

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, March 23, 2004

Present: Commissioners Hugh Parke, Kim Squire, Robert Langford, Keith Preece and Dave Pratt

Absent: Commissioner Kathy Hyde, Mike Bouwhuis, Chad Curtis and Ron Stallworth

Others Present: Staff members Scott Carter, Peter Matson, Kem Weaver, Steve Garside and Gayla Thompson

Kim Squire brought the meeting to order. The Pledge of Allegiance was said. Commission Robert Langford offered the invocation.

Commissioner Squire informed the audience that the Terraventure Rezone Request would be tabled to the April 13, 2004 meeting.

Commissioner Squire excused Commissioners Hyde, Bouwhuis and Stallworth to attend Caucus meetings. Commissioner Squire explained to the audience that Items 2, 3, 4 and 5 would be voted on as "consent items" in an attempt to shorten the meeting so others who wish to attend Caucus meetings could do so.

GREEN THUMB NURSERY – CONDITIONAL USE REQUEST

Location: 1447 North Main

Zoning: C-H

The request is to locate a nursery on the northeast portion of the Stimson's Grocery Store parcel. The site has received permission for the sales of Christmas trees but never received a "mobile store" approval. The area is planned to take up approximately 5,000 sq.ft.

Kem Weaver indicated that the staff recommends conditional use approval be given and read the seven conditions he recommends in his memo of March 23, 2004.

The applicant was present. He indicated that he estimates his hours of operation to be from approximately 10 a.m. to dark. He indicated he would meet all conditions as requested.

There were no comments from the audience.

MOTION: Commissioner Preece made the motion to grant conditional use approval, subject to the conditions listed in Kem's memo of March 23, 2004. Commissioner Langford seconded the motion that passed unanimously.

CLEARWATER COVE PRUD, PHASE 9 AMENDMENT

Location: Approximately 800 South Main

Zoning: R-1-6 PRUD

As reviewed in the early work meeting, the request is to remove a portion of the common space from Phase 9 and include it with Phase 11. The footprint of the building will not change; the only change is the boundary line.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the amendment subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Langford seconded the motion that passed unanimously.

DEERE VALLEY SUBDIVISION AMENDMENT

Location: Approximately 2072 East Deere View Drive

Zoning: R-1-10

As reviewed in the early work meeting, the request is to combine Lots 209 and 326 to create one lot. The request also includes vacating the public utilities easements between the two lots. The staff recommends the request be approved.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the proposed amendment subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Preece seconded the motion that passed unanimously.

WILD HORSE MEADOWS SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 3200 West Hillfield Road

Zoning: R-S

As discussed in the early work meeting, the request is for preliminary approval of a 54-lot subdivision located on the west side of 3200 West. This development is the first to implement the recently adopted West Layton General Plan recommendations allowing higher density along arterials.

MOTION: Commissioner Parke made the motion to grant preliminary approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Pratt seconded the motion that passed unanimously.

MARSHALL WAY COMMERCIAL CONDOS – FINAL APPROVAL

Location: Approximately 925 Marshall Way

Zoning: M-2

As reviewed in the early work meeting, the complex consists of six buildings on six parcels. Each parcel will have its own outdoor storage area next to the building. Restrictive covenants have been submitted for the maintenance of the common areas, the use of the utilities are to be governed by a business owners association.

MOTION: Commissioner Parke made the motion to recommend the City Council grant final approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Langford seconded the motion that passed unanimously.

YOUNG CHEVROLET – CONDITIONAL USE REQUEST

Location: Approximately 645 North Main and 682 King Street

Zoning: C-H

Kem Weaver presented the request by Young Chevrolet to move their used car dealership from 600 North to the north of the new car sales lot at 645 North Main. The Safe-lite windshield building will be demolished to accommodate the expansion.

As a part of the conditional use application, the dealership would like to build a car wash on King Street, north of Wholesale Electric.

Mr. Weaver explained the different items the Commission needs to consider as part of this application: 1) Expansion of automobile sales; 2) Temporary Office Trailers; 3) Car Wash; 4) Outside Storage; and 5) On-site Residential Manager for the car wash; 6) Additional detached sign for the car wash.

The site plans, proposed building elevations and landscape drawings were reviewed and discussed. Bill Selarno, architect, was present. It is expected that the temporary sales offices will be in place for approximately nine months.

There were no comments from the audience.

MOTION: Commissioner Langford made the motion to approve the conditional use and site plan; subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Preece seconded the motion that passed unanimously.

BARLOW/GALLOWAY/ROMERO REZONE REQUEST (RMH to CH)

Location: Approximately 449 North Main

Peter Matson presented the rezone request to rezone approximately 25 acres located on the west side of Main Street. The property is directly north of the Park Village Mobile Home Park.

The property is currently zoned Residential Mobile Home (RMH) but has been recommended for future commercial use in the General Plan for many years.

The conceptual site plan submitted by the property owner indicates the intent to develop a Home Depot on the east half of the property. Home Depot qualifies as "big box retail" in the C-H zone and requires conditional use approval.

The drawings indicate an 84' wide public street will be constructed between Main and King Streets to facilitate traffic access and utility services to the site. A traffic study will be required to address future traffic impacts from the development on the surrounding street system.

The time was turned over for public comments.

Carol Bird, a resident of the mobile home park, indicated that she had no concerns with the rezone but would like the developer and the City to look at a second access for the mobile home park. She indicated there is only one access which is onto Main Street. She encouraged the developer and/or the City to allow a second access through the northwest corner so the residents could get access to King Street.

There were no other public comments.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the rezone subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Preece seconded the motion that passed unanimously.

TERRAVENTURE REZONE (RS to CP1)

Location: Approximately 500 North 2200 West

Peter Matson explained that the developer has asked that this be tabled to the meeting of April 13, 2004, so the applicant's design consultant would be available to present the design alternatives for the subject property.

MOTION: Commissioner Preece made the motion to table this item to April 13, 2004. Commissioner Langford seconded the motion that passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Downtown Overlay Zone Amendment: Peter Matson reviewed the proposed amendment with the Commission. The amendment allows and regulates automobile uses and sales as well as motorcycle and alterrain vehicle sales and uses. A new subsection (19.06.180) entitled "Land Uses in the Downtown Overlay Zone (DTO) is proposed to be added.

MOTION: Commissioner Parke made the motion to recommend the City Council adopt the proposed amendments as explained by staff. Commissioner Preece seconded the motion that passed unanimously.

MOTION: Commissioner Parke made the motion to adjourn the meeting. Commissioner Preece seconded the motion that passed unanimously. The meeting adjourned at 8:00 p.m.



Kim Squire, Vice Chairman