

WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on April 2, 2015.**

Item:

1. Introduction of Mark Vlastic, of Landmark Design, and Discussion of Parks, Recreation Trails, and Cultural Facilities Master Plan
2. Development Agreement and Rezone Request – Widner-Bastian – R-1-6 (Single-Family Residential) to R-2 (Single and Two-Family Residential) – Resolution 15-18 and Ordinance 15-05 – Approximately 950 North Rainbow Drive
3. Development Agreement, Annexation and Rezone Request – Morgan-Bone-Allred – A (Agriculture) to R-S (Residential-Suburban) – Resolution 15-15, Ordinances 15-11 and 15-09 – Approximately 200 South 3200 West
4. Rezone Request – Bone-Destination Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinance 15-08 – Approximately 100 and 202 South 3200 West
5. Eastridge Park PRUD (Adams Property-Hawkins Homes) - Approximately 1450 East Antelope Drive
6. Mayor's Report

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

Date: _____ **By:** _____
Thieda Wellman, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:

Introduction of Mark Vlastic, of Landmark Design, and Discussion of Parks, Recreation Trails, and Cultural Facilities Master Plan

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Development Agreement and Rezone Request – Widner-Bastian – R-1-6 (Single-Family Residential) to R-2 (Single and Two-Family Residential) – Resolution 15-18 and Ordinance 15-05 – Approximately 950 North Rainbow Drive

Background:

The property proposed for rezone contains .37 acres located on the east side of Rainbow Drive at approximately 950 North. The rezone area is just south of Gordon Avenue and is surrounded by R-M1 zoning to the north, R-1-6 zoning to the east and to the south, and R-1-8 zoning to the west.

The rezone request is accompanied by a development agreement that requires the developer of the property to meet certain design standards for the construction of two proposed twin homes.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 15-18 approving the development agreement; 2) Adopt Resolution 15-18 approving the development agreement with modifications; or 3) Not adopt Resolution 15-18 denying the development agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-05 approving the rezone request from R-1-6 to R-2 subject to approval of the development agreement; or 2) Not adopt Ordinance 15-05 denying the rezone request to R-2.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 15-18 approving the development agreement and adopt Ordinance 15-05 approving the rezone request from R-1-6 to R-2. This recommendation is based on the notion that the R-2 zone, and associated twin homes, will provide an appropriate land use and density transition from the R-M1 zoning on Gordon Avenue to the single family residential south of the subject property.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Development Agreement, Annexation and Rezone Request – Morgan-Bone-Allred – A (Agriculture) to R-S (Residential-Suburban) – Resolution 15-15, Ordinances 15-11 and 15-09 – Approximately 200 South 3200 West

Background:

The proposal is to annex 32.968 acres. The annexation and rezone area consists of four separate parcels located just south of Gentile Street and west of 3200 West. The applicant is Destination Homes representing three separate property owners.

The annexation petition is accompanied by a rezone request for R-S zoning to develop a single-family residential subdivision with access from 3200 West and a street connection to Island View Park Subdivision at Overlook Drive.

The Annexation Agreement addresses recommended utility, street connection and street improvement requirements to insure compatibility for development of a single-family subdivision on the subject property.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 15-15 approving the Annexation Agreement; 2) Adopt Resolution 15-15 approving the Annexation Agreement with modifications; or 3) Not adopt Resolution 15-15 denying the Annexation Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-11 approving the annexation; or 2) Not adopt Ordinance 15-11 denying the annexation.

Alternatives to the Third Motion: Alternatives are to 1) Adopt Ordinance 15-09 approving the rezone request to R-S; or 2) Not adopt Ordinance 15-09 denying the rezone request to R-S.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 15-15 approving the Annexation Agreement and adopt Ordinances 15-11 and 15-09 approving the annexation and rezone request to R-S based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.

Subject:

Rezone Request – Bone-Destination Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinance 15-08 – Approximately 100 and 202 South 3200 West

Background:

The property proposed for rezone includes two separate parcels containing a total of 2.93 acres. The north parcel, located at approximately 100 South, contains 1.56 acres, and the south parcel, located at approximately 202 South, contains 1.37 acres. Both parcels are located south of Gentile Street on the west side of 3200 West.

