

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
SEPTEMBER 13, 2016**

MEMBERS PRESENT: Daniela Harding, Dave Weaver, Tricia Pilny, Brian Bodily, Brett Nilsson, George Wilson and Wynn Hansen

MEMBER ABSENT: Dawn Fitzpatrick and Robert Van Drunen

OTHERS PRESENT: Staff: Bill Wright, Kem Weaver, Weston Applonie, Brandon Rypien, Christy Wixom, and Nicholas Mills

City Council Member:

1. SETBACKS IN RESIDENTIAL ZONES AMENDMENT

Mr. Wright said every year the City Manager hosts a developers meeting to discuss how things are going, how is the City responding and how the developers feel about developing in the City. This meeting has been very beneficial in the past years.

Commissioner Pilny asked how many residential builders were there versus commercial builders. Mr. Wright said they are almost all are residential builders.

Mr. Wright said the developers continue to feel that the City does not match the market with regards to side yard setbacks. The developers believe there is a greater desire for residents to have a bigger house and they do not care for larger side yards on both sides. Mr. Applonie reviewed comparable zones in some of the cities along the Wasatch front for side yard setbacks.

Mr. Applonie said the comparisons shown in the research are from cities with zones that have the same square footage requirement as Layton City single family zones. A few additional comparisons where the minimum square footage requirements are close to that of Layton City single family zones have also been included. Commissioner Hansen said if it is 8-20 does that mean it could be a minimum of 8 and a maximum of 20. Mr. Wright said it has to be 20 total; for example, the setbacks could be 9 and 11.

As Mr. Applonie went through the comparisons, Mr. Wright said the City is not out of bounds on our numbers. There did seem to be instances where communities are going with a smaller side yard in response to market conditions.

Mr. Applonie said after reviewing the comparisons Staff is recommending the side yards setbacks to be changed as outlined: the R-S zone from a minimum 10 feet/total 22 feet, to a minimum 8 feet/total 20' feet; the R-1-10 zone from a minimum 8 feet/total 20 feet to a minimum of 8 feet/total 16 feet; the R-1-8 from a minimum 8 feet/total 18 feet to a minimum of 8 feet/total 16 feet; and the R-1-6 zone from a minimum 5 feet/total 13 feet, to a minimum 6 feet/total 12 feet. Currently in the R-1-6 zone there cannot be two minimum 5 foot side yards next to each other, the proposed change would remove such criteria.

Mr. Applonie said on average homes are not being built to the current minimum side yard requirements. Commissioner Hansen asked why this was happening. Mr. Wright said often times it means they are not getting a third car garage or they have to go to a different format of a home.

Jeff Perry, said they lose the opportunity for a third car garage with the current restrictions which limits what builders are allowed to do. The request is market driven to use lot space for more garage and home space and less for side yard space.

Commissioner Hansen said the R-S zone has 15,000 square feet; therefore, there is space for a bigger side yard, so why reduce the sideyard setbacks for the R-S zone. Mr. Wright said the same principle still applies as the City is not changing the minimum width but is allowing for a bigger home on the lot.

Commissioner Hansen asked what the side yard reduction does to the number of lots. Mr. Wright said the frontage stays the same so they would not be changing the lot amount.

Commissioner Hansen asked the developer what he considers is the minimum side yard where an RV can be parked on the side of the house. The developer said 10 feet is the minimum but 12 feet is preferred. Mr. Wright said not everyone will go to the minimum side yard setback.

Commissioner Harding asked if the building trend is people wanting bigger homes on smaller lots. Mr. Wright said that is correct the lot stays the same size but the home is bigger, which gives a resident less yard space. The developer said by doing this there is more curb appeal.

Commissioner Nilsson asked if there were some side yard setback exceptions. Mr. Applonie said yes, a cantilever can project 2 feet into a side yard up to 20 percent of the wall and a deck or porch can project 4 feet into the side yard.

Commissioner Weaver asked if they can have a roof overhang. Mr. Wright said yes.

Commissioner Nilsson asked about the change on the 4 foot projection into the front setback to a 6 foot projection. Mr. Wright said on the change is for the front porch to become larger and more functional.

Commissioner Hansen asked when was the last time the City reviewed setbacks and how often are setbacks reviewed. Mr. Wright said the setbacks were discussed about eight years ago and there is no review schedule but more feedback driven.

Commissioner Hansen requested that the developers give feedback on what they were able to do with these side yard changes.

Commissioner Weaver said what becomes the limiting factor on a 4 foot versus 6 foot front porch projection is the distance from the house to the property line. Mr. Wright said yes.

Commissioner Weaver asked if there was a waiver to be less than 25 feet on the front setback could you still go 6 feet in front of the required setback. Mr. Rypien said yes.

