

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
MAY 12, 2015**

**MEMBERS PRESENT:** Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver,

**MEMBERS ABSENT:** L.T. Weese

**OTHERS PRESENT:** Staff: Bill Wright, Kem Weaver, Steve Garside, Nicholas Mills, Julie Matthews

City Council Members: Tom Day, Joy Petro

**PUBLIC HEARING:**

**1. LUKE L. AND DIANA C. ADAMS REZONE -- A TO R-1-8**

This 17.36 acre property is located at approximately 752 West Gentile Street in an A (Agriculture) zoning district. The applicant, Craythorne Development, is representing the property owners, Luke L. and Diana C. Adams.

Planner II, Kem Weaver, presented the request for rezone for 17.36 acres on two parcels at a width of 312 feet. He explained the zoning in the area. The proposal to rezone from A to R-1-8 fits the General Plan guide lines for this area with a density of 2-4 units per acre.

The area is serviceable by City utilities. A 10 inch line in Gentile for water can service the rezone area if looped. The sewer connection will be through a stub street in the subdivision to the east or on through an easement thru a property on Trailside drive.

Commissioner Fitzpatrick said the easement may be through her property. She said no money had changed hands, and she would not recuse herself. She felt she could be objective.

Mr. Weaver said there would be a 48 inch storm drain line to carry water from the property to a detention pond and then metered out.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone based on consistency with the General Plan.

Commissioner Hansen expressed concerns about subdivisions developing on narrow pieces of property and fire turnaround. He expressed concerns about crossing the trail with utilities, which Mr. Weaver said could happen.

Mr. Weaver said there would be a temporary turnaround beyond the 1500 foot length of the subdivision for Fire access and turnaround. There will be stub streets per the block length ordinance. He said there would be 51 units and the development could not go higher or expand until there was utility access with the development of the adjacent properties.

Chairman Gilbert asked about secondary water. Mr. Weaver said this area was not serviced by secondary water.

Commissioner Weaver asked if there will be dry fit lines. Mr. Weaver said the City couldn't legally ask them to do that unless the area can be serviced within two years. This will be determined at preliminary review.

**PUBLIC REVIEW:**

**2. WILLOW RIDGE SUBDIVISION PHASE 1 – FINAL PLAT**

This 8.6 acre property is located at approximately 3500 West Hill Field Road in an R-S (Residential Suburban) zoning district. The applicant, Nilson Homes, represented by Mark Staples is proposing 21 single family residential lots.

Mr. Weaver presented the request for final plat approval for 21 lots at a density of 2.2 units per acre. He said this phase of Willow Ridge Subdivision would extend West Hill Field road to its full width of 84 feet. West Hill Field Road will eventually connect to Bluff Ridge Boulevard with subsequent phases.

There was a discussion of how road widening, curb, gutter and sidewalk are determined. Mr. Weaver clarified where subsequent phases would be located.

Councilmember Day said the irrigation is concerned about tail water being interrupted. Mr. Weaver said the developer is required to make sure they don't discontinue service. He said he would check on the water rights associated with the tail water from this property.

Associate City Attorney, Nicholas Mills, pointed out in the Engineering report where tail water and water rights were addressed.

There was a discussion about the park strip landscaping, which Mr. Weaver said would maintain the current look on West Hill Field Road and be maintained by the Willow Ridge Subdivision overall HOA on the north side of West Hill Field Road.

Commissioner Weaver asked for HOA (Home Owners Association) training.

**3. LAYTON FARMS COMMERCIAL SUBDIVISION – PRELIMINARY PLAT**

This 8.65 acre property is located at approximately 1600 North 2200 West in an M-2 (Heavy Manufacturing/Industrial) zoning district. The applicant is Chris Look.

Mr. Weaver presented the request for a commercial subdivision on 8.65 acres of vacant ground with frontage on 2200 West. He said there was residential property to the south and to the west. He said the plat consists of three lots on two parcels and dedication of property to the D&RG rail trail. The City is negotiating with the developer to possibly purchasing Parcel B to create a trailhead with a few parking stalls on that parcel.

