

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, April 27, 2004

Present: Chairman Kim Squire, Commissioners Hugh Parke, Robert Langford, Chad Curtis, Keith Preece, Ron Stallworth, Mike Bouwhuis, Kathy Hyde and Dave Pratt

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

Chairman Squire brought the meeting to order and led the Pledge of Allegiance. Commissioner Pratt offered the invocation.

Commissioner Parke made the motion to approve the minutes of January 27, 2004 and February 10, 2004, as written. Commissioner Preece seconded the motion that passed unanimously.

HOME DEPOT – CONDITIONAL USE APPROVAL

Location: Approximately 449 North Main

Zoning: C-H

Kem Weaver presented the conditional use request to the Commission. He explained that this is for conditional use only and not for approval of the site plan. Dave Guetig from Galloway, Romero & Associates was present. He is the site development coordinator for Home Depot.

Mr. Guetig has met several times with the staff regarding the conditions and corrections to the site plan. He indicated there would be no problems meeting all of the 14 items recommended for conditional use approval. He indicated Home Depot is planning for a January 2005 opening. They will complete the landscaping as soon after the grand opening as weather permits. Mr. Guetig stated that as part of their conditional use request, they are asking for approval for the outdoor sale of sheds.

The time was turned over for citizen comments. There were no comments.

Commissioner Preece asked about a traffic study. Mr. Guetig explained that the traffic study shows that a traffic signal on Main Street is warranted but it is up to UDOT to approve the signal. Mr. Guetig indicated that Home Depot will do all the engineering and installation for the signal.

MOTION: Commissioner Parke made the motion to grant conditional use approval, subject to the items listed in Kem Weaver's memo of April 27, 2004, including approval of 1) outdoor storage in the southwest corner of the site with proper screening; 2) temporary mobile sales would be allowed in the northwest corner of the site; 3) no more than four (4) rental trucks allowed (west side of the building); 4) Home Depot to keep the site cleaned and well maintained, including the landscaping; 5) seasonal outdoor sales of sheds; and subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Langford seconded the motion that passed unanimously.

DAVIS LANES – EXPANSION OF CONDITIONAL USE

Location: 1396 North Main

Zoning: C-H

Kem Weaver explained that since the Planning Commission's approval of an addition to Davis Lanes, the owner has decided to do a larger addition onto the north end of the building which will accommodate new bowling lanes. The conditional use permit will cover the original expansion for lockers, a meeting room and a billiards room; and now the additional bowling lanes.

In the early work meeting, Mr. Weaver had indicated that the Fire Dept. had an issue with fire access around the building and suggested that this item should be tabled until the applicant had satisfied those concerns. The architect was present. Mr. Weaver stated that the architect has indicated that the owner has decided not to do the addition until the fire issue is resolved. The architect provided a revised site plan that should meet the Fire Dept. requirements.

There were no comments from the audience.

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

STONEFIELD VILLAGE TOWNHOMES, PLATS A & B

Location: Approximately 1850 North 25 East

Zoning: R-1-6 PRUD

There were several residents present who live in the existing condominium units formerly known as North Park Village PRUD.

Kem Weaver explained that the City recently approved the request to vacate the plat of North Park Village Townhomes PRUD, and approved Plat E of Stonefield Village Townhomes that overlay those existing units. The original developer went bankrupt and left the project as it is today.

Mr. Weaver explained that Plats A & B will each have 27 additional condo units. Once the overall development is complete, it will have a total of 112 units. The new homeowners association will be organized to include the existing units and the new units.

The existing residents have concerns and complaints with regards to the landscaping and structural issues. The new developer has let those residents know that those are issues that the original developer should be required to correct.

Doug Kopecky, financier for Stonefield, was present. He stated that he represents a company out of Reno, Nevada that obtained the property through a foreclosure. He indicated that there is a new contract between the new and the original developer that says those items will be corrected and fixed before the new developer (Stonefield) will begin to build the remaining units.

Mr. Weaver reviewed the density bonus breakdown with the Commission and the recommendations from the Design Review Committee (DRC). The staff recommends that the

recommendations from the DRC be incorporated into the project to help make it functional and aesthetically pleasing.