Commissioner Nilsson said if this were to go forward and was approved would this apply to items moving forward. Mr. Wright said this would be applied at building permit, which could affect some of the subdivisions that are already approved. If someone wanted to put an addition on their home then they would have the opportunity to do so. This will come back to the Planning Commission in ordinance form for a change to the code.

PUBLIC REVIEW

2. VISTAS AT EASTGATE – PRELIMINARY PLAT

This property is located at 1374 E. 3100 N. in an R-1-8 (Single Family Residential) and R-1-6 (Single Family Residential) zoning district. The applicant is Anderson Holdings.

Mr. Weaver said this property was recently rezoned back in May of 2016, and was rezoned to two different zones. The R-1-8 lots are located on the south end of the development and the R-1-6 lots are to the north. The R-1-6 zone is 12.86 acres in size with 59 single family lots. The R-1-8 zone is 11.85 acres in size with 36 lots. With the rezone there was a Development Agreement that was approved. The Development Agreement talked about street development. The developer is required to widen the street as part of their development along North Hills Drive which will include curb, gutter and sidewalk. Also, there are full street improvements required for Church Street, which clips the corner of the Weber Basin Water Conservancy property at the south boundary line. The applicants have been in touch with Weber Basin Water Conservancy to purchase the part on Church Street. Commissioner Harding asked if the developers were able to resolve the issue of purchasing that part on Church Street. Mr. Wright said the City is handling that issue.

Mr. Weaver said the Development Agreement required a round-a-bout to be part of the Church Street right-of-way at the intersection of Church Street and the proposed street connecting 1700 East to the proposed subdivision. Anderson Holdings has been trying to work with the property owners on both sides of the proposed street out to 1700 East and have not been able to come to an agreement. Without having a four-way intersection, the round-a-bout is not necessary. With three-way intersections a round-a-bout does not work.

Commissioner Weaver stated that was a major connection point for the people in the existing developments to the west. Another option to the elementary school instead of using Highway 193 is to use the new street connection.

Commissioner Hansen wanted to know why Mr. Anderson was not having any success with the LDS Church. Mr. Anderson said they are happy to pay for the road or buy the land, but the LDS Church is not interested in selling at this time.

Two options may be available; Mr. Wright stated that as Church Street develops further north it will connect to 1700 East. The second option is to continue to negotiate with adjacent property owners to connect the proposed subdivision to 1700 East.

Commissioner Nilsson asked if the children will be crossing through the vacant lot. Mr. Wright said to the north there will be a trail.

Mr. Weaver said the developer is proposing two access points through the subdivision to the trail.

Commissioner Harding asked when the trail was supposed to go in. Mr. Wright said the easement is available to the City now and the trail will be installed when roads are improved.

Commissioner Hansen asked to what extent the City can intervene with Anderson Holdings and the LDS Church to make this deal happen to where the Church will allow Anderson Holdings to purchase the property. Mr. Hansen stated he feels this is a serious safety issue. Mr. Wright said at this time the City has not intervened.

Commissioner Bodily asked if the LDS Church property was big enough for a church. Mr. Wright said yes.

Commissioner Nilsson asked if there was some responsibility that falls back on the geotech if their recommendation is not accurate. Mr. Wright said geotechnical firms market themselves appropriately in the Wasatch front and is not sure of the level of liability, but they are licensed engineers.

Commissioner Nilsson asked if they have to provide proof that they are licensed. Mr. Wright said yes.

Commissioner Weaver asked if the geotech review was looked at by a third party. Mr. Weaver said it was reviewed by the Development Review Staff. The development is not in a Sensitive Land Area, it does not need to go through a third party review.

Commissioner Weaver asked who the geotech Company was. Mr. Weaver said the company was G2-Gordon Geotechnical.

Commissioner Harding asked if there were land drains on all of the lots. Mr. Wright said land drains will need to be installed as part of the development.

Commissioner Nilsson stated he would feel more comfortable having Woody Woodruff from the Engineering department make his comments. Mr. Wright said there is an engineering memo that recommends the Planning Commission approval for this subdivision.

Commissioner Harding asked what the biggest cut and fill was. Mr. Weaver said there is a fill area of 10 feet as shown on the map.

Commissioner Harding asked if the developers are doing a lot of compaction could they please send out a letter to the residents explaining what they will be doing. The developer said yes.

Commissioner Weaver asked when the Engineering Department puts on a memo “approved as corrected” are they saying they have looked at the fills and cuts and are okay with everything. Mr. Wright said yes.

Commissioner Weaver asked if all the property will be phase one. The developer said that will be determined at final plat. Mr. Weaver said phase one can only go up to 30 lots based on fire codes.

