

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MAY 24, 2016**

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

MEMBERS ABSENT: Tricia Pilny and Brett Nilsson

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

City Council Member: Bruce Davis

Project updates:

Commissioner Weaver asked what was going on with the old Tanner Clinic. Mr. Weaver said nothing at this time.

Commissioner Bodily said they are moving the trail to the North side of the creek from the south side. He was told they are going to put in a parking lot and a bathroom. Commissioner Bodily said residents have expressed that they are not happy about having a bathroom in the middle of a subdivision.

Mr. Matson said Café Sabor has opened.

Commissioner Hansen asked if the City has a plan to redo the surface streets. Madam Chair Fitzpatrick said yes they do have a 5 to 10 year plan.

PUBLIC HEARING

1. AMENDMENT TO TITLE 19 (ZONING), SECTION 19.06.230 – WASTE TRANSFER STATION – ORDINANCE 16-13

Mr. Matson said although notice of this public hearing was sent to the newspaper in a timely manner, Staff failed to forward the newspaper notice to the City Recorder for posting on the State public notice web site and posting in the required public places. Therefore, the public hearing for Ordinance 16-13 (Zoning Ordinance Regulations for Waster Transfer Station) is rescheduled for June 14, 2016.

PUBLIC REVIEW

2. FLINT FIELDS SUBDIVISION PHASE 2 – FINAL PLAT

This property is located at approximately 150 North 2200 West in an R-S (Residential Suburban) zoning district. The applicant Bryce Thurgood is representing Castle Creek Homes.

Mr. Weaver said the applicant, Castle Creek Homes, is requesting final plat approval for this second phase of the development. Agricultural properties are to the south and north, Flint Fields Phase 1 is to the west and single family homes are to the east.

Phase 2 will consist of 14 lots on 6.06 acres with a density of 2.31 units per acre. Lot 214 will need to become a restricted lot and be labeled as 214-R. The requirement for this lot is to have a driveway that provides a form of vehicular turn-a-round on the lot. This can be in the form of a circular drive or hammer head driveway. A corresponding note will need to be added to the final plat.

Commissioner Van Drunen asked if in the future when people build on 2200 West, will they be allowed to have a hammerhead if it is a single. Mr. Weaver said there will be situations where they will be allowed to have a circular driveway or hammerhead.

Mr. Weaver said an easement will be required for the irrigation line that is located parallel to the north boundary of the subdivision. This irrigation line is used currently by farmers to the west. As referenced in the attached staff memo from the Community and Economic Development Department, the plat shall have the Agriculture Operation Area note and restricting Lot 214 with a note stating that a circular or hammer head driveway shall be required.

Commissioner Weaver asked if it was common to have an Agriculture Operation Area note on the plat. Mr. Weaver said yes it is a subdivision ordinance. Whenever you are developing against farmland and using it as farmland, the City wants to make sure that those who buy into the subdivision can't come back and complain.

Commissioner Hansen asked what is going on with the power company on Gentile. Mr. Weaver said there is a detention basin that they are building.

Madam Chair Fitzpatrick asked if Field Stone was phase one of Flint Fields. Mr. Weaver said that street name has changed and will need to be changed in the GIS.

Madam Chair Fitzpatrick said in the memo the addresses are listed that need to be added to the following plat however, the map address does not match what the memo says. Mr. Weaver said the memo is correct and he has corrected it with Reeve and Associates.



Christy Wixom, Planning Commission Secretary

(Please see other side)

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MEMBERS ABSENT: Tricia Pilny and Brett Nilsson

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

City Council Member: Bruce Davis

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 Harding.

PUBLIC HEARING

1. AMENDMENT TO TITLE 19 (ZONING), SECTION 19.06.230 – WASTE TRANSFER STATION – ORDINANCE 16-13

Madam Chair Fitzpatrick said although notice of this public hearing was sent to the newspaper in a timely manner, Staff failed to forward the newspaper notice to the City Recorder for posting on the State public notice web site and posting in the required public places. Therefore, the public hearing for Ordinance 16-13 (Zoning Ordinance Regulations for Waster Transfer Station) is rescheduled for June 14, 2016.

Madam Chair Fitzpatrick asked for a motion to open public Review. Commissioner Bodily made a motion to open public review and Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

PUBLIC REVIEW

2. FLINT FIELDS SUBDIVISION PHASE 2 – FINAL PLAT

This property is located at approximately 150 North 2200 West in an R-S (Residential Suburban) zoning district. The applicant Bryce Thurgood is representing Castle Creek Homes.

On November 10, 2015, the Planning Commission approved the preliminary plat for Flint Fields Subdivision Phase 2. The applicant, Castle Creek Homes, is requesting final plat approval for this second phase of the development. Agricultural properties are to the south and north, Flint Fields Phase 1 is to the west and single family homes are to the east.

Phase 2 will consist of 14 lots on 6.06 acres with a density of 2.31 units per acre. Lot 214 will need to become a restricted lot and be labeled as 214-R. The requirement for this lot is to have

a driveway that provides a form of vehicular turn-a-round on the lot. This can be in the form of a circular drive or hammer head driveway. A corresponding note will need to be added to the final plat.

As with Phase 1 of the subdivision, an easement will be required for the irrigation line that is located parallel to the north boundary of the subdivision. This irrigation line is used currently by farmers to the west. As referenced in the attached staff memo from the Community and Economic Development Department, the plat shall have the Agriculture Operation Area note and restricting Lot 214 with a note stating that a circular or hammer head driveway shall be required.

All lots meet the R-S requirements for frontage and lot-averaged area. No dwelling structures will be allowed to be built in the Rocky Mountain Power easements.

Staff recommends the Planning Commission forward a positive recommendation to City Council to approve the final plat for Flint Fields Subdivision Phase 2 subject to meeting all Staff requirements as outlined in Staff memorandums to the developer.

Commissioner Van Drunen made a motion that the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Flint Fields Subdivision Phase 2 subject to meeting all staff requirements. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

Planning Commissioners made a motion to adjourn. All in favor. Voting was unanimous.

Meeting adjourned: 7:05 p.m.



Christy Wixom, Planning Commission Secretary