Parcel A is to be left vacant. Some light industrial use could be located there. Lots 1 and 2 are proposed for storage units. Lot 3 could possibly be office warehouse or an extension of the storage units.

Commissioner Weaver was asked if this property could accommodate the full-width of 2200 west if widened. Mr. Weaver replied in the affirmative stating there was a 30 foot front setback.

There was a discussion of buffers and how the storage units would be surrounded. Mr. Weaver said the buildings themselves would act as a barrier. He addressed where fencing would be located.

Commissioner Van Drunen asked about signage, lighting and landscaping. Mr. Weaver said all landscaping would be on the street frontage. He said there would be no pole lights, and lighting would be on the buildings with no lighting being allowed to leave the property. He said signage would not come before the Commission.

Commissioner Fitzpatrick asked why Fire protection must be paid to Clearfield City before the building permit can be issued. Mr. Weaver said the Water service is from Clearfield City.

#### **4. LAYTON CITY – CONDITIONAL USE FOR A NEIGHBORHOOD PARK**

This 10 acre property is located at approximately 3500 North Redtail Way (2100 East) in an A (Agriculture) zoning district. The applicant is Layton City.

Mr. Weaver presented the request for conditional use for the Greyhawk neighborhood park. The land was donated to the city for the park. A trail intertwines through the subdivision to the park and down to the school site. There is one-quarter acre in the southeast corner of the park owned by Wasatch Integrated Waste Management. Layton City is working to acquire this parcel.

Mr. Weaver listed the amenities of the park particularly the adult exercise equipment overlooking children's play area.

In answer to storm drain questions, Scott Carter, representing the Parks Department, said the south end of the soccer field has a storm drain detention basin and a small pipe that comes out of that area. The new design calls for a linear detention basin long the parking lot into a pipe, down the hill into Wasatch Integrated Management detention basin.

#### **OTHER:**

Mr. Weaver gave an update on the landscaping at the Cottages at Fairfield and said he had discussed the completion of it with the developer, Brad Frost, the previous week.

Commissioner Fitzpatrick expressed concern with the construction issues at Major Estates. Mr. Weaver will let the City Engineer know about the water issues.

Commissioner Weaver asked about the berm that was supposed to be installed at the new Popeye's chicken to prevent the headlights from shining in to the eyes of drivers going west on Antelope Drive. Community & Economic Development Director, Bill Wright, said Staff would test it at night.

Chairman Gilbert asked how something like this happens and not get properly installed. The bushes had to be at a height effect immediately.

Mr. Wright said Staff would meet with the developer and talk about advanced shrubs. There was continued discussion on what the Commission felt was needed on the site.

Mr. Wright said the City Council had approved the preliminary plat for Eastridge Park. The traffic study was updated. The trail issue was studied and included. There were five conditions. One was a

restriction on the number of rental units of the townhomes to 15 percent, which is 8 units total. They will widen the throat entry off Antelope Drive with a landscaped island. There will be monitoring for vibrations during grading. The sensitive land issues will be noted on the plat.

There was a short discussion on detention.

Commissioner Bodily asked the status of the WinCo permit. Mr. Wright said the City had expected them to take out the permit. The City is ready to move forward, and WinCo has one year from the date of the conditional use to begin.

There was a discussion on how long it would take for a store to be built.

Councilmember Day confirmed that everything is ready from the City's standpoint. Mr. Wright replied in the affirmative.

Mr. Weaver asked if the Commission would mind if item 1 was moved to the end of the agenda as audience comment is anticipated.

A handwritten signature in blue ink, reading "Julie K. Matthews", is written over a horizontal line.

Julie K. Matthews, Planning Commission Secretary

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**MEMBERS ABSENT:** L.T. Weese

**OTHERS PRESENT:** Staff: Kem Weaver, Nicholas Mills, Julie Matthews  
City Council Members: Tom Day, Joy Petro

Chairman Gilbert called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Bodily.

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

**PUBLIC HEARING:**

**1. LUKE L. AND DIANA C. ADAMS REZONE -- A TO R-1-8 – Ordinance**

This 17.36 acre property is located at approximately 752 West Gentile Street in an A (Agriculture) zoning district. The applicant, Craythorne Development, is representing the property owners, Luke L. and Diana C. Adams.

