving the rezone request based on consistency with the General Plan and subject to the memos written by staff. The motion was seconded by Commissioner Hansen, and the voting was unanimous.

4. Barlow/Adams/Ovation Homes Rezone – A (Agriculture) to R-1-10 (Single Family Residential), A to R-1-6 (Single Family Residential) and A to PB (Professional Office).

This 23.57 acre property is located south of Oakridge Drive at approximately 2100 East. The applicant, Ovation Homes represented by Brad Frost is proposing, 6 single family homes on 5.07 acres (R-1-10), 40 single family

homes targeted for “empty nesters” on 14.90 acres (R-1-6) and an assisted living facility on 3.58 acres (PB). The property owners are Service Mortgage Corporation (Barlow) and Lincoln and Christine Adams.

Mr. Matson said Resolution 15-11 represents the development agreement accompanying the rezone request. He explained the proposed zoning and different areas of zoning on the property. He said additional property to the west and south is not part of the proposal and may develop in the future. He pointed out the future extension of Gordon Avenue, which will be an east/west arterial street. He said the owner will be required to dedicate the entire right of way of the future Gordon Avenue. He explained the stages of improvements to Gordon Avenue that would occur as the proposed rezone area develops.

Mr. Matson gave an overview of the conceptual plan. He said the density is in line with the recommendations of the General Plan for this area. He also reviewed the requirements of the development agreement.

Mr. Matson pointed out the pipe line corridor, which would impact the west side of the area proposed for PB zoning. He said utilities must avoid the pipeline.

Mr. Matson said Staff is recommending that the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 15-11 approving the development agreement and adopt Ordinance 15-06 approving the rezones for R-1-6, R-1-10 and PB consistent with the recommendation of the General Plan policy recommendations.

Commissioner Bodily asked with regarding to the PB zoning, if the assisted living facility was not built, could another PB use be built on that area. Mr. Matson said the development agreement is drafted for assisted living. If they wanted to change the use, then a new development agreement would have to be drafted.

Commissioner Fitzpatrick asked if there could be more homes than the 40 specified in the development agreement. Mr. Matson said Staff’s recommendation would be that the development agreement be changed to allow for 45 homes. The motion would have to reflect that change.

There was a discussion on the design of the homes. Mr. Matson said the developer’s plans are single story, which is what is specified in the development agreement. If they wanted to construct a two-story home, the agreement would need to be amended.

Commissioner Weaver asked if the storm drain water would be treated prior to discharging into Andy Adams Reservoir. City Engineer, Woody Woodruff, said there is a storm drain designed to come down Gordon Avenue and discharge into Andy Adams pond. He said there would be treatment as there is no requirement for detention. The details have not yet been worked out. He said a water quality degreaser or something similar would need to be designed and installed meeting City requirements.

There was a discussion of street connectivity and setbacks. These specifications will be required at the preliminary review stage.

The developer, Brad Frost, 535 North Anita Drive, in Kaysville, said the Layton City staff had been one of the best they’ve worked with. He said the Staff is tough but fair. He said the Ovation Home’s plan for this property would be an active adult community with luxury type homes. The residents would be encouraged to be active and involved in the City. He said he had had three open houses with the residents and visited 50 homes. He had been very impressed with residents and how they were involved and asked questions.

Mr. Frost explained the entrance and constraints with the pipe line along with topography issues. He said the whole project will be one-level living. He said every unit will have a view of the mountains and or a view of the

courtyard. He showed the design of the homes and said the 30 units built at the Cottages at Fairfield sold within six months. None of the homes are under 1900 square feet. All landscaping and fencing is completed with the sale of the homes. The front yard is owned by the individual owner but maintained by the HOA. The price range of the homes is \$280,000 to \$450,000 and 1900 to 2400 square feet. He said the five units on the south could be one level with a basement because of topography.

He said a concern expressed was why R-1-6 zoning. He said his clients want smaller lots. The development agreement specifies less than four units per acre. The R-1-6 area will have 3 units per acre. The R-1-10 area will have 1.79 units per acre, well below the 2-4 units per acre specified in the General Plan.

Mr. Frost said he has tried to be sensitive to the neighbors and won't block views. He said the road design went from a 100 foot road width to an 80 foot road width with island treatments in the center to slow traffic and a walking path.

The design of Gordon Avenue with regard to the elevation of the road and proximity to the pipeline will be discussed with Staff and the neighbors the week of April 6.

Chairman Gilbert reviewed the guidelines for audience comments. The following are the concerns expressed by audience members:

Carol Anderson, 2348 East 1200 North, Layton – distance from new homes to the future Gordon Avenue. Response from Mr. Matson was the right of way would go to the rear property lines on the back of the homes on 1200 North. It would be an 80-foot right of way that would eventually be landscaped and fenced. The asphalt would be 10 feet from the fence in Mrs. Anderson's back yard. The fencing would probably be similar to the Brighton Homes subdivision on Cherry Lane.

Mike Hoth, 1346 North 2350 East, Layton – Traffic, high density and primarily 55 and older residents causing the area to be an older population and less diverse in age.

Debbie Worthen, 2322 East 1200 North – Ground water flooding concerns and errant golf balls breaking windows.

Kenneth McCoy, 1264 North 2550 East – Overall density leap from agricultural zoning.

Mark Anderson, 2044 Oakridge Circle – Questions about density and if the R-1-6 met the General Plan requirements.