The rezone area is directly east of the Morgan-Bone-Allred annexation area. The rezone parcels are surrounded by A zoning to the north, A and R-S zoning to the east, A zoning to the south, and unincorporated county to the west.

Alternatives:

Alternatives are to 1) Adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property; or 2) Not adopt Ordinance 15-08 denying the rezone request to R-S.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.

Subject:

Eastridge Park PRUD (Adams Property-Hawkins Homes) - Approximately 1450 East Antelope Drive

Background:

With the Council scheduled to review the preliminary plat and PRUD plan for Eastridge Park PRUD, Staff wants to take advantage of this work meeting discussion to provide the Council with an overview of the project.

On March 10, 2015, the Planning Commission reviewed and recommended approval of the preliminary plat and PRUD plan for Eastridge Park PRUD. The applicant for the project, Adams Property LLC (Hawkins Homes) proposes development of 70.02 acres located between the South/Middle Fork of Kays Creek and between Antelope Drive and Kays Creek Drive.

The applicant/developer received rezone approval with a Development Agreement from the Council on June 4, 2009. Since this approval, the developer has been actively progressing towards preliminary plat review and approval for the development. The majority of work has been addressing geotechnical issues with the property and how they should be mitigated. As mentioned during the rezone process, the best mitigating option to create slope stability on the property is through mass grading 54 of the 70 acres of the site. There are 16 acres that will not be mass graded surrounding the middle of south fork of Kays Creek. The 16 acres will be dedicated to the City as a nature park. The developer has decided to phase the mass grading of the development rather than mass grade the entire property at once. Additional geotechnical studies were required to address the phasing of the mass grading. There are three housing types proposed within the development. Townhomes are to be located along Antelope Drive due to the street being an arterial street. The development transitions south into an area of cottage type homes with the final transition to single family lots south of the cottage homes. The number and density of all three housing types has been reduced from the number originally proposed during the rezone. The Development Agreement capped the total number of housing units at 303 and the number being proposed is 268 units. The largest decrease was the number of townhomes, originally proposed at 157, and the number proposed for the preliminary plat is 52. The Design Review Committee (DRC) reviewed the landscape and building designs and thought it was a quality project with a good mix of housing options.

The preliminary plan, building and landscape plans are attached together with the packet reviewed by the DRC and Planning Commission.

Alternatives:

N/A

Recommendation:

N/A

EASTRIDGE PARK

Overall Site Plan 7/10/2014

This plan depicts the overall site layout and general improvement plan of the developer. This is an artists rendition and are for illustrative purposes only. They may not reflect the actual final building plans, products, improvements, and/or specifications.

The locations of the Townhome and Cottage Home units are accurate. Custom Home lots are depicted without structures on them as the custom structure is not yet determined. Lot lines between Custom Home lots may change as phasing is presented to the City for preliminary/final Plat approval.

Cottage and Townhome phases will be identified as "Phase 1" and "Phase 2" respectively, with individual sub-phases within each being identified with a letter (i.e. Phase 1A, 1B, 1C, etc.). All traditional Single Family lot phases will be numbered consecutively starting with Phase 3.

OWNER / DEVELOPER:

Adams Property LLC
 C/O Hawkins Homes & Communities LLC
 Mike Flood - Development Manager
 1371 North 1075 West, Suite 1
 Farmington, UT 84025
 mflood@hawkinshomes.net
 (801) 712-8544



ENGINEER:

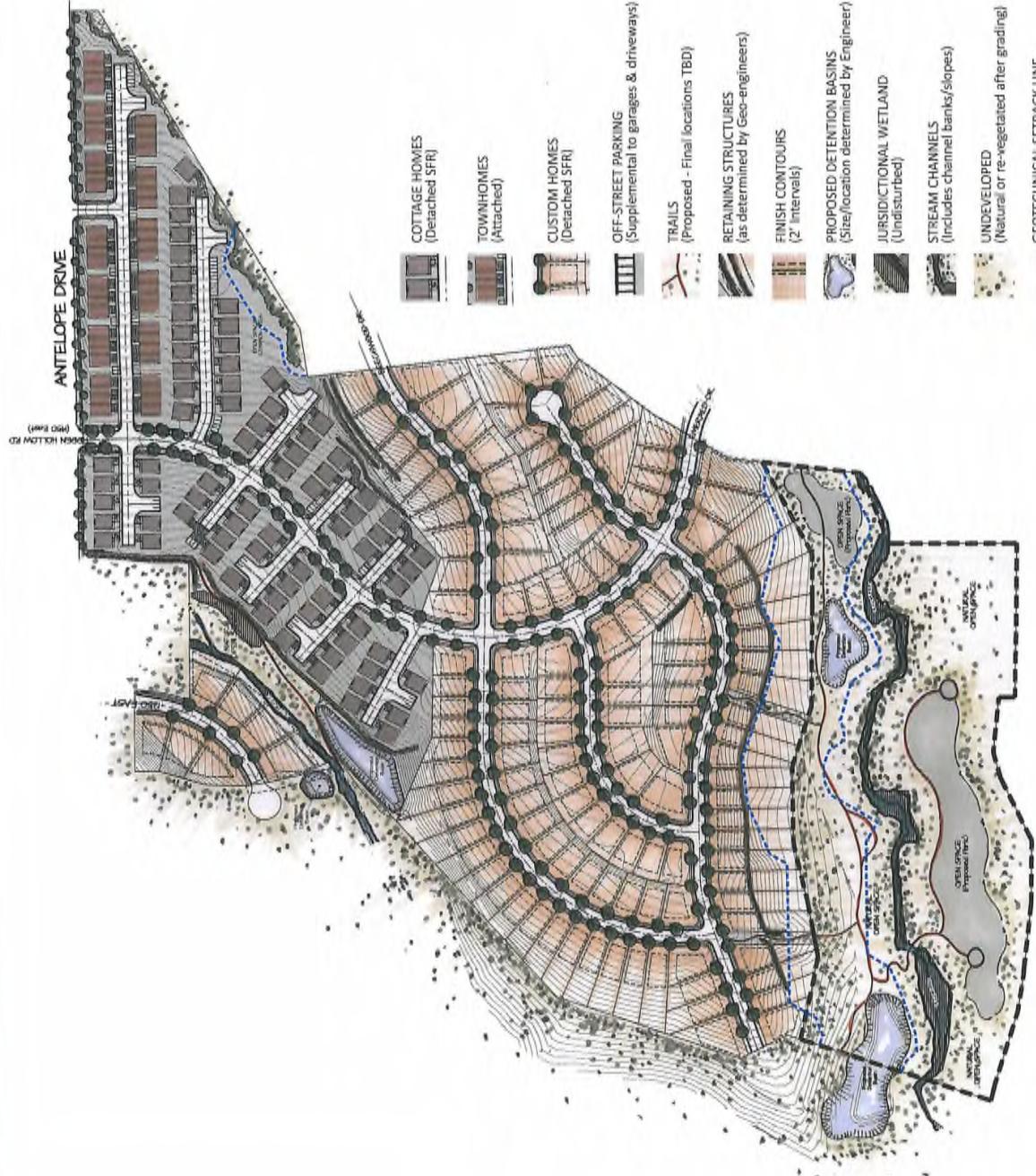
Stantec Consulting Services, Inc.
 Jacob Jensen - P.E.
 3995 South 700 East, Suite 300
 Salt Lake City, UT 84107

GEOTECHNICAL & GEOLOGIC ENGINEER:

IGES - Intermountain Geo-Environmental Services Inc.
 Kent Hartley - P.E.
 12429 South 300 East
 Draper, UT 84020

LANDSCAPE ARCHITECT:

Envision Land Design
 Darren Burnett - B.L.A.
 1742 West 1275 North
 Fair West, UT 84404



COTTAGE HOMES
(Detached SFR)

TOWNHOMES
(Attached)

CUSTOM HOMES
(Detached SFR)

OFF-STREET PARKING
(Supplemental to garages & driveways)

TRAILS
(Proposed - Final locations TBD)

RETAINING STRUCTURES
(as determined by Geo-engineers)

FINISH CONTOURS
(2' Intervals)

PROPOSED DETENTION BASINS
(Size/location determined by Engineer)

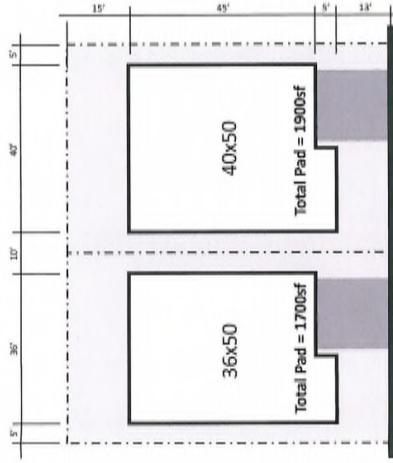
JURISDICTIONAL WETLAND
(Undisturbed)