Kem Weaver presented the request for rezone from Agriculture to R-1-8, single family residential zoning for the property located at 752 West Gentile Street. The property is 17.36 acres on the south side of Gentile Street. The rezone area consists of 2 parcels. Mr. Weaver said that while R-2, R-1-8, R-1-10 and Agriculture zoning districts are in the surrounding area, most property is primarily zoned R-1-8 and R-1-10. The density, which the General Plan allows for in the R-1-8 and the R-1-10 zones in this area, is 2-4 units per acre.

Mr. Weaver said the applicant is Craythorne Development, representing the owners Luke and Diana Adams.

Mr. Weaver said the property has 130 feet of frontage on Gentile Street and also another small portion of frontage on Gentile. He described the location of the D&RG rail trail as it related to the proposed development. He said the property could be serviced by a Layton City 10 inch water line sufficient to provide service 1500 feet in from Gentile Street. At 1500 feet, the water line will need to be looped to 225 South or 350 South, which are roads that stub into the property. Sanitary sewer service will need to connect through one of the stub streets or through an easement on Trailside Drive. He said there was a 48 inch storm drain line along the D&RG rail trail on the south portion of the property. A detention basin will be required on the south end to capture the storm water and meter it out.

Mr. Weaver said Staff's recommendation is for the Planning Commission to forward a positive recommendation to the City Council to adopt Ordinance 15-15 to rezone the property from A to R-1-8 based on consistency with the General Plan.

Chairman Gilbert reviewed the audience comment guidelines.

Eric Craythorne, West Point, said he was representing the Adams Family. He said there are 17.36 acres requested to be rezoned and there will be just 30 lots due to access off Gentile Street. He said about 9 acres will be undeveloped until other surrounding acres are developed.

Mr. Craythorne addressed information that had been circulated to area residents' homes. With regard to the information requesting that rezoning be stopped and the property remain agriculture, he said that he did approach surrounding property owners, but no agreement was reached.

With regard to information circulated asking to stop the dangerous development of the proposed development, he said that that may be referring to the sewer line crossing under the petroleum line along the D&RG trail. He said he had met with the Tesoro representative over land acquisitions who gave them a letter and instructions on proceeding with the sewer line. He said he would follow those instructions. The Commission was given a copy of the letter. He said two feet of separation was required between the pipeline and the sewer line. In this case, the developer will have a 4-5 foot separation.

Mr. Craythorne said he approached the owner about getting an easement for the sewer through the stub road but didn't get a favorable response.

Chairman Gilbert asked if he received the easement, would he have proceeded with the road. Mr. Craythorne said they discussed other options.

Commissioner Hansen asked if Mr. Craythorne had made several efforts to sell the property to adjacent owners. He expressed concerns that narrow properties develop in strips one at a time. He asked again if Mr. Craythorne had made an honest effort to contact adjoining property owners to work this out and connect to one of the stub streets to get traffic out another way.

Mr. Craythorne said yes, he had and an agreement which couldn't be reached with the adjacent property owner.

Commissioner Nilsson said it appeared the letter from Tesoro was addressed to Ed Green. Mr. Craythorne explained that Mr. Green is a partner in the development of the property. The letter is specific to this property.

Mr. Craythorne said they would pothole where the 12-inch petroleum line is and be certain of its location before putting the sewer line in.

Commissioner Hansen asked what level of interest would be needed for a traffic study before developing the preliminary plat. He felt it would be beneficial to the Commission to have such a traffic study done.

Mr. Craythorne clarified that Commissioner Hansen meant additional traffic on to Gentile Street. He said he would have a traffic study done if it is desired by the Planning Commission.

Carol Dimock, 438 South 450 West, spoke of a problem with the Emigration Canyon pipeline and how a water supply was affected. She also mentioned the Willard Bay pipeline issue. She felt there were too many things to cross the pipeline that would be harmful to families, homes and the City in general. She felt money was being given priority over principles. She felt there were very few small parcels like this that children can enjoy. She had concerns about traffic.

