

**LAYTON CITY PLANNING COMMISSION
WORK MEETING
Tuesday, May 25, 2004**

Present: Chairman Kim Squire, Commissioners Hugh Parke, Mike Bouwhuis, Ron Stallworth and Dave Pratt

Absent: Commissioners Chad Curtis, Kathy Hyde, Keith Preece and Robert Langford

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

Peter Matson reviewed the RDA Revised Project Plan with the Commission. He passed around copies of the master street plan and a copy of the 5-year capital improvement plan summary for streets. The Commissioners' packets included maps of the RDA study area, which includes what is often referred to as the Old Downtown area and the Fort Lane area. The entire area is approximately 199 acres.

Kem Weaver reviewed the Home Depot Subdivision drawings with the Commission. Dave Guetig, representing Home Depot, was present. As part of the approval for Home Depot, they will build and dedicate a new road (500 North) from Main Street to King Street. The City Engineer wants the connection on King Street to align with the driveway entrance on the south side of Wal-Mart. The plans show the alignment with the driveway entrance with Lock-it-Up Storage. Mr. Guetig indicated he met with the Barlows and has a "blanket easement" over the property and will provide a drainage easement.

City Engineer Dave Decker was present. He talked about the street alignment and why he feels the new street should align with the driveway entrance on the south side of Wal-Mart. Chairman Squire agreed with the City Engineer's view, but that the developer would have to purchase additional property to the north to accommodate the preferred alignment. Mr. Guetig stated that if Home Depot has to purchase more property, it may jeopardize the entire project. Mr. Guetig added that they would also be doing the street improvements along King Street with this project.

Kem reviewed the preliminary drawings for Cold Water Creek Subdivision. He explained that the developer's desire is to incorporate the parcel that fronts onto West Hillfield Road into the common space for this development. The parcel would have a park and a swimming pool. The staff recommends preliminary approval be granted.

Kem reviewed the conditional use request for Sprint Spectrum. There is currently a set of antennas on both water tanks at Weber Basin Water that Qwest owns and operates. The two Qwest antennas will be replaced with Sprint antennas. Because this proposal is an expansion of the original conditional use permit, the site does need a conditional use amendment.

Kem reviewed the Phillips Place Subdivision with the Commission. There is an existing home on the corner lot. The new lots front onto Phillips Street.

Kem reviewed the Dave Curtis parcel split. The site is located on the northwest corner of Marshall Way and West Hillfield Road. The applicant would like to split the parcel and create a lot for a future workshop. The staff is requesting a letter from UTA regarding the distance from

their right-of-way to the nearest drive approach. If UTA requires a distance of separation that is greater than 90 feet, cross easements will be required to allow for access onto Marshall Way.

Peter Matson explained the Morishita/Nilson Homes General Plan Amendment and Rezone. The master plan calls for the subject area to be open space based on the existing golf course. Peter explained the changes that Mr. Morishita wants to make to the golf course. In order for the proposed zone change and changes to the golf course to take place, the General Plan recommendation for these two areas need to be adjusted. The City Engineer has indicated there are utility issues associated with the development of the subdivision on the 11 acres proposed for R-1-8.

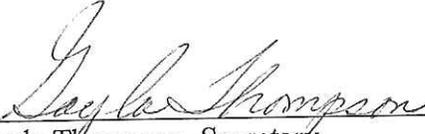
Peter explained the Kent Wallace Rezone. The requested R-2 zoning in this area is a reasonable request, but the site is not developable without utility easements to Gentile Street.

Peter explained the Christensen Rezone request on Fairfield Road. The applicant would like to build a professional business office on the vacant lot, similar to the medical building on South Fairfield Road and Rosewood Lane.

Peter reviewed the Evans & Green Rezone. The proposal is to develop a single-family subdivision. Ed Green is the developer.

Peter reviewed the rezone for Duane Johnson. He indicated that the applicant has discussed the possibility of a PRUD on this site. Access to the property is a concern with the City Engineer. Based on the information the City Engineer received, there is not sufficient distance from the intersection of Fairfield Road and Cherry Lane, and the developer will not be allowed to cut into either street for three years because Fairfield Road is presently being widened. The City Engineer stated in his memo that the intersection is difficult in terms of traffic.

The work meeting adjourned at 6:55 p.m.