STREAM CHANNELS
(Includes channel banks/slopes)

UNDEVELOPED
(Natural or re-vegetated after grading)

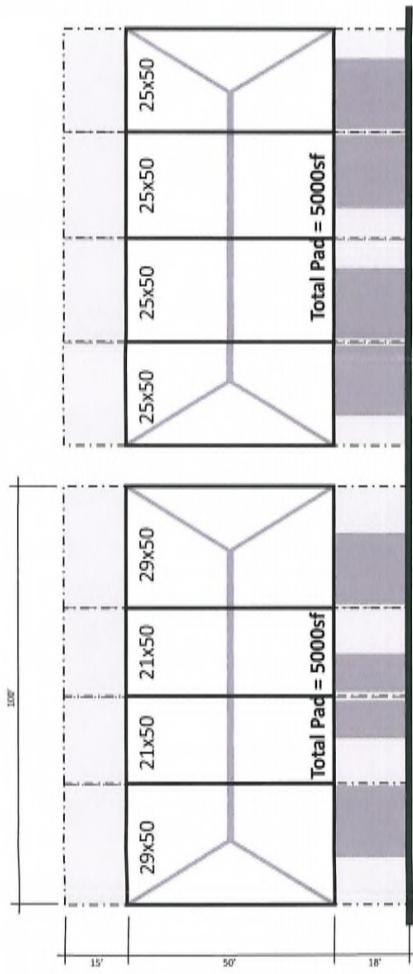
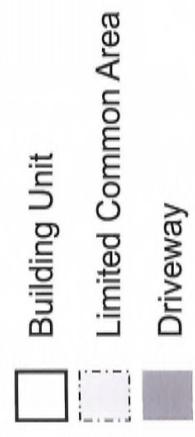
GEOTECHNICAL SETBACK LINE
(Approximate location)

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Cottage Homes

- 36'x50' & 40'x50' pads (less area inset for garage)
- 18' driveway length – off set from front of unit (not including sidewalk)
- Walk-out/daylight basements on downhill (western sides)
- 15' min of rear yard limited common area; 5' min of side yard limited common area



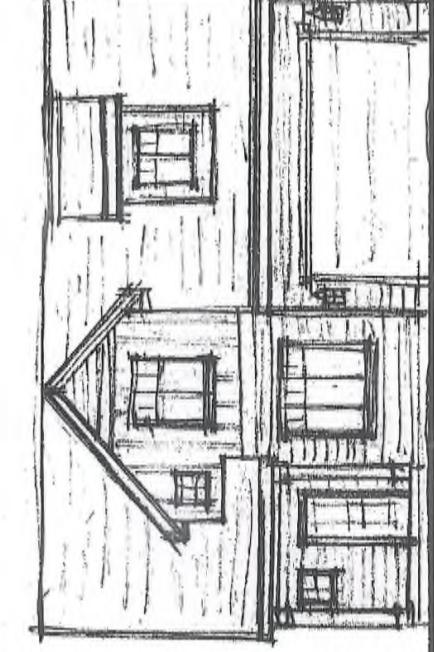
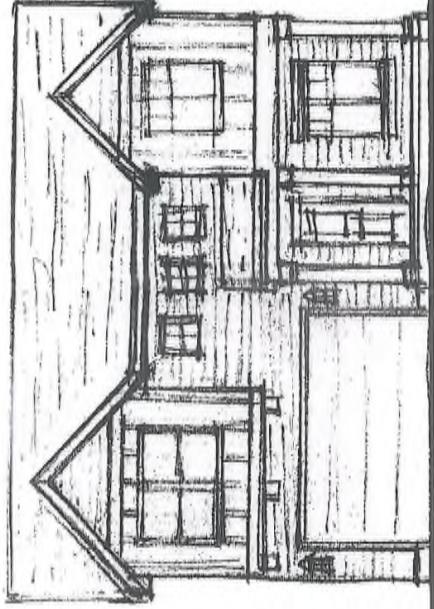
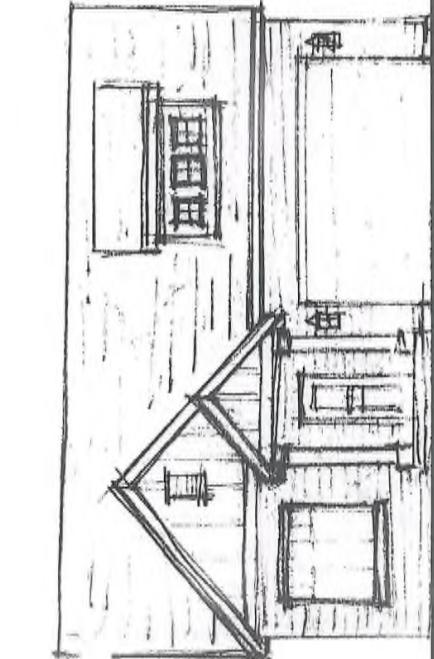
Unit Type A
(No. side of Private Road - back Antelope)