Jean Clement, 733 West Gentile Street, said that even though the owner's representative said he'd contacted all the property owners to see if they had an interest in purchasing this piece, no one contacted her. Ms. Clement reported on a traffic study she had done between 8:20 to 8:30 a.m. and said there were 362 cars both east and west, with the traffic being forced to a standstill up to 16 times from her house to Angel Street. In the afternoon after school recessed, 572 cars passed east and west with the traffic at a standstill 10 times. She felt the rezone would cause 60 more cars a day from the 30 homes. It takes her 10 minutes to get out of her driveway on to Gentile Street.

Ms. Clement asked that the developer would make the entrance to the development look nice. She felt the zoning should be R-1-10 to limit the amount of homes and vehicles. She felt the developer should wait and develop the property all at once with a park and walking paths and not go under the pipeline.

Ms. Clement mentioned the Envision Layton community exercise and wondered if the City was serious about trying to save agriculture. She said the development would be an eyesore.

Chairman Gilbert reminded the audience that before the Commission was a rezone request from a property owner. He said the only area of concern was the area proposed for rezone. He said the request fit the General Plan.

Tyson Roberts, 928 South Angel Street, said he had been a partner with the land owner on both sides of this property for the last 10 years. He expressed concerns about water for future development, continued farming of the two afore mentioned parcels, irrigation lines and ditches and issues with drainage water. He said he would have to have an easement to get water to both sides of the property where he farms.

Mr. Roberts expressed concerns about traffic on Gentile Street and the big farming equipment making it worse. He felt R-1-8 zoning was irresponsible.

Commissioner Hansen asked if Mr. Roberts had farmed the rezone property. Mr. Roberts said he had. He pointed out the ditches taking the tail water to the west and the above ground irrigation line supplying each of the three fields.

Christopher Layton, 2128 Birch Hollow Cove, Draper, said his father has farmed the land for the last 40-50 years. He said they were told years ago they would never be able to tie into the storm drain to the south if they developed the subdivision. He said that his ancestor was the person who settled Layton and Layton was named after him. No one else had own the land his family owns.

Mr. Layton spoke of an incident in California where someone was fined for a fatal accident that happened when boring under a gas line. He said there is no other access for this developer to bring their sewer line through. He expressed concerns about the 9 acres that would not be developed

questioning why the developer would rezone that portion and pay higher taxes on it. He mentioned that the property possibly cannot be developed without going through Commissioner Fitzpatrick's property.

Mr. Layton expressed concerns that the stub streets will be landlocked in the future if they can't connect.

Commissioner Weaver asked if the Layton's property on either side of the subject property would not be sold for the considerable future. Mr. Layton said it cannot be sold until sister dies in approximately 50 years.

Commissioner Weaver said he has seen property that wasn't going to be sold that was nevertheless sold in a short time.

Commissioner Nilsson asked if there was consideration for the Layton family to pick up the property. Mr. Layton said they have property inherited from the Roberts Family. They would have had to sell another piece to buy the Adams property.

Mary Searle, 12243 Grisly Hollow Cove, Draper, Utah said she was a daughter of the property owner on either side of the Adams property. She expressed concerns that the 9 undeveloped acres would have a weed problem.

Dana Sykes, 625 West Gentile, expressed the concern that on the master plan, the home next to her is on property planned for a roadway.

Delaney Nalder, 628 West Gentile, introduced herself as the Layton Elementary PTA president. She said traffic is horrible and she asked for a traffic study.

Chairman Gilbert said the rezone was the first step of many and a traffic study would probably come in the future.

Ms. Nalder said the landowner has generously let her farm a little spot for several years. She expressed concerns about the tailwater and who would take care of the 9 acres.

Chairman Gilbert said the landowner would be responsible for the undeveloped 9 acres. He said by final plat, the developer has to be required to maintain water right-of-ways.

Ms. Nalder said at the Envision Layton workshop, the top desire in her group was farmland and access to fresh fruit and vegetables. She felt R-1-10 would make more sense. She expressed concerns about stub streets going over the pipeline.