Commissioner Weaver asked if Church Street will be completed. Mr. Wright said it has to be completed at a certain time which is written in the Development Agreement. The developer said their intention is to build Church Street right away.

Commissioner Hansen asked if they are giving up four lots for the detention basin. Mr. Wright said right now yes but the intention is to have the detention basin off the subdivision property.

Commissioner Weaver asked if it was the developer’s intention to landscape the detention basin. The developer said it will be whatever the City requires. Mr. Wright said the detention basin will be landscaped with a combination of sod and seed.

3. WILLOW RIDGE SUBDIVISION PHASE 2 – FINAL PLAT

This property is located at 3450 W. Hill Field Road in an R-S (Residential Suburban) zoning district. The applicant is Bruce Nilson with Nilson Homes.

Commissioner Nilsson said on the first page of the staff report it indicates a density of 2.2 and on the third page it says a density of 2.7. Mr. Weaver said the requirement is 2.2 but the density for this phase is 2.7.

Commissioner Weaver asked if secondary water was available, if not, will it be in the future. Mr. Weaver said there will only be culinary water.

4. WOODLAND PARK SUBDIVISION 1st AMENDMENT – FINAL PLAT

This property is located at 1528 N. Woodland Park in a B-RP (Business and Research Park) zoning district. The applicant is Taylor Spendlove with Brighton Homes.

Mr. Weaver said they are taking the existing lot and creating a new lot for a new building. There are cross access easements throughout the subdivision.

Commissioner Weaver asked what the space was for. Mr. Spendlove said most of the buildings are title and insurance companies.

5. SUNRIVER TOWNHOMES PRUD – PRELIMINARY PLAT

This property is located at 2187 N. Hill Field Road in an R-M1 PRUD (Low/Medium Density Residential – Planned Residential Unit Development) zoning district. The applicant is Aaron Mueller.

Mr. Weaver said back in July 2016, the City Council approved the rezone of 6.06 acres from Agricultural to R-M1 PRUD. The applicant is proposing to develop 87 townhome units. All the streets in the development are private streets. A secondary access entrance will be from 2275 North Street.

Commissioner Nilsson asked where the pedestrian overpass was to be located. Mr. Weaver said the City is working with the developer to find a location for the pedestrian overpass over Hill Field Road.

Commissioner Weaver asked if putting in the pedestrian overpass was a UDOT or Layton City project. Mr. Weaver said Layton City will work with UDOT on getting the pedestrian crossing.

Commissioner Weaver said the height of the townhomes being three stories and some of the adjacent homes are two stories, is that an issue with the surrounding residents. Mr. Weaver said no.

Commissioner Weaver asked if these will be rentals or for sale. The developer said they will be for sale.

Commissioner Harding asked if there can only be a percentage that is rentals. The developer said they do not want to mess up anything with the FHA financing but they are willing to look at options but do not see renting feasible.

Commissioner Weaver asked if there was going to be a basement. The developer said no everything is above grade.

Commissioner Weaver asked if there was a requirement for a land drain. Mr. Weaver said it will depend on the geotech report and soil types.

Commissioner Nilsson asked if the roofs were flat. The developer said yes they are trying to align these homes up with the Beyond Spa building that is nearby.

Commissioner Harding asked if it was City code to have a land drain but because they are slab on grade they do not have to. Mr. Wright said that is correct. Mr. Weaver said it depends on the soil types and the geotech report on whether there needs to be land drains.

Commissioner Hansen asked if the issue surrounding the detention basin was resolved since we are in preliminary stage. Mr. Weaver said yes the final design takes in the project plus what the existing detention basin is capturing on the City's property.

Commissioner Hansen asked why there is a clear absence of trees Hill Field Road. The developer said there is a Rocky Mountain Power easement and per code they can't plant trees in the easement.

Commissioner Hansen asked about the landscaping around the parking area. The developer said that the adjacent resident, William Wright, wanted a six foot fence down his property line to the Street. Mr. Weaver said no because you would have a clear view issue.

Commissioner Weaver asked what kind of fence the developer will put in. The developer said it will be vinyl.

Commissioner Weaver said in the engineering report it says the UDOT concrete pavement project began on June 27th may affect the timing of the installation of the utility stubs and curband gutter. He asked if the developer was aware of this. The developer said yes.

Commissioner Weaver asked if the timing of the installation of the utility stub and curb and gutter will affect the developer's timing in completing this project. The developer said no.

6. SUBDIVISION APPROVAL PROCESS AMENDMENT

Mr. Wright said there was a joint meeting with the City Council and the Planning Commission on the legal aspects on decision making, land use authority, hearing officers, legislative decisions versus administrative, which there are different standards of review. The amendment provides the rezone and concept plan to be reviewed by Staff, and then to the Planning Commission and City Council for approval. On a PRUD, if there is a concept plan generally there is a rezone. The preliminary would stay the same but at final stage it is recommended that approval should just be on an administrative level. The reason for this is the final plat does not change much from the preliminary plat.