Gayla Thompson, Secretary
Planning Commission Secretary

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Present: Chairman Kim Squire, Commissioners Hugh Parke,
Mike Bouwhuis, Ron Stallworth and Dave Pratt

Absent: Commissioners Chad Curtis, Kathy Hyde, Keith
Preece and Robert Langford

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

Chairman Kim Squire brought the meeting to order. The Pledge of Allegiance was said.
Chairman Squire offered an invocation.

APPROVAL OF THE MINUTES

Commissioner Stallworth made the motion to approve the minutes of February 24, 2004 and
March 9, 2004, as written. Commissioner Parke seconded the motion which passed
unanimously.

REVISION OF REDEVELOPMENT AREA PROJECT

Peter Matson explained the revised project plan for the downtown redevelopment area. The
Redevelopment Agency approved a Redevelopment Plan for the South Main/Fort Lane area.
The plan excluded the property that Home Depot is going to be built on. The Redevelopment
Agency is in the process of revising that plan to include the Home Depot site.

Mr. Matson explained the maps showing the study area which is approximately 199 acres. An
outline/summary of the budget for the area was made a part of the Commission packets. Mr.
Matson explained that the purpose of this meeting is to present the revised plan and receive input
from the Commission to finalize the "draft" plan before making a recommendation to the
Redevelopment Agency.

The overall goal of the RDA Plan for the South Main/Fort Lane Project Area is to provide tax
increment funds for public improvements such as utilities, I-15 Interchange right-of-way
acquisition, streetscape and other enhancements. The recommendations are based largely on the
Old Downtown Revitalization Plan that was prepared in 2000. Other recommendations are
based on some of the concepts prepared from the Envision Utah Transit Oriented Development
(TOD) workshops.

MOTION: Commissioner Parke made the motion to recommend the City Council adopt the
documents and maps that have been provided and reviewed. Commissioner Bouwhuis seconded
the motion which passed unanimously.

BALL/WIGHT/STAPLES REZONE REQUEST

Location: Approximately 525 North Church Street

Zoning: From R-1-8 to R-1-8 PRUD

The request is to rezone approximately 1.47 acres located on the east side of Church Street at approximately 525 North. There is an older, single-family home on the property that is proposed to be removed if the project is approved.

The conceptual site plan indicates a small townhouse project. The Planning Staff feels that a PRUD could work on this site, if the architecture and design of the buildings are properly scaled to fit the site and with the surrounding neighborhood.

The meeting was opened for public comments.

Keith Miller, a neighbor, claimed that he did his own traffic study of Church Street and that between the hours of 4 p.m. to 5 p.m. there were 102 cars in 15 minutes.

It was the consensus of the Commission that the concept design did not meet the intent of the PRUD ordinance; that there appeared to be no useable open space.

MOTION: Commissioner Bouwhuis made the motion to table this to the next meeting to allow the petitioner time to revise his concept showing how usable the open space is and what type of amenities are proposed. Commissioner Stallworth seconded the motion which passed unanimously.

THE HOME DEPOT SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 449 North Main

Zoning: C-H

The request is to develop a commercial subdivision for the proposed Home Depot and other commercial parcels. The subdivision contains 4 lots, two of which will have direct frontage on Main Street.

As part of the project, the developer will build and dedicate a 80' right-of-way that will run along the north property line between Main Street and King Street. The developer is working with UDOT to design and install a traffic signal on Main Street.

The City Engineer's comments were addressed. There are still several items the developer needs to submit prior to final approval.

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

MORISHITA/NILSON HOMES GENERAL PLAN AMENDMENT & REZONE

Location: Approximately

Zoning: Requesting A to R-1-8

Peter Matson presented the request to rezone approximately 11.46 acres located near the driving range property of the Sun Hills Golf Course. The property is located north of North Hills Estates Subdivision and east of Eastridge Subdivision.

Mr. Matson explained that the General Plan recommends this area for Open Space based on the existing golf course configuration. The property owner, Mr. Morishita, is looking at a reconfiguration of the golf course that includes converting the driving range area and holes 17 & 18 into single family residential. The driving range and two holes would then be relocated to the land that Mr. Morishita owns along the west side of the golf course.