Unit Type B
(So. side of Private Road)

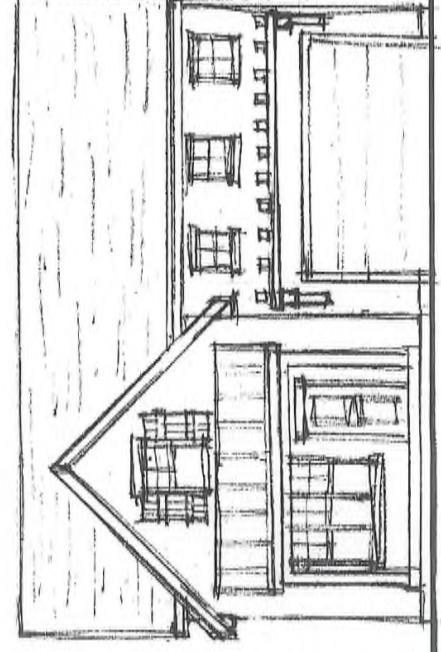
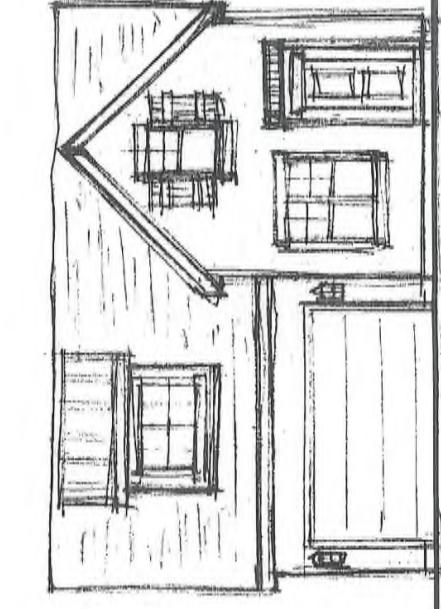
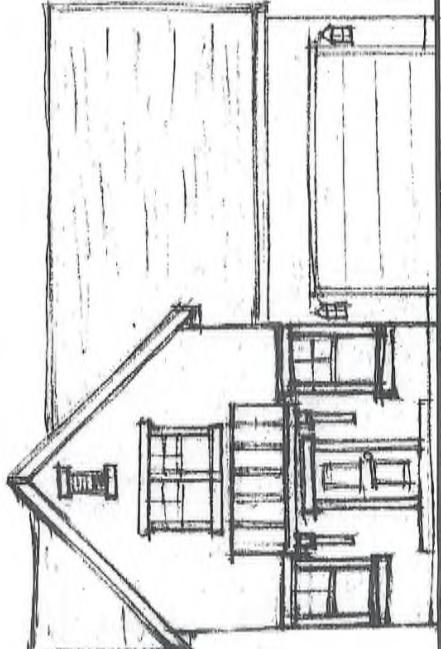
Townhomes

- 4-unit townhomes – Two building types
- Northern Units (Type A): 29'/21'/21'/29' (Edge 2C & Interior 1C garages)
- Southern Units (Type B): 25'/25'/25'/25' (all 2C garages)
- 18' driveway length (not including sidewalk)
- Driveways will step down (road is approx 8% slope E to W)
- 15' min of rear yard limited common area