Commissioner Nilsson asked if previously final approval went to the Planning Commission and then City Council. Mr. Wright said that was correct.

Commissioner Hansen said once it comes through and gets preliminary plat approval through the Planning Commission and City Council what specific changes could the Development Staff or Administrative Staff make at final plat approval. Mr. Wright said although a lot layout could occur but not likely, there could not be any addition of lots; however, a developer could decrease lots.

Commissioner Harding asked if a developer could change their product. Mr. Wright said no, in a PRUD it is much more specific because it has been through the Design Review Committee.

Commissioner Hansen asked if there was significant change would it come back to the Planning Commission and City Council. Mr. Wright said yes.

Commissioner Weaver suggested that Staff should consider what a significant change is.

Commissioner Pilny asked who is considered Development Review Staff and Administrative Staff. The Development Staff consists of the City Engineer, a representative of the Planning Department, the Fire Marshall, and the Parks Department. The Administrative Staff will be the CED Director. This is a final finding approval with a signature that would reference the plat that is associated with the approvals from the Development Staff.

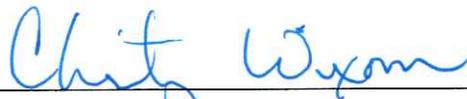
Commissioner Weaver asked if they were to approve this would it be more work for the different departments. Mr. Wright said it would be less work.

Commissioner Harding asked what Staff felt about this. Mr. Wright said Staff is in agreement with this.

Commissioner Nilsson asked what the downside is. Mr. Wright said all the inefficiencies of putting the packets together and the Staff time to do the Staff report.

Commissioner Nilsson said he is interested in having a little research done on how many final plats have the Planning Commission made adjustments. Mr. Wright said he will conduct more research. Mr. Wright also said he will bring back the changes in the code.

Commissioner Weaver said there should be a definition on what is considered significant change. Mr. Wright said okay.



Christy Wixom, Planning Commission Secretary

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Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a Planning Commission meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

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SEPTEMBER 13, 2016**

MEMBERS PRESENT: Tricia Pilny, Dave Weaver, Daniela Harding, Wynn Hansen, Brian Bodily, George Wilson and Brett Nilsson

MEMBERS ABSENT: Dawn Fitzpatrick and Robert Van Drunen

OTHERS PRESENT: Staff: Bill Wright, Kem Weaver, Nicholas Mills, and Christy Wixom

City Council Member:

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 Harding.

Commissioner Vice-Chair Weaver asked for a motion to open public hearing. Commissioner Nilsson made a motion to open public hearing and Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

PUBLIC REVIEW

1. VISTAS AT EASTGATE – PRELIMINARY PLAT

This property is located at 1374 E. 3100 N. in an R-1-8 (Single Family Residential) and R-1-6 (Single Family Residential) zoning district. The applicant is Anderson Holdings.

Mr. Weaver said on May 19, 2016, the City Council approved the rezone for the Vistas at Eastgate Subdivision area by rezoning the proposed subdivision to R-1-8 and R-1-6. The applicant, Anderson Holdings, is requesting preliminary plat approval for the Vistas at Eastgate Subdivision. The proposed subdivision is adjacent to R-1-6 zoning to the west and B-RP zoning to the east, unincorporated property in the County is to the north, which is owned by Wasatch Integrated Waste Management District (land fill).

The preliminary plat will consist of 95 lots on 31.3 acres with a density of 3.04 units per acre. There will be 6.74 acres of the 31.3 acres that will remain in the Business Research Park (B-RP) zone. The B-RP zone includes the extension of Church Street to the north, which connects to the proposed single family subdivision. The R-1-6 zone is 12.86 acres with 59 single family lots. The R-1-8 zone is 11.85 acres with 36 lots.

The geotechnical studies that have been performed for the development have stated that there are no slope stability issues with the hillside. The property meets the required factors of safety for single family residential development. The subdivision is not located in a sensitive land area of the City. However, based on the terrain of the site and the need to create buildable areas for future single family homes, mass grading of the site is required.

Based on the attached grading plan, there are portions of the proposed subdivision that require cuts of 10 plus feet. There is a small amount of the subdivision that will require 10 plus feet of fill. Nearly half of the subdivision will have areas with cuts of 3 to 10 feet. A large area in the northwest portion of the proposed subdivision will have fills between 3 and 10 feet.

Although the Sensitive Lands ordinance is not being followed for this subdivision development, City staff would ask the Planning Commission to approve the cuts and fills of 10 plus feet as a second motion.