In order for the proposed rezone and golf course reconfiguration to take place, the General Plan recommendation for these two areas would need to be adjusted. The proposal is to designate the existing driving range and holes 17 & 18 as single family residential at 2-4 units per acre and designate the Morishita property on the west side of the golf course as open space.

Mr. Matson stated that the Planning Staff feels the proposed reconfiguration is reasonable in light of the HAFB easements on the west side of Sun Hills Golf Course and the proposed location of the new east gate for the Base.

The City Engineer's memo regarding utility issues associated with the development was reviewed. The applicant is working to supply the City Engineer with the necessary information to run the water model for the proposed layout. In addition, the applicant is aware of the need to provide a new storm drain line from the rezone area along 3250 North to the detention pond on Fairfield Road.

There were no public comments. The Commission discussed rezoning property that is designated for manufacturing zoning.

MOTION: Commissioner Ron Stallworth made the motion to recommend the City Council approve the request to amend the General Plan. Commissioner Hugh Parke seconded the motion which passed 3:1.

Opposed: Commissioner Mike Bouwhuis

MOTION: Commissioner Hugh Parke made the motion to recommend the Council approve the rezone. Commissioner Stallworth seconded the motion which passed 3:1.

Opposed: Commissioner Bouwhuis

KENT WALLACE REZONE REQUEST

Location: Approximately 770 West 100 North

Zoning: From R-1-8 to R-2

This is a request to rezone a .27 acre parcel located on the south side of 100 North, just to the west of King Street. The property is located adjacent to Sunset Park Subdivision. The property is directly east of vacant property that is zoned R-2. The applicant has indicated he would like to

combine the subject property with the R-2 parcel and create a larger, more usable R-2 project for future development.

The City Engineer has outlined several utility issues related to the development of the property. The natural topography of the site dictates that a sanitary sewer, land drain and storm drainage will need to be directed to the south to connect into the various systems in Gentile Street. The City Engineer recommends this property not be rezoned unless the applicant can obtain the necessary easements for these utilities, otherwise the property cannot be developed.

The time was turned over for public comments.

Barbara Kovak, a resident who lives in the neighborhood, stated that while the property is an eyesore, she would not like having higher density.

Ray Caldwell, realtor for the applicant, stated that the units would be owner-occupied; there would be no rental units. Mr. Caldwell indicated the developer would be willing to do a PRUD if that's what the City wanted.

Connie Mardston, a resident of King Street, stated she would prefer seeing single family homes.

MOTION: Commissioner Dave Pratt made the motion to table this item to the June 8th meeting, to allow the applicant time to check into the possibilities of obtaining the necessary easements for the utilities. Commissioner Bouwhuis seconded the motion which passed unanimously.

COLD WATER CREEK SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 1500 West Gentile

Zoning: R-S

The request is to develop 78 single-family lots on 36.1 acres located on the north side of Gentile. The developer purchased the property that runs north from Gentile to West Hillfield Road. The northern 300 feet of the property fronting West Hillfield Road was zoned to B-RP. A private school is presently under construction on the eastern portion of the site. The parcel on the west side will either be developed for a business office or the developer may incorporate it into a common space for the Cold Water Creek Subdivision property owners.

The City Engineer's comments were addressed. The staff recommends preliminary approval be granted subject to the developer meeting all staff requirements prior to final approvals.

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 Pratt seconded the motion which passed unanimously.

SPRINT SPECTRUM – CONDITIONAL USE REQUEST

Location: 2837 East Highway 193

Zoning: R-1-10

Kem explained the request to amend the conditional use permit for the Qwest Wireless site at the Weber Basin Water site.

Currently there is a set of antennas on both of the water tanks that Qwest owns and operates. These two antennas will be replaced with Sprint antennas. Sprint will need to install additional cabinets on a concrete slab next to the existing Qwest cabinets. Once the switch has been made from Qwest to Sprint, the site will have the same amount of antennas and grounded equipment. Mr. Weaver explained that because there is period where the conditional use is expanded, the site does need a conditional use amendment.

There were no comments from the audience.

MOTION: Commissioner Parke 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 Bouwhuis seconded the motion which passed unanimously.

DUANE JOHNSON REZONE REQUEST

Location: Southeast corner of Cherry Lane and Fairfield Road

Zoning: From A to R-1-8

Peter Matson presented the request to rezone approximately 1.98 acres from Agriculture to R-1-8, for the purpose of a small single-family subdivision.