Chairman Gilbert said he was part of that workshop, which was projecting the future of Layton for the year 2050. He said at the rate the City is going, there won't be any farmland left. The workshop was a want and wish list. Planners will gather the information and use it as a guide for the General Plan going forward.

Commissioner Hansen said any stub streets would have to be to the east. Commissioner Bodily stated a correction that with the block length requirements, the stub streets would have to be to the east and to the west.

Ed Green, one of the developers, 2150 North Valley View Drive in Layton, listed all of the R-1-8 subdivisions he had developed in Layton and said he has never developed an eyesore or been known for that. Even though the zones are R-1-8 some of the lots are 10,000 square feet. The R-1-8 zoning is better for side yards with 8 feet on one side and 10 on the other, whereas R-1-10 zoning requires 10 feet on each side.

Mr. Green said when the economy wasn't good, he farmed his land he planned to develop. Other people will farm the 9 acres. He said Layton city has a weed ordinance and he'll get ticketed if he doesn't take care of the weeds.

Mr. Green said that just because there are lots that face east and west, it won't make the development an eyesore.

Commissioner Nilsson asked if Mr. Green had discussed irrigation systems with Mr. Craythorne. Mr. Green said they weren't that far in the development process to have an opportunity to consider irrigation. He had in the past addressed a similar situation in Swan Meadows where water easements for farms had to be continued.

Mr. Green said he was also from a generation of people whose family had also obtained their land through the US Patent, which was also land that had never been owned by anyone.

Councilmember Joy Petro, 683 West Gentile, adjacent landowner, asked the Commission to consider that their decisions impact the City for the future. She referenced the Eastridge Park property, which zoning decision made several years back. She said that even though a decision is brought before the Commission that evening, they didn't have to act on it. They could wait until questions are answered, especially knowing the families involved. She has worked with them all and they are all strong willed. She said she understands the need for a family to sell and that they have the rights to do that. She said that the Commission needs to look at the future and not put themselves in the same situation as what they've done before. They have the opportunity to delay the decision and she would like them to do that.

Ms. Petro said she personally would be interested in the property as well but she was not contacted. She said she thought it was a gentleman's agreement and rightfully so between the farmer and landowner and they've worked cooperatively in the past. She said she felt this would be a dividing factor and some lines are going to be drawn in the sand, and it will be extremely tough going forward, especially when dealing with water rights, run off and the drainage at the end. Also mentioned was the grandfather law regarding the run off ditch. Her opinion was that down the road when everything is developed when the road would go in and the home would get taken out, she felt the zoning should be R-1-10. She said she wanted to protect her own personal land value and those around her. She encouraged the Commission to postpone or table their decision.

With regard to the traffic study, Ms. Petro also did her own traffic study, and she said Ms. Clements numbers were pretty accurate. Ms. Petro did her own traffic study during an odd time of the day and found there were over 200 cars within a 10 minute span. She said it was difficult for her to get into her

driveway due to traffic from Gentile Street and King Street and has been rear ended trying get into her driveway. She said the cars get backed.

She asked the Commission to exercise their rights and authority and postpone the decision.

Barry McClellan, 611 West 425 South, which is said was one of the stub streets, said he would be opposed to any development along that area, but preferred R-1-10 instead of R-1-8. He expressed concerns about the impact a development would have on traffic. He said the proposed development creates an area that divides up farmland that is in use. He said he doesn't want a settling pond to be created with mosquitoes.

Bryce Thurgood, 1798 West 1550 South #103, Roy Utah, the developer from Castle Creek Homes said he sat with the Layton siblings, Christopher and his sister and had good discussion on possible trades that would square up the land. They discussed trading a parcel but couldn't come to an agreement. They offered to trade the parcel for the one they wanted to sell west on Gentile. As far as never developing it, they asked if Castle Creek did buy it, how it would develop, so maybe the Layton family development is not so far in the future.

Mr. Thurgood said property in Layton, Kaysville and Farmington doesn't get advertised for sale. Developers go to property owners and ask about purchasing their land. This property had 2-3 people approach.