Once the mass grading has been completed, development of the land will be easier for streets, utilities and home construction. Areas where construction may be delayed, the applicant is required to revegetate the hillside.

Per the approved Development Agreement, North Hills Drive (3100 North) will be improved along the frontage of the subdivision with the installation of curb, gutter, sidewalk and widening of the asphalt.

Full street improvements are required for Church Street, which will clip the corner of the Weber Basin Water Conservancy property at the south boundary line. Church Street will continue north and be fully constructed on the subdivision property. The Development Agreement required a round-a-bout to be part of the Church Street right-of-way at the intersection of Church Street and the proposed street connecting 1700 East to the proposed subdivision. Since the rezone of the property the applicants have had difficulty planning for the right-of-way to connect to 1700 East due to the adjacent property owners not participating for the cost of the road. Without the full four-way intersection the round-a-bout is not being planned for what will be a "T" intersection.

There are future options for Church Street to have a connection to 1700 East without the connection previously planned with this development. Further north as Eastgate becomes more developed; Church Street will connect to 1700 East. The proposed subdivision will have access onto North Hills Drive until Church Street provides a second access in the future. The applicant has within two years of final plat approval of Phase 1 to provide the extension of Church Street to the subdivision with a completion date of no later than October 15, 2019. Phase 1 will be limited to 30 lots until the second access with Church Street is completed.

Water, sewer and storm drainage will be serviced from North Hills Drive (3100 North). The 6.74 acres of B-RP zoned property will be serviced from Church Street when developed. The applicant is required to provide a temporary detention basin to catch the storm water from the single family subdivision. The previous plan was to create a detention basin off-site and across North Hills Drive. The property owner is not going to allow his property to be used for storm detention nor does the property owner want to sell the land. The applicants are speaking with Wasatch Integrated Waste Management (WIWM) to locate the detention basin on WIWM's property, which would be located to the north and adjacent of Lots 101 to 104.

The temporary detention basin will be located on Lots 101 to 104. Should the negotiations with WIWM fail, the applicants will lose four lots and the detention basin will remain where it is temporarily being placed.

Layton City is proposing a trail to be located along the north boundary of the subdivision, which will be located off the subdivision property. The applicant's are providing two 10-foot wide trail access points from the subdivision to the trail.

The Vistas at Eastgate preliminary plat complies with all the requirements in the Development Agreement minus the requirement of a round-a-bout.

Staff recommends the Planning Commission approve the preliminary plat for the Vistas at Eastgate Subdivision subject to meeting all Development Agreement and Staff requirements as outlined in Staff memorandums to the developer.

Staff recommends the Planning Commission approve cuts and fills in excess of 10 feet as part of the grading plan to provide a more constructible site.

Commissioner Hansen asked what level the City has in trying to facilitate or arbitrate an agreement on the road that would head eastward and allow a traffic issue and safety issue to be resolved. Mr. Weaver said he is not sure how much power the City has to enforce the connection. Mr. Weaver said one option for Church Street to connect to 1700 East is through further development.

Commissioner Vice-Chair Weaver asked the developer what the problem is on connectivity. Ryan Andersen, 9537 S. 700 E. Sandy Utah, said the LDS church does not see a benefit to them and they feel this would take away from their parking lot. Once Church Street gets put in there will be some interest put on them to allow the connectivity. The developer said they are willing to pay for the right-of-way and section of road but have not been successful on getting the negotiation to go through.

Commissioner Hansen asked Mr. Anderson if the LDS Church gave any indication on incentives that might further the conversation. Mr. Andersen said he didn't know of any incentives and has asked the City if they would be willing to be involved in the conversations with the LDS Church.

Commissioner Co-Chair Weaver asked if the City has been involved in the discussions with the developer and the LDS Church. Mr. Weaver said no.

Commissioner Co-Chair Weaver asked if it would be out of line to ask the City to facilitate the discussion. Mr. Wright said you can ask and get everyone together and see if there are any options.

Commissioner Co-Chair Weaver asked Mr. Anderson if he would consider delaying the project to allow some time for the City to facilitate a meeting with the developer, Mr. Green and the LDS Church. Mr. Anderson said he does not feel it would be productive in delaying the project.

Commissioner Co-Chair Weaver asked Mr. Mills how the Planning Commission should react now that the street is not going to happen with this approval. Mr. Mills said the Development Agreement requires either the connection of Church Street or the east west connection.

