

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JULY 12, 2016**

MEMBERS PRESENT: Dawn Fitzpatrick, Wynn Hansen, Dave Weaver, Daniela Harding, Tricia Pilny, Robert Van Drunen and Brett Nilsson

MEMBER ABSENT: Brian Bodily

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

City Council Member: Bruce Davis

PUBLIC HEARING

1. NEVILLE ANNEXATION AND REZONE – A to R-S PRUD

This 12.13 acre property is located at 1900 W. 1000 S. This property is zoned A (Agricultural) and is proposed for R-S PRUD (Residential Suburban – Planned Residential Unit Development) zoning. The applicant is Donald Neville.

(This public Hearing will be continued to July 26, 2016)

PUBLIC REVIEW

2. WILLOW TREE SUBDIVISION PHASE 1 – FINAL PLAT

This property is located at 650 W. Weaver Lane in an R-1-8 (Single Family Residential) zoning district. The applicant is Erik Craythorne.

Madam Chair Fitzpatrick asked how long does the process take for eminent domain and will there be a delay in the development for the developer to close the gap. Mr. Mills said it takes about 90 days to get a hearing so approximately 3 to 4 months from beginning to end; however, could take longer.

Mr. Weaver said the developer needs to connect the street to the north.

Commissioner Van Drunen asked who owns the holding strip. Mr. Weaver said the adjacent property owner.

Commissioner Van Drunen said he thought the State frowned on eminent domain. Mr. Wright said no.

Madam Chair Fitzpatrick asked if the Engineering Department addressed the irrigation tail water. Mr. Weaver said this will have to be addressed before a preconstruction meeting can take place.

Madam Chair Fitzpatrick said in the Engineering report it states that the existing sidewalk on 350 South will need to be shown on the plan. The new sidewalk will need to connect to the existing sidewalk. Will the existing sidewalks gradually work into the new sidewalks? Mr. Weaver said yes.

Madam Chair Fitzpatrick said in the Parks and Recreation memo it states that the proposed detention basin and any potential landscape buffers built along Weaver Lane shall be maintained by the subdivision homeowner's association. She stated that it was her understanding that the developer was trying to get away from having to have a Home owners association. Mr. Weaver said that is correct. Mr. Wright said that is a standard comment that the Parks and Recreation Department makes in case there is a home owners association.

Commissioner Harding said in the staff report it is stated that the City's Park and Recreation Department continues to work with Castle Creek Homes and UTA to establish a trail head at the end of Weaver Lane. She said she was recently on the rail trail on the Layton side and the trail needs some maintenance. Mr. Weaver said he will contact Ryan Pickup.

Madam Chair Fitzpatrick said there was a discussion about possibly having the bathroom down closer to the Kayscreek Trail in the Weaver Meadows Subdivision. Is that still the plan? Mr. Weaver said that is planned for a restroom.

3. WILLOW TREE SUBDIVISION PHASE 2 – FINAL PLAT

This property is located at 425 S. 700 W. in an R-1-8 (Single Family Residential) zoning district. The applicant is Erik Craythorne.

There was no discussion on this item.

4. VILLAS AT HARMONY PLACE PRUD PHASE 7 – FINAL PLAT

This property is located at 2300 W. 400 S. in an R-S PRUD (Residential Suburban – Planned Residential Unit Development) zoning district. The applicant is Bob Stevenson.

Commissioner Van Drunen asked what happens to the open space if there is no next phase. Mr. Weaver said Bob Stevenson is pretty adamant about developing the next phase and is deciding to buy the property to the north of the next phase.

Commissioner Van Drunen asked if there was anything in the language saying that if someone buys the property they will have to do the open space. Mr. Weaver said Bob Stevenson has provided a letter stating that he will mitigate the open space with his next phase.