As far as the R-1-8 and the R-1-10 lots, most of the map is R-1-8. As they would lay out the subdivision, the averages would be 9500 to 10,000 sf. They use R-1-8 because of better side yards and more flexibility. This development would be similar to Weaver Park Subdivision which was just developed. Their reputation is pretty important to them and they wouldn't do anything to thwart that.

As far as water, he has dealt with that with every project they've developed. They would continue to farm that piece or let Mr. Roberts continue to farm it. If the Planning Commission and City Council would give them the rezone they don't necessarily have to develop the property right away. The taxes don't change until the use changes.

Mr. Thurgood said they have exhausted every option they can to accommodate everyone and it seems like no one else wants to participate. They will still make a nice subdivision with a nice entrance. There would be about 100 feet between the homes on each side of the road. There would be nice landscaping. He compared what was planned to Pheasant Place with landscaping on both sides of the entrance.

Joy Petro asked Planning Commission had been faced with HOA issues. She said she knows one person in particular who has been frustrated with HOA's. She said if this development had an HOA, she would like to make sure the detention pond is addressed. She asked the Commission to remember that whatever they zone the property, that's how it stays in perpetuity. She asked them again to hold off on their decision until there are alternatives.

Chairman Gilbert reminded the audience that the Commission was only there to address the rezone and not other issues.

Diane Adams, 777 East Gentile, said her husband's grandparents owned the property and she and her husband own the property. She said they were not there to cause trouble, they just need to move on with life. She and her husband have health issues and she feels it is the time to sell the property. She said they have always worked with Dan Layton and gave him first chance last year. They would like to sell now and she felt some of the people would want to sell, too, when the time came in their life. She said her husband was in his 80's and she was almost there, too, and they have the right to sell their property and do with it what they want to do with it.

Chairman Gilbert called for a motion on the item and then Jean Clement came to the microphone again and asked Commissioner Fitzpatrick if the sewer line would go in her back yard.

Commissioner Fitzpatrick said it would not go in her back yard. It will go in a cul-de-sac. Her property at that point is only about 20-22 feet deep. There are 7-foot public utility rights on either side of it. The piece of her property it would touch would be very minimal. It will be on her side yard in a shared cul-de-sac. She said she is in an R-1-8 zone on one-third of an acre and the home next to her is on one-half acre.

Ms. Clement asked Commissioner Fitzpatrick if the developer had contacted her about the sewer line easement.

Commissioner Fitzpatrick said that early on the developer asked if they would entertain giving up an easement. They said sure. They have seen no paperwork or discussed no money. They don't exactly know where the easement will go and how much of the property is affected. She said they have approached her and that is the extent of it.

Ms. Clement asked if there was a possibility Commissioner Fitzpatrick would be paid for the easement.

Commissioner Fitzpatrick said she didn't know if she would be paid.

Ms. Clement asked if they could get Commissioner Fitzpatrick on record stating that she would not be paid for this easement if it does come to be.

Commissioner Fitzpatrick said no because she jointly owns the property with her husband and that would be his decision as well.

Associate City Attorney, Nicholas Mills, said he didn't mean to cut off Ms. Clement, but at this point, the focus was just on the rezone. Commissioner Fitzpatrick has stated that at this point she has had no discussions beyond the initial inquiry if they would entertain the possibility of an easement.

Commissioner Fitzpatrick said she'd actually had more contact with people who don't want her to give the easement than she has had with the developer. She also stated during the work meeting that if it does become an issue, she will recuse herself if she needs to or if money transfers hand. She recused herself at another time when she felt she needed to do so. She said she trusts her judgment and that's where she stands on the issue at this point.

Tyson Roberts said that Commissioner Fitzpatrick mentioned her lot is a third acre and he asked her if the one to the north is a half acre. Commissioner Fitzpatrick replied in the affirmative. He said the property was zoned R-1-8, but the reason was because there was no other way to develop that corner.

He said that would provide an average of R-1-8 and the other lots are smaller, so what Commissioner Fitzpatrick mentioned about lot size is not to say what an R-1-8 would look like. He said with the possibility of the easement going through her property, she had the option to recuse herself right now because she could gain from voting in favor of the rezone.