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Urban Craftsman



Modern Farmhouse

1/8" =

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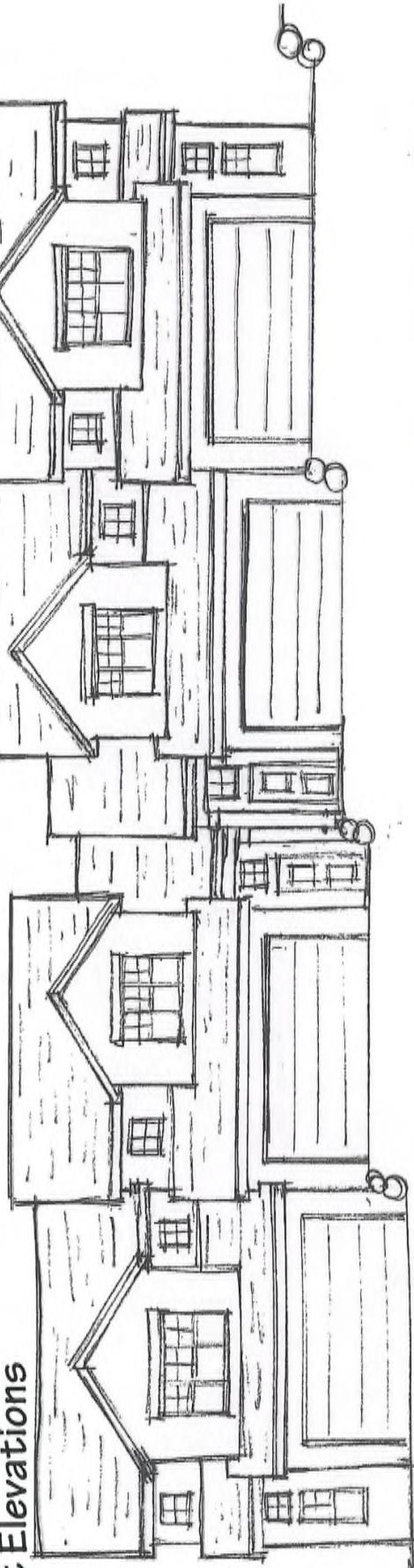
EASTRIDGE PARK

Preliminary Sketch Plan Elevations: Cottage Homes

HAWKINS

HOMES & COMMUNITIES

Front Elevations



Rear Elevations



1/8" =

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EASTRIDGE PARK

Preliminary Sketch Plan Elevations: Townhomes (Unit Type B)

HAWKINS

HOUSES & COMMUNITIES

AUGUSTA



Elevation A



Elevation B



Main Floor



Upper Floor

CATANIA



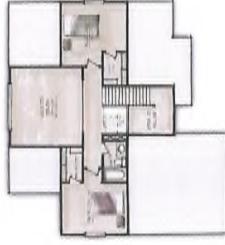
Elevation A



Elevation B



Main Floor



Upper Floor

FERRERA



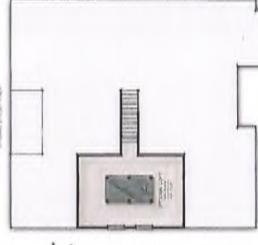
Elevation A



Elevation B



Main Floor



Upper Floor

Not to Scale

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EASTRIDGE PARK

Conceptual Floorplans – Traditional Single Family (Custom) – 1 of 2

HAWKINS

HOUSES & COMMUNITIES

GENEVA



Elevation A



Elevation B



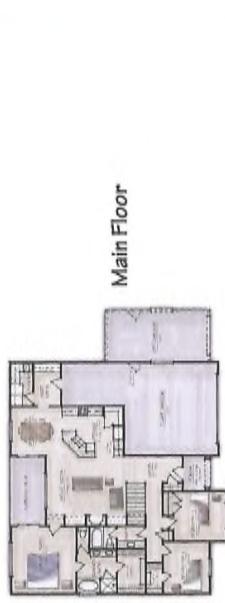
MILANO



Elevation A



Elevation B



TURIN



Elevation A



Elevation B



Not to Scale

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EASTRIDGE PARK

Conceptual Floorplans – Traditional Single Family (Custom) – 2 of 2

HAWKINS

HOUSES & COMMUNITIES

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 6.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A