Commissioner Van Drunen asked if the letter from Bob Stevenson was good enough. Mr. Nicholas Mills, City Attorney, said they have to have a certain amount of open space in order to get the amount of lots they want. The longer they push the open space out the more they are locked in because they have to have a certain amount of open space.

Commissioner Nilsson asked Mr. Mills if he would have to approve the phase on what they currently have so far instead of what they could potentially have in the future. Mr. Mills said

when it went through preliminary it was approve with a certain amount of open space. You can shift that open space from phase to phase but if you get to the last phase the open space will need to be there.

Commissioner Van Drunen asked what happens if they change ownership in the subsequent phases. Mr. Nic Mills said that runs with the land so they would have to have that open space.

Mayor Bob Stevenson said there was a surplus of .29 acres that was already built into the development.

Commissioner Harding asked when the LDS Church was projected to be built out. Mr. Weaver said he was not sure.

5. **RBH SOUND - CONDOMINIUM PLAT**

This property is located at 382 N. Marshall Way in an M-2 (Heavy Manufacturing/Industrial) zoning district. The applicant is Roger Hassing.

Mr. Weaver said this is a simple condo plat to provide separate ownership of the building. The parking and landscaping areas of the property will be common area. A business owners association will govern the covenants and maintenance of the common areas.

Commissioner Nilsson asked if there will be enough parking spaces once they divide the existing building into five separate spaces. Mr. Weaver said yes that does not change.

Commissioner Harding asked if they recently approved something in front of the building. Mr. Weaver said it was Randall Brothers and it is behind this property.

Commissioner Hansen asked what happens to Randall Brothers downtown space. Mr. Wright said they are selling it.

Commissioner Harding asked if there were plans to widen Gentile Street. Mr. Wright said yes.



Christy Wixom, Planning Commission Secretary

(Please see other side)

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MEMBERS ABSENT: Brian Bodily

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

City Council Member: Bruce Davis

Madam Chair Fitzpatrick called the meeting to order at 7:04 p.m.

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

Christy Wixom swore in the following Commissioners for their oath of office: Dawn Fitzpatrick, Daniela Harding and Wynn Hansen.

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

PUBLIC HEARING

1. NEVILLE ANNEXATION AND REZONE – A to R-S PRUD

This 12.13 acre property is located at 1900 W. 1000 S. This property is zoned A (Agricultural) and is proposed for R-S PRUD (Residential Suburban – Planned Residential Unit Development) zoning. The applicant is Donald Neville.

(This public Hearing will be continued to July 26, 2016)

Madam Chair Fitzpatrick asked for a motion to table Neville Annexation and Rezone to July 26, 2016. Commissioner Nilsson made a motion to table Neville Annexation and Rezone to July 26, 2016. Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to close public hearing and open public review. Commissioner Pilney made a motion to close public hearing and open public review. Commissioner Van Drunen seconded the motion. All in Favor. Voting was unanimous.

PUBLIC REVIEW

2. WILLOW TREE SUBDIVISION PHASE 1 – FINAL PLAT

This property is located at 650 W. Weaver Lane in an R-1-8 (Single Family Residential) zoning district. The applicant is Erik Craythorne.

Mr. Weaver said on April 12, 2016, the Planning Commission approved the preliminary plat for the Willow Tree Subdivision, which consists of approximately 17.10 acres north of Weaver Lane at approximately 650 West. The applicant, Castle Creek Homes, is requesting final plat approval for the Willow Tree Subdivision Phase 1.

The final plat will consist of 26 lots on 9.48 acres with a density of 2.7 units per acre. The main access for the subdivision is from Weaver Lane. There are two other connections made with the stubbed streets in the Brookhurst Subdivision to the east. The connection to 350 South will be immediate with the development of the subdivision. The connection to 425 South will be in the future once the City has acquired the holding strip through the eminent domain process for the use as a public street.