Mr. Wright said there is going to be three access points to this development from the North Hills Drive, the extension of Church Street, and the connecting road to 1700 East. Everyone understood that it was not on the property that Anderson Holdings owned at the time. So there needed to be an approval process between the three owners. The Agreement was that as the concept plan came to preliminary there needed to be a connection onto North Hills Drive and Church Street had to be extended. In the Development Agreement it was not stated which one had to be first but Church Street had to occur by October 2019. Mr. Wright said he does not recall a date for connection 1700 East because it was not owned by the developer.

Commissioner Co-Chair Weaver asked the developer how they were controlling the grading and compaction. Mr. Andersen said they will do whatever the City requires. The Geo-tech engineer will be on site to ensure it is monitored.

Commissioner Co-Chair Weaver said in the work meeting it was requested to send out a letter to the residents letting them know when the compaction will occur. Mr. Andersen said he will send out a letter.

Ed Green, 2150 North Valley View, said his ground falls north to south so when you put the stub road at the very north end there is zero use of the land. When the Greyhawk project was first started 3100 North would have been the connecting street, but if there is going to be a street that goes through Mr. Green's property he would like to see some value in developing his property. As far as the road goes along side the property line going north and south there is a three to one cut coming off the hillside so there really is no purpose unless they want to remove a lot of dirt. There is a very steep slope that will have to be contended with; however, they bring the stub street up as it comes off the property there is a three to one slope. Somewhere there has to be some consideration on the west side to tie into the east.

Commissioner Hansen asked Mr. Green what he suggested they should do so he will get the value of the land. Mr. Green said if they came off Redtail Way then they would be able to tee off and go both directions and he would be able to build on the north and south side of his property.

Commissioner Pilny asked why the road that went to Redtail Way changed. Mr. Weaver said it was probably through the concept stage and Mr. Green's piece of property was always zoned BRP but is not sure why it changed.

Commissioner Bodily asked when they will be determining what will happen with Church Street. Mr. Weaver said Church Street will continue north and connect close to Wasatch Integrated Waste Management.

Commissioner Nilsson asked if it was beneficial to Mr. Andersen to have the road go to Redtail Way sooner than later. Mr. Andersen does not have a problem with road connecting to Redtail Way.

Commissioner Harding asked if they were considering having vibration or tilt monitoring done on the project and if so would he be willing to talk to the geotech to have that information available to the homeowners. Mr. Anderson

said he had no idea what is involved in monitoring the ground vibration and would need to consult the geotech Engineer. However, they will do what the City is requiring and they will notify the neighbors.

Commissioner Co-Chair Weaver brought this item back for a motion. Commissioner Bodily made a motion to approve the preliminary plat for Vistas at Eastgate subject to meeting the Development Agreement and Staff requirements as outlined in the Staff memorandums. Noting a couple of additional items that they work out the road connecting to Church Street and Redtail Way to improve the traffic flow and in addition to inform the neighborhood of the compaction activity with the cuts and fills proposed in the project. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

Commissioner Pilny made a recommendation that the Planning Commission approve the cuts and fills in excess of 10 feet as part of the grading plan to provide a more constructible site on the Vistas at Eastgate Subdivision. Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

2. WILLOW RIDGE SUBDIVISION PHASE 2 – FINAL PLAT

This property is located at 3450 W. Hill Field Road in a R-S (Residential Suburban) zoning district. The applicant is Bruce Nilson with Nilson Homes.

Mr. Weaver said the applicant, Nelson Homes, is requesting final plat approval for Phase 2 to develop 4.37 acres of vacant land. The parcel is adjacent to farm land to the east and north with an existing R-S single family detached subdivision located to the south. Phase 1 of the subdivision is to the west.

The proposed Phase 2 will contain 12 lots with a density of 2.7 units per acre. Each lot meets the area and frontage requirements of the R-S lot-averaged zone. A temporary turn-a-round is required on Lot 207, which will make it a restricted lot. The restriction is to not allow a building permit on Lot 207 until the road is extended to the north and the temporary turn-a-round is removed.

The developer is responsible to provide a 5-foot landscape buffer easement along the frontage of West Hill Field Road. The subdivision is required to incorporate a homeowners association to maintain the landscape buffer for this phase and future phases. The 5-foot landscape buffer will be required for the remaining length of West Hill Field Road and both sides of Bluff Ridge Boulevard where the subdivision has frontage in future phases.

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

Commissioner Co-Chair Weaver said that Phase 1 had a connection to 550 North and is that installed and functioning and will connectivity be a problem. Mr. Weaver said that has been built with Phase one and connectivity will not be a problem.

Commissioner Co-Chair Weaver brought this item back for a motion. Commissioner Hansen made a motion to forward a positive recommendation to the City Council to approve Willow Ridge Phase Two Subdivision Plat subject to meeting all Staff requirements in Staff memorandums. Commissioner Nilsson seconded the motion. All in favor. Voting was unanimous.