Commissioner Fitzpatrick said she had cleared that issue with the Legal Department. To have to recuse herself, there would need to be paperwork signed or a financial status at this point. She asked Mr. Mills if she was correct.

Mr. Mills said she was correct. At this point with just a developer saying potentially could we possibly do an easement, there is no conflict at this time.

Mr. Roberts said he was not a lawyer because lawyers find loopholes. What he said he was saying was that Commissioner Fitzpatrick had potential for financial gain.

Chairman Gilbert said they were there to discuss the rezone, and Commissioner Fitzpatrick's property had nothing to do with it.

Mr. Roberts said that his statement about Commissioner Fitzpatrick did have something to do with the rezone. The developer said her property is the only option.

Chairman Gilbert thanked the citizens for their input. He said it was the same scenario of people not wanting development in their backyard which gets everyone involved. But there is a landowner who has submitted a request. He said the Planning Commission will give a recommendation and the City Council will make the decision.

Commissioner Hansen asked Mr. Craythorne how the remaining 9 acres would be maintained. Mr. Craythorne said he would make sure the remaining 9 undeveloped acres would be maintained whether or not it is farmed.

Commissioner Hansen asked Mr. Craythorne if he had had any specific discussions regarding irrigation with the property owner on either side.

Mr. Craythorne said that before designing the development, they wanted to get the rezone. He said if there is a road down the center of the property, lots will be 127 feet deep. Lot averages will have to be a lot bigger than what is recommended. They want to provide nicer homes that match surrounding development.

Chairman Gilbert called for a motion on the item.

Commissioner Weaver moved that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 15-15 and request a traffic study be completed prior to the presentation to the City Council and be included in the presentation to the City Council.

Chairman Gilbert asked Mr. Mills if a traffic study could be requested on a rezone. Mr. Mills said he didn't believe so at this point because there is nothing to study. All that is being done is the rezone at this meeting.

Commissioner Weaver modified his motion to move that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 15-15 to rezone the Adams property from A to R-1-8. The motion was seconded by Commissioner Van Drunen. The motion passed by a margin of 5 to 1 with Commissioners Bodily, Fitzpatrick, Nilsson, Weaver and Van Drunen voting in favor and Commissioner Hansen opposed.

**PUBLIC REVIEW:**

**2. WILLOW RIDGE SUBDIVISION PHASE 1 – FINAL PLAT**

This 8.6 acre property is located at approximately 3500 West Hill Field Road in an R-S (Residential Suburban) zoning district. The applicant, Nilson Homes, represented by Mark Staples is proposing 21 single family residential lots.

On March 10, 2015 the Planning Commission approved the preliminary plat for the subdivision. He said Phase 1 consists of 8.6 acres and gave an overview of the area. He said the developer is proposing 21 lots, which is a density of 2.2 units per acre. The proposal meets the frontage and area requirements of the R-S lot averaged zone. He said West Hill Field Road will be extended and built at its full width. Improvements will be installed on the north side of the street, which will be improved up to the end of Phase 1. There will be a five- foot landscape buffer easement on the frontage of West Hill Field Road. No homes will front on to West Hill Field Road. The landscape buffer will be maintained by an HOA that will also take care of the Bluff Ridge Boulevard landscape buffer when it is developed.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final plat approval.

Commissioner Van Drunen asked if the issue of tail water rights would be addressed. Mr. Weaver said the issue will be addressed with Phase 2.

There were no further questions or comments. 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 approve the final plat subject to Staff recommendations.

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

**3. LAYTON FARMS COMMERCIAL SUBDIVISION – PRELIMINARY PLAT**

This 8.65 acre property is located at approximately 1600 North 2200 West in an M-2 (Heavy Manufacturing/Industrial) zoning district. The applicant is Chris Look.

Mr. Weaver presented the request for a commercial subdivision on 8.65 acres of vacant ground with frontage on 2200 West. He said there was residential property to the south and to the west. He said the plat consists of three lots on two parcels and dedication of property to the D&RG rail trail. The City is negotiating with the developer to possibly purchasing Parcel B to create a trailhead with a few parking stalls on that parcel.