A 50-foot wide Jordan Valley Water Conservancy easement will be located on the rear of the lots that back onto the UTA/D&RG trail. As approved by the City Engineer, a detention basin will be located within the 50-foot easement on Lots 13 through 17. The buildable area for these lots needs to be located at a distance away from the 50-foot easement to provide space for the homeowner to have a patio or other amenities without encroaching into the detention basin. The developer is comfortable with a minimum 10 feet from the buildable area to the edge of the detention basin slope. It has been determined that no accessory structures can be placed within the 50-foot easement.

The City's Park and Recreation Department continues to work with Castle Creek Homes and UTA to establish a trail head at the end of Weaver Lane and adjacent to the UTA/D&RG Trail. The trail head will provide 5 parking spaces and easy access to the trail. UTA has approved the location and design of the trailhead area. The City is working through some minor details concerning the City's license agreement with UTA to officially make this an access point.

Commissioner Hansen said regarding the trail head location, has Castle Creek been cooperative with all the entities to get that accomplished and upon final plat approval do they have any continuing or ongoing obligation to participate in any way to get that accomplished. Mr. Weaver said they have been working with the City and UTA to make this happen. As part of the dedication plat the five parking stalls will be provided. With regards to the construction of the trailhead the City or developer will be completing that.

Commissioner Hansen asked if the parking spots will come sooner or later. Mr. Weaver said the Parks department wants the parking to come sooner.

Commissioner Harding asked if bathrooms will go in at this location with the trailhead. Mr. Weaver said there has not been any discussion with the Parks Department with having a bathroom in this area because of the restroom planned in the Weaver Meadows Subdivision.

Commissioner Weaver asked if there were any fencing requirements on the back of the property. Mr. Weaver said no.

Commissioner Weaver asked about the fencing around the trailhead parking stalls for separation between the parking location and the residents. Mr. Weaver said if the adjacent resident wants to put in a fence, they are welcome to do so but there is no ordinance requirement.

Commissioner Weaver asked if there was a City ordinance requiring a fence around trailhead parking stalls. Mr. Weaver said no.

Commissioner Hansen asked what can be done by the Planning Commission or City Council to make sure parking space is available for the trailhead. Mr. Wright said the Staff at the Parks and Recreation

department are working on this aggressively but does not feel we should make this a subject to approval because this is part of the recently City adopted Parks Master Plan.

Erik Craythorne, 2596 W. 550 N. West Point, said when they first met with City Staff they added a couple of parking stalls. After they met with the Parks and Recreation Department they decided to add a couple more stalls but not sure of the time frame because this is the Cities right-of-way and there is the lease agreement with UTA.

Commissioner Hansen asked if the Parks and Recreation will coordinate with UTA. Mr. Weaver said yes.

Commissioner Pilny asked how far out are we on getting an agreement with UTA. Mr. Craythorne said this connection has been with the City for some time.

Madam Chair Fitzpatrick asked if the barn on the Perkins property will be moved. Mr. Craythorne said it will be demolished and they will build a new barn.

Madam chair Fitzpatrick brought this item back for a motion. Commissioner Van Drunen made a motion for the Planning Commission to forward a positive recommendation to the City Council to approve the final plat for the Willow Tree Subdivision Phase I subject to meeting all Staff requirements.

Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

3. **WILLOW TREE SUBDIVISION PHASE 2 – FINAL PLAT**

This property is located at 425 S. 700 W. in an R-1-8 (Single Family Residential) zoning district. The applicant is Erik Craythorne.

Mr. Weaver said on April 12, 2016, the Planning Commission approved the preliminary plat for the Willow Tree Subdivision, which consists of approximately 17.10 acres north of Weaver Lane at approximately 650 West. The applicant, Castle Creek Homes, is requesting final plat approval for the Willow Tree Subdivision Phase 2.

The final plat will consist of 22 lots on 7.6 acres with a density of 2.9 units per acre. The main access for Phase 2 is through Willow Tree Subdivision Phase 1. A stubbed street is planned for access to future development to the north.