3. WOODLAND PARK SUBDIVISION 1ST AMENDMENT – FINAL PLAT

This property is located at 1528 N. Woodland Park in a B-RP (Business and Research Park) zoning district. The applicant is Taylor Spendlove with Brighton Homes.

Mr. Weaver said the applicant, Brighton Homes, is requesting to amend the existing Woodland Park Subdivision plat by creating another developable parcel. The subdivision has 2.65 acres and currently has five office buildings. The applicant would like to construct a sixth office building adjacent to the Heritage Park and Best Western hotel.

The new parcel will require the mitigation of both parking spaces and landscaping that currently exists. The number of parking spaces that will be mitigated around three sides of the new building is 18. The number of parking spaces that will be re-located to the north side of the subdivision is 7.

Landscaping will be provided on each parcel, which is required to have 25% landscaping in the B-RP zone. Each of the existing building parcels meet the landscape requirement. The new parcel will meet the requirement through landscaping around the new building and by keeping the existing landscaping except for the parking islands.

The parking and landscaped areas of the subdivision will be common area and will be maintained by the owner, Brighton Homes.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Woodland Park Subdivision 1st Amendment plat subject to meeting all Staff requirements as outlined in Staff memorandums.

Commissioner Bodily asked if this building was planned all along. Mr. Weaver said it was recently planned.

Commissioner Hansen asked if the parking was adequate knowing that another building is going in. Mr. Weaver said yes it will meet the parking requirements for the new building and for the existing buildings.

Commissioner Co-Chair Weaver 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 Woodland Park Subdivision 1st Amendment Final Plat subject to meeting all Staff requirements as explained in Staff memorandums. Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

4. SUNRIVER TOWNHOMES PRUD – PRELIMINARY PLAT

This property is located at 2187 N. Hill Field Road in an R-M1 PRUD (Low/Medium Density Residential – Planned Residential Unit Development) zoning district. The applicant is Aaron Mueller.

Mr. Weaver said the applicant, SunRiver/EVN represented by Aaron Mueller, is requesting preliminary plat approval for property that contains 6.06 acres of vacant land located west of North Hill Field Road. Single Family residential is to the west, commercial development is to the north and multi-family residential/commercial is to the south.

On July 21, 2016, the City Council approved the rezone of 6.06 acres from Agriculture to R-M1 PRUD for the applicant/builder, SunRiver/EVN.

The developer is proposing to develop 87 units on 6.06 acres, which is a density of 14.36 units per acre. This would require the developer to achieve a 5 percent density bonus based on the design options outlined in the PRUD ordinance. The unit types are attached townhomes that are three-story. The overall 87 units will be rear loaded by having the two-car garages front onto the private streets. The front of the units will face open space/common areas throughout the development. The size of the attached townhome buildings is a mix of two units attached to 10 units attached. Due to some physical constraints on the property this is the best approach to layout the 87 units.

The physical constraints of the property are topography; there is a subtle slope of the property from north to south. The main constraint is to develop around the Davis/Weber Canal that travels through the center of the development. The canal easement is 46.5 feet wide and has restrictions of not allowing trees, structures or any other physical detriment to be within the easement. The City's Parks and Trails Master Plan designates the Davis/Weber Canal trail to be part of the open space in the townhome development.

The development is greater than 30 units; therefore, the development is required to have a secondary access. The main access will be from North Hill Field Road. The secondary access is from 2275 North Street. This allows the possibility of creating a trail head for the City to develop for the Davis/Weber Canal trail. The existing detention basin would be redeveloped with the access to the townhomes from 2275 North Street and provide trailhead

parking on the remaining City property. The volumes of water in the City detention basin will be placed in the townhome development's detention basin.

The following provides a summary of the key elements of the preliminary plat and PRUD plan. The key elements include the density of the overall project and DRC recommendations for architecture of the attached townhomes and landscaping/open space.

With 87 units, the density of the PRUD becomes 14.36 units per acre on 6.06 acres. The project's density is .36 units per acre above the base density of the R-M1 zone. Therefore, a density bonus of 5 percent is required to achieve 87 units.

The developer and City Staff met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the attached townhomes and the landscape/open space plans.

The DRC had the following recommendations to the Planning Commission and City Council.

- To break up the back of the townhomes where the garage is located, provide large tree species to grow in the 15-foot areas between buildings by using a tree planting grate. This will provide relief from the buildings as you drive down the private street.
- Use layout/grid lines on the side elevations of the buildings. This would be required on the side building elevations that have public view from the public and private streets. Use vertical elements to modulate the side and rear façade. Add some pop outs, variety and break up the façade with better design elements.
- Plant trees along the perimeter of the detention basin or on the slope of the detention basin.