Parcel A is to be left vacant. Some light industrial use could be located there. Lots 1 and 2 are proposed for storage units. Lot 3 could possibly be office warehouse or an extension of the storage units.

There was a discussion about the irrigation box that will be redirected into the drive area of the storage units and reconnect at the southeast corner of the development. Mr. Weaver said there should be no discontinued service to farmed property.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat subject to meeting all Staff requirements as in Staff memos.

Commissioner Weaver asked if each unit had a sprinkler.

Mr. Weaver said the building would be mostly masonry and metal with very little wood used, The Fire Marshal is not requiring sprinklers.

There was a discussion on trail access, which will be decided in the future.

Tyson Roberts, 928 South Angel, president of the Stephenson Ditch Company which would retain the easement on the east side, asked for the easement to be 15 feet instead of 10 feet. The request was because Davis Weber Canal Company may buy the Stephenson ditch lines and the increased easement would align with Davis Weber Canal guidelines to prevent any buildings from encroaching on the easement. Mr. Weaver said this should not be a problem.

The property owner, Chris Loock, 2567 East 8150 South in South Weber, agreed that the increased easement from 10 to 15 feet would not be a problem.

There was a discussion about the easement for the storm drainage system and City funds that may pay for it.

There was no further discussion. 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 grant preliminary approval to the Layton Farm Commercial Subdivision subject to the applicant meeting all requirements in the Staff memorandums including the adjustment of the irrigation easement from 10 feet to 15 feet. Commissioner Hansen seconded the motion, and the voting was unanimous.

#### **4. LAYTON CITY – CONDITIONAL USE FOR A NEIGHBORHOOD PARK**

This 10 acre property is located at approximately 3500 North Redtail Way (2100 East) in an A (Agriculture) zoning district. The applicant is Layton City.

Planner II, Kem Weaver, presented the conditional use request for the Greyhawk neighborhood park. The proposed park location is on 10 acres north east of the Greyhawk subdivision. It was master planned for the Greyhawk Subdivision consisting of single family residential, patio homes and townhomes. He pointed out the required trail connecting into Greyhawk Park property. He showed how the trail continued out to 3100 North to the school site and open space. He said the park site dedicated to Layton City as part of the approval of the overall development for the residents of the northeast portion of the City. He said one quarter acre on the corner is owned by Wasatch Integrated Waste Management, and the City is in negotiations to purchase it.

Mr. Weaver reviewed the park amenities and said there would be 67 parking spaces.

Mr. Weaver said Staff recommends approval of the conditional use for the park subject to the completion of all Building, Engineering, Fire and Parks requirements prior to the completion of the park.

There was a discussion of the distance of the restroom from the soccer field. Scott Carter, representing the Parks Department, said that was the only location possible due to sewer connections and flow.

There was a discussion on the slope of the soccer field, which would 1.5 to 2 percent. Commissioner Van Drunen asked if there would be lights. Mr. Carter said only in the parking area and one at the playground.

Commissioner Hansen said it was a really nice park.

Kevin Rottman, whose home backs up to the south side of the park behind the restroom, asked if the restroom could be moved further from his home. There was a discussion of possible undesirable activities around park restrooms.

Mr. Carter said there would be security lighting in the restrooms. He said there were no plans for fencing and that the park perimeters would be left natural. He said that Mr. Rottman's back yard was approximately 120 feet from the restroom.

There was a discussion on the tree sizes, landscaping, design of the pavilion and restrooms.

There were no further questions or comments. Chairman Gilbert called for a motion on the item. Commissioner Hansen moved that the Planning Commission grant conditional use approval for the Layton City Greyhawk Park subject to the applicant meeting all Staff requirements.

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

Chairman Gilbert moved to close Public Review and adjourn the meeting.

Commissioner Fitzpatrick moved to close Public Review and adjourn the meeting. Commissioner Nilsson seconded the motion, and the voting was unanimous.

The meeting adjourned at 8:48 p.m.



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Julie K. Matthews, Planning Commission Secretary