A 50-foot wide Jordan Valley Water Conservancy easement will be located on the rear of the lots that back onto the UTA/D&RG trail. It has been determined that no accessory structures can be placed within the 50-foot easement.

Madam Chair Fitzpatrick brought this item back for a motion. Commissioner Pilny made a motion for the Planning Commission to forward a positive recommendation to the City Council to approve the final plat for the Willow Tree Subdivision Phase 2 subject to meeting all Staff requirements as outlined in the staff memorandums. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

4. **VILLAS AT HARMONY PLACE PRUD PHASE 7 – FINAL PLAT**

This property is located at 2300 W. 400 S. in an R-S PRUD (Residential Suburban – Planned Residential Unit Development) zoning district. The applicant is Bob Stevenson.

Mr. Weaver said the applicant, Bob Stevenson, is requesting final plat approval for Villas at Harmony Place PRUD Phase 7. The preliminary plat was approved by the City Council on August 6, 2009. The

proposed phase contains 3.22 acres for the development of 15 lots, which creates a density of 4.65 units per acre.

A portion of the acreage for each phase is to be common area for landscaped open space. The applicant is mitigating a small portion of open space from this phase to a future Phase 8. The total square footage of open space being mitigated is 7,966 square feet. The purpose for the mitigation is a better lot configuration for the phase. By mitigating the open space to a future Phase 8, the open space will be more of an amenity by locating a central area of open space for the future phase.

As required per the preliminary plat approval, the developer is required to install a 6 foot solid vinyl fence along the east boundary of the phase. The color of the fence is to be taupe and will need to be installed with the improvements of the street and utilities.

The proposed phase will extend 2300 West Street further north and create a connection with 400 South. A Temporary turnaround will only be required at the end of 2300 West Street.

Madam Chair Fitzpatrick brought this item back for a motion. Commissioner Hansen made a motion to forward a positive recommendation to the City Council to approve the final plat for Villas at Harmony Place PRUD phase 7 subject to meeting all Staff requirements as outlined in Staff memorandums. Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

5. RBH SOUND - CONDOMINIUM PLAT

This property is located at 382 N. Marshall Way in an M-2 (Heavy Manufacturing/Industrial) zoning district. The applicant is Roger Hassing.

Mr. Weaver said the applicant, Roger Hassing, is requesting to divide interest of an existing industrial building by creating a condominium plat on 3.01 acres of developed property. The property is located in the center of the Sugar Street Industrial Park with a single industrial building.

The applicant would like to divide the existing building into five separate spaces that will have separate ownership. The applicant would maintain the largest space of 18,876 square feet while the remaining four spaces would be 4,687 square feet. Each building space will receive its own parcel identification number once the plat is recorded by the County.

The parking and landscaped areas of the property will be common area and will be maintained as such through covenants and by-laws that will be recorded with the condominium plat. A business owners association will govern the covenants and maintenance of the common areas.

Madam chair Fitzpatrick asked if RBH Sound is using the whole building now. Mr. Weaver said yes.

Madam chair Fitzpatrick brought this item back for a motion. Commissioner Harding made a motion that the Planning Commission forwards a positive recommendation to the City Council to approve the RBH Sound Condominium plat subject to meeting all staff recommendations as outlined in Staff memorandums. Commissioner Weaver seconded the motion. All in favor. Voting was unanimous.

Election of Chair and Vice Chair:

Commissioner Weaver made a motion to nominate Dawn Fitzpatrick as the Chair for the Planning Commission. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous. Commissioner Nilsson made a motion that nomination would cease. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

Commissioner Hansen made a motion to nominate Dave Weaver as co-chair for the Planning Commission. Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous. Commissioner Nilsson made motion that nomination would cease. Commissioner Pilny seconded motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to adjourn the meeting. Commissioner Van Drunen made a motion to adjourn the meeting and Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 7:36 p.m.



Christy Wixom, Planning Commission Secretary