

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MARCH 8, 2016**

MEMBERS PRESENT: Dawn Fitzpatrick, Brett Nilsson, Dave Weaver, Wynn Hansen, Daniela Harding, Brian Bodily, Robert Van Drunen,

MEMBERS ABSENT: Tricia Pilny

OTHERS PRESENT: Staff: Peter Matson, Christy Wixom, Kem Weaver, Nicholas Mills, and Mayor Stevenson

City Council Member: Tom Day

Project updates: Madam Chair Fitzpatrick updated the Commissioners on the status of the State bills.

Commissioner Nilsson asked the Mayor what the status was on Winco. Mayor Stevenson said he will have more information next Monday. Mr. Matson said Winco paid there building permit.

Madam Chair Fitzpatrick asked about hospital traffic. Mr. Matson said they will meet next Tuesday or Thursday with IHC and go over the recommendations. Mr. Matson said that Mr. Wright has asked for type of trucks, size and time frame of the deliveries. There are a couple of alternatives such as bringing the trucks into the main entrance with the regular traffic. Another option might be to possibly have an emergency vehicle exit and entrance. Another option they are looking at is to see if you can come to the main entrance off of Layton Parkway. Madam Chair Fitzpatrick is concerned about having truck deliveries during the time the children are walking to school. She stated there are about 50 kids who walk to school and is concerned about their safety. Commissioner Nilsson said the foot traffic will be reduced once Layton Parkway connects to 2200. Mr. Matson said Mr. Woodruff is looking at a striping plan on Flint Street and there might be a way to shift the sidewalk on the east side to incorporate the sidewalk into the landscaping and give a little buffer for the school kids.

Commissioner Nilsson asked if there was a scheduled groundbreaking. Mr. Matson said April 14, 2016. Commissioner Hansen stated that moving the sidewalk and adding another lane would help with traffic flow. Mr. Matson said one challenge to moving curb and gutter is the established buffers in the agreement. Madam Chair Fitzpatrick stated she would rather offer a variance.

Madam Chair Fitzpatrick is concerned about the power lines not being underground that are along Flint Street. Mr. Matson said he would check on it.

PUBLIC REVIEW

1. Vineyard's Phase 4 – Preliminary Plat

This 1.87 acre property is located at approximately 1200 North 2200 West in an R-1-8 (Single Family Residential) zoning district. The applicant, Elda Stevenson is represented by Chase Stevenson.

Commissioner Hansen asked what was happening with the chain link fence. The chain link fence coming to the north and the south is horrible. He wanted to know if the fence will be taken down. He felt the developer should have some obligation to do something with the fence. Mr. Weaver said there is no ordinance on the fence and a fence is not required. So the decision will be on whoever buys the lot.

Commissioner Van Drunen said 2200 is considered a collector and so a fence will not be required.

Commissioner Nilsson asked if this is a different developer than what was done with the previous houses around. Mr. Weaver said Destination Homes did the first three phases.

Madam Chair Fitzpatrick asked if the width of the park strip changed. She stated she hoped the width of the park strip would stay consistent. Mr. Weaver said they are going to match what is existing with the stub street.

Mr. Weaver said this is a continuation of the subdivision. He said the preliminary plat will not go to City Council.

Commissioner Nilsson asked if there was a plan on the lots to the south. Mayor Stevenson said the rest of the property will stay the same.

Commissioner Harding asked if there was an HOA associated with this property. Mr. Weaver said no.



Christy Wixom, Planning Commission Secretary

(Please see other side)

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Madam Chair Fitzpatrick called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited and an invocation was given by Commissioner Hansen.

APPROVAL OF MINUTES: Madam Chair Fitzpatrick stated on page 3 of the minutes the third sentence down where Madam Chair Fitzpatrick asked about the agreement between the City and HOA stating that the ground below is the City's responsibility. She would like to add the ground below is the detention basin.

Commissioner Harding said in work meeting regarding the Wiggill property she mentioned four components and would like them listed. She will send Christy an email regarding the four components.

Commissioner Nilsson made a motion to approve the minutes for February 9, 2016 as written with the changes and Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to open public hearing. Commissioner Nilsson motioned to open public review and Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

PUBLIC REVIEW

1. Vineyard's Phase 4 – Preliminary Plat

This 1.87 acre property is located at approximately 1200 North 2200 West in an R-1-8 (Single Family Residential) zoning district. The applicant, Elda Stevenson is represented by Chase Stevenson.

Mr. Weaver said the applicant, Elda Stevenson is requesting preliminary plat approval for the fourth phase of The Vineyards Subdivision. Single family homes are located to the west, north and east; remaining agriculture property is to the south.

The proposed development is to extend a stubbed street in Phase 3 east into Phase 4, which will back onto 2200 West. Phase 4 will be a cul-de-sac with six lots designed under the R-1-8 single family residential zone. Phase 4 is 1.87 acres in size, which creates a density of 3.2 units per acre.

All lots meet the area and frontage requirements of the R-1-8 zone. The Vineyards Subdivision was master planned knowing a cul-de-sac would be placed at the end of the east stub street.

Staff recommends the Planning Commission approve the preliminary plat for The Vineyards Phase 4 Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums to the applicant.

Commissioner Hansen asked Chase Stevenson, 1273 N 2200 W, if he had any plans to do anything with the fence. Mr. Stevenson said the fence line was put up by Destination Homes when they did the Vineyards and the fence is not cemented in. It will be up to the homeowners on what they would like to do with the fence. The home to the South has a rod iron fence. Commissioner Hansen said the only ones benefitting a fence are the ones on the north.

Commissioner Hansen made a motion to the Planning Commission to approve the preliminary plat for the Vineyard's Phase 4 subdivision subject to meeting all staff requirements as outlined in staff memorandums. Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick stated that the next Planning Commission meeting will not have a work meeting and asked Mr. Matson if the Commissioners had any questions could they call or email. Mr. Matson said yes.

Commissioner Nilsson made a motion to close public review and adjourn. Commissioner Weaver seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 7:14 p.m.



Christy Wixom, Planning Commission Secretary