Blake Wahlen, 2080 E Oakridge Circle – Expressed appreciation for the Frosts. Asked about the buffer between the road and his property and asked for the road alignment and elevation difference to be considered between Oakridge Circle and Gordon Avenue. Mr. Woodruff responded that the developer will build a portion of Gordon Avenue to have connectivity with their development. The remainder of Gordon will be built by the City in the future when there is a connection with Highway 89. The developer will provide a traffic study. The connection at Highway 89 is still 10 years out in the Utah Department of Transportation plan.

Theodore Howe, 1223 North 2550 East – Land preparation, truck traffic in areas with children, delay of connection to Highway 89. Mr. Woodruff said the extension to Highway 89 is a 20 million dollar plus project.

Ruth Howe, 1223 North 2550 East – Egress out of property on to 2550 East, delay of Gordon Avenue extension.

Carrie Smedley – Concern about construction going on behind her home. She asked for a fence behind her home before construction begins. Other homes have a chain link fence behind their homes presently. Chairman Gilbert asked her to take that concern to the City Council.

Bridgette Girard, 1277 North 2550 East – Traffic concerns on Oakridge Drive and impact on neighborhood. Ms. Girard asked if the 90 homes taken out of the rezone currently would be planned for the future. Norm Frost said it would be a future rezone. Brad Frost said utilities had to be worked out in that area.

Melanie Hoth, 1326 North 2350 East – Mixed use would be better than assisted living and homes for older people.

Commissioner Van Drunen asked Mr. Woodruff to address the groundwater issue. Mr. Woodruff said all new developments are required to have land drains. This may improve the drainage in the area as land drains will be in the homes and each lot to accommodate and take care of any ground water issues.

Commissioner Fitzpatrick asked about a traffic study on what this new development will do to Oakridge Drive. Mr. Woodruff said there would be a very detailed traffic study on major intersections within a mile of this project by the developer at the preliminary review stage.

Commissioner Fitzpatrick asked what would happen if the rezone was approved then after the traffic study it was found that the traffic couldn't be handled. Mr. Woodruff said the level of traffic on Oakridge Drive has to be established by the traffic engineer. It is possible some things may need to be put into place to mitigate the traffic.

There was a discussion regarding potential traffic on Cherry Lane from a previously approved development.

Mr. Woodruff said Oakridge Drive would be milled and overlaid. It hasn't been done earlier because there was so much development happening.

Chairman Gilbert asked if the property to the west of the assisted living, but not on the agenda, was owned by the same owner and if it could be developed. Mr. Matson said they have chosen not to consider development on this property at this time.

There was a discussion on the future of Gordon Avenue which for the time being will be rough-graded and replanted for dust control, with a trail on the south side of Gordon. Mr. Matson said that with this development, the south side will be completed with 26 feet of asphalt and connect with 2550 East.

Commissioner Hansen asked Mr. Frost why the traffic from the R-1-6 would be 60 percent less than normal traffic. Mr. Frost said they typically sell to empty nesters with only 1-2 cars. They don't park in the street and the CC&R's require parking in the garage. For every 10 visits per day for a medium size family with teenagers, the R-1-6 development will have 4 visits. This will be shown in a traffic study.

Mr. Woodruff said the traffic study will address traffic with 1.5 miles of all the major intersections. The traffic engineer will also recommend mitigation if needed.

There was a discussion on other scenarios with different zoning. Chairman Gilbert said the development agreement is limiting Mr. Frost to 40 homes. He could have more homes on this property.

Mr. Frost said one of the things they are doing is extending the sewer line 1200 feet through the western portion of the future road. They are also extending and connecting the storm sewer, which he said is a huge

cost on property they are not developing. They will be giving up ground and extending facilities to make it easier for future roadways.

There were no further questions. Chairman Gilbert called for a motion on the item.

Commissioner Nilsson explained to the public that the process would next go to the City Council where they would have a chance for input as well as when the subdivision plat is reviewed. Commissioner Bodily said that the subdivision plat would go to both the Planning Commission and the City Council for preliminary and final reviews.

Commissioner Nilsson moved that the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 15-11 approving the development agreement as it is written. Commissioner Weaver seconded the motion, and the voting was unanimous. Commissioner Hansen asked for the maximum number of units to be 40, specified single story and storm water being treated prior to discharge and the units be a minimum of 1800 square feet.

Commissioner Nilsson accepted the amendment to the motion and Commissioner Weaver seconded the motion. The voting was unanimous.

Commissioner Nilsson moved to forward a positive recommendation to the City Council to adopt Ordinance 15-06 approving the rezone request from A to R-1-10, R-1-6 and PB based on consistency with the General Plan. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

Commissioner Weaver reiterated that the Commission wants the City Council to take a serious look at the traffic study. Mr. Crane said the traffic study would be considered at the preliminary plan review.

Commissioner Fitzpatrick expressed concerns about rezoning the property without Gordon Avenue being completed. Mr. Crane said the General Plan provides for this on-going development. The decision at this time is if the proposed rezone is an appropriate use for the property. The Commission can review this during the preliminary review process.

Commissioner Weaver thanked the public for coming out and being involved.

Mr. Crane said one of the most important aspects is the development agreement. He advised the citizens to become actively involved with the developer and the City Council before the City Council reviews the proposal in the future.

Chairman Gilbert called for a motion to close the Public Hearing and adjourn the meeting. Commissioner Fitzpatrick moved to close the Public hearing and adjourn the meeting. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

The meeting adjourned at 9:23 p.m.


Julie K. Matthews, Planning Commission Secretary