Mr. Matson reviewed the City Engineer's comments regarding access issues. The City Engineer has indicated that based on the information provide to him from the developer, he plans to develop a PRUD. The engineer indicates that there is insufficient distance from the intersection of Cherry Lane and Fairfield Road to allow a street to access Fairfield Road. There are several traffic concerns with this intersection. Adding another entrance near the intersection will only contribute to the problems.

Mr. Matson stated that if the applicant determines to do a PRUD, the Commission can table this rezone request to allow for an amendment to the application. He said that a PRUD is compatible with the General Plan but that the applicant needs to submit a conceptual plan and amend his rezone application to reflect a PRUD.

The applicant, Duane Johnson, addressed the Commission and indicated that he would probably do a PRUD, but he would like to continue with the present application and request. He stated he is aware of the City Engineer's concerns and will address them.

There were no public comments from the audience.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the rezone to R-1-8 as requested, with the applicant put on notice that the access issues will need to be addressed with the preliminary plat. Commissioner Bouwhuis seconded the motion which passed unanimously.

VERA EVANS/ED GREEN REZONE REQUEST

Location: Approximately 2500 West 1000 North

Zoning: From A to R-S

Peter Matson presented the request to rezone approximately 31.96 acres located on the south side of Gordon Avenue (1000 North), to allow for single family residential development.

The proposed R-S zone is consistent with the General Plan land use and density recommendations for the area. Utility connections for future design and development of the site will need to be coordinated with subdivisions developing to the south and to the east.

The City Engineer's conditions for development were reviewed. The staff recommends approval of the zone change, subject to the developer meeting all staff recommendations.

There were no public comments.

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

CHRISTENSEN REZONE REQUEST

Location: Approximately 682 North Fairfield

Zoning: From A to P-B

Peter Matson presented the request to rezone approximately 1.20 acres to Professional Business (P-B). Mr. Matson explained the P-B zoning designation.

The parcel is vacant with frontage on Fairfield Road. The Land Use/Population Element of the General Plan recommends that professional businesses should be located along arterial streets. The Plan also recommends that the designer take into consideration the neighbors and attempt to blend into the area through the appropriate use of architectural motifs, scale, height and signage.

The staff recommends approving the rezone. There were no public comments.

MOTION: Commissioner Parke made the motion to recommend the City Council approve the zone change. Commissioner Bouwhuis seconded the motion which passed unanimously.

PHILLIPS PLACE SUBDIVISION – FINAL APPROVAL

Location: Northeast corner of Phillips and Flint

Zoning: R-1-10

The request is to develop 4 lots on the northeast corner of Phillips and Flint. There is an existing home on the corner lot that is included in the subdivision. The lots front on an existing street. Utility connections need to be made to the new lots. The staff recommends final approval be granted.

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

DAVE CURTIS – PARCEL SPLIT REQUEST

Location: West Hillfield Road and Marshall Way

Zoning: M-2

Kem Weaver explained the parcel split. The 2.71 acre site is located on the northwest corner of West Hillfield Road and Marshall Way, in the Layton Industrial Park. The applicant would like to create a .84 acre parcel for a future workshop, light manufacturing use.

The old D & RG right-of-way borders the property on the west side. That right-of-way was recently purchased by UTA. Within that right-of-way is a 90' easement owned by Jordan Valley Water Conservancy District (JVWCD). The City Engineer's memo indicates that the proposed access onto West Hillfield Road is in close proximity to the railroad tracks. The developer is required to submit a letter from UTA indicating the required distance from the tracks to the nearest drive approach. If UTA's requirement is greater than 90', then cross easements will have to be submitted to allow for accessibility on to Marshall Way.

The applicant, Dave Curtis, approached the Commission. Mr. Curtis indicated that he had spoken with UTA and they have no problem with his proposed site plan. Mr. Curtis mentioned some of the types of uses he is proposing on the site. They included a cabinet shop, Buy Direct Carpet, Duncan Lighting, and a fireplace store.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council approve the parcel split subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion which passed unanimously.

Commissioner Parke made the motion to adjourn the meeting. Commissioner Stallworth seconded the motion which passed unanimously. The meeting adjourned at 9:05 p.m.



Gayla Thompson, Secretary
Planning Commission