MOTION: Commissioner Langford made the motion to recommend the City Council grant final approval for Plats A & B of Stonefield Village Townhomes, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; including the recommendations from the DRC. Commissioner Bouwhuis seconded the motion that passed unanimously.

ROBERTS FARMS SUBDIVISION, PHASE 4 – FINAL APPROVAL

Location: Approximately 1400 West 1000 South

Zoning: R-S

The request is to develop an additional 11 single-family lots on 5.79 acres located west Heritage Elementary School. Utah Power & Light has a 315' power easement which encroaches into three of the lots. The distance to which the easement encroaches varies from 10' to 40'. The developer has allowed for the buildable areas to not project into this easement.

The staff recommends final approval be granted.

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

SIERRA VISTA PRUD – PRELIMINARY APPROVAL

Location: Approximately 3100 North 1900 East

Zoning: R-1-10 PRUD

The request is to build a 21 lot "planned residential unit development" on 5.36 acres west of Mtn. View Elementary School. Kem Weaver presented the proposal.

The base density for this development is 3.5 units per acre; this would give the project 18.76 units based on the 5.36 acres. The bonus density percentage needed to achieve the 21 lots is 9%.

The recommendations from the Design Review Committee (DRC) were reviewed.

MOTION: Commissioner Pratt made the motion to recommend the City Council grant preliminary approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; including the recommendations from the DRC. Commissioner Preece seconded the motion that passed unanimously.

KENT MITCHELL/DESTINATION HOMES REZONE (A & RS to R-1-8)

Location: Approximately 1250 North 2200 West

Peter Matson presented the request to rezone approximately five (5) acres located on the west side of 2200 West. The applicant is interested in developing a single-family subdivision with access from 2200 West and connect into the Vineyards Subdivision.

The proposed R-1-8 zone is consistent with the General Plan land use and density recommendation for this area.

Mr. Matson pointed out that the Engineering Division has street connection and separation issues that will need to be coordinated with the development of the Vineyards Subdivision to the west.

The time was turned over for public comments. Jason Burton, an adjacent property owner, expressed his opposition to the request zone change.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the zone change based on consistency with the General Plan recommendations and an agreement from the applicant to provide a connection to the Vineyards Subdivision to the west; and, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Preece seconded the motion that passed unanimously.

MOUNTAIN LAND PLUMBING – CONDITIONAL USE REQUEST

Location: 1365 West Hillfield Road

Zoning: M-2

Kem Weaver presented the request for outdoor storage to the rear of a new building that will soon be under construction for Mountain Land Plumbing, in the Sugar Street Industrial Park.

Mr. Weaver reviewed the ordinance requirements for outdoor storage and his recommendations for approving the request.

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

WHEAT FIELD SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 3300 West Gentile

Zoning: R-S

The preliminary drawings show 43 single-family lots on 19.5 acres located on the north side of Gentile Street. The developer is required to leave a 15' triangular easement at the corner of Gentile Street and 3200 West for a future traffic signal. The developer is also required to install a landscape buffer along Gentile and 3200 West.

The City Engineer has indicated that approval of this development is subject to the connection and completion of the land drain system on Gentile. The line is planned but not yet installed.

Kem Weaver indicated that the Planning staff is concerned with the layout of the interior lots. He said the lots need to be offset to provide better variety in lot widths and frontages. It was the consensus of the Planning Commission to agree with Mr. Weaver.

The petitioner, Duncan Barlow, was present. Mr. Barlow indicated that there should be no problems with meeting the staff requirements.

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

ASPEN PLACE SUBDIVISION, PHASE 5 – FINAL APPROVAL

Location: Approximately 1400 North 25 East

Zoning: R-1-6

The request is for final plat approval for five lots on 1.001 acres. The infrastructure for the five lots was installed with Phase 4 of Aspen Place. The lots face onto an existing street. The staff recommends final plat approval.

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

Commissioner Langford made the motion to adjourn the meeting. Commissioner Parke seconded the motion that passed unanimously. The meeting adjourned at 9:00 p.m.



Kim Squire, Chairman