The developer will need to incorporate these recommendations as part of their plan re-submittal for building elevations and the landscape/open space plan for final plat approval.

The following is a breakdown of the density bonus that is being recommended by the DRC to the Planning Commission and City Council. The developer needs to achieve a 5 percent density bonus.

- 10 percent – for additional open space.
- 10 percent – having more than 75 percent of the units be of masonry materials.
- 5 percent – creating a trail within the Davis/Weber Canal easement.

Adding the density bonuses, the PRUD development has achieved a 25 percent density bonus based on the DRC review and recommendations.

By ordinance, attached townhome developments in the R-M1 zone are required to have a minimum 30 percent landscaping/open space. The development is proposing 43.2 percent of landscaping/open space. The majority of the open space/landscaping is within and around the Davis/Weber Canal easement and the detention basin. Other common areas include the periphery of the development, along North Hill Field Road and between units that front each other.

All the streets in the development will be private and maintained by the homeowners association as will the private utilities. The private streets will be 33-foot right of ways, sign indicating "No Parking" will be required on each private street to allow for fire apparatus access.

As mentioned previously in this report, a large detention basin is planned to accommodate all the storm water for the site and the amount of storm water that is being collected in the City's detention basin on 2275 North Street. A water line will loop through the development from 2275 North Street to North Hill Field Road; this will provide an improved fire flow for the development. Sanitary sewer is being accommodated for the development.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat for SunRiver Townhomes PRUD subject to meeting all DRC recommendations and Staff requirements as outlined in Staff memorandums to the developer.

Commissioner Hansen asked if Mr. Weaver was requesting the developer to revise his landscaping plan to show some trees there. Mr. Weaver said yes.

Commissioner Co-Chair Weaver asked Mr. Mueller if he has reviewed the recommendations from the Design Review Committee and will they be incorporated. Aaron Mueller, 801 N. 500 W. Bountiful, said yes.

Commissioner Harding asked if the developer was intending to sell the units or rent them out. Mr. Mueller said that he intends to sell the units.

Commissioner Harding asked the developer if he has seen these types of homes become rentals. Mr. Mueller said they do not see these types of homes as being rentals, these will be finished as a for sale product.

Commissioner Weaver asked how many bedrooms there will be. Mr. Mueller said three to four bedrooms with some having flex spaces.

Commissioner Hansen asked if all the garages are accessed off the private streets. Mr. Mueller said yes.

Commissioner Hansen asked the developer if he had any issues with redoing the landscape plan to get some landscape around the detention basin. Mr. Mueller said he had no issues.

Commissioner Hansen asked for specificity on what can or can't be allowed by the power company. Mr. Mueller said that easement is 25 feet to Rocky Mountain's power easement so they will bury the power lines. They will heavily accent the entry way with evergreen's and a attractive rod iron fence.

Commissioner Hansen asked if they are allowed to plant trees in the easement since the utilities will be buried. Mr. Mueller said no. Commissioner Hansen said you can plant some shrubbery.

Commissioner Bodily asked if the common space was 40 feet 2 inches and did it include the 25 feet easement. Mr. Weaver said yes.

Lindsay Wright, 541 W. 2275 N. asked if there was going to be a 6 foot fence from the front to the backyard on her lot. Commissioner Co-Chair Weaver said there will be a 6 foot vinyl fence that will abut the parking space but will not run all the way to 2275 North because there has to be clear view available.

Commissioner Hansen said exiting traffic onto 2275 has to have a clear view to see east and west bound traffic, when the fence gets close to 2275 North it will drop to two feet. The two feet in the clear view area is City ordinance.

Ms. Wright asked how many trees there will be to help with the privacy. Commissioner Hansen said it shows one tree.

Commissioner Hansen asked where would the six foot fence go north end. Mr. Weaver said that will be determined through site plan review.

Commissioner Bodily said communication is everything and suggested to Ms. Wright that she communicate with her new neighbor, Mr. Mueller.

Ms. Wright suggested that they plant a tree in the back of the home. Mr. Weaver said there is a couple of options, one of the options is to plant trees on Ms. Wright's property just off the fence line. The other option is to do a 2 by 2 planter grate off the sidewalk where you can fit a tree.

Commissioner Co-Chair Weaver brought this item back for a motion. Commissioner Pilny made a motion to forward a positive recommendation to the City Council to approve Sunriver Townhomes PRUD preliminary plat subject to meeting all Staff recommendations as outlined in Staff memorandums. Commissioner Bodily seconded the motion. All in favor. Voting was unanimous.

Commissioner Co-Chair Weaver asked for a motion to adjourn the meeting. Commissioner Nilsson made a motion to adjourn the meeting and Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned 8:12 p.m.



Christy Wixom, Planning Commission Secretary