

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, June 22, 2004

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

Absent: Commissioner Keith Preece

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

Chairman Squire brought the meeting to order. The Pledge of Allegiance was said. Commissioner Hyde volunteered to offer the invocation.

APPROVAL OF THE MINUTES

Commissioner Stallworth made the motion to approve the minutes of March 23, 2004 and April 13, 2004, as written. Commissioner Parke seconded the motion which passed unanimously.

TERRAVENTURE REZONE

Location: Approximately 550 North 2200 West

Zoning: From R-S to CP-1

Peter Matson explained that the applicant's design consultant is still working on design alternatives based on the staff's recommendation for the 2700 West corridor alignment. They have asked for additional time to formulate the design alternatives for the Commission.

MOTION: Commissioner Parke made the motion to continue this item to July 27, 2004. Commissioner Hyde seconded the motion which passed unanimously.

WALL/McSWAIN/EVERGREEN HOLDING REZONE

Location: Approximately 74 West 2000 North

Zoning: From A to R-M1 PRUD

Peter Matson presented the request to rezone approximately 5.90 acres located on the north side of Antelope Drive to develop a "planned residential unit development".

Mr. Matson stated that there are currently two homes on the site that will be removed if the project is approved. He indicated that the property to the west has a higher density than what this applicant is requesting.

Chairman Squire stated that he felt an R-2 zone would be a better fit.

Mark Petty, one of the petitioners, indicated the units would be approximately 1245 sq.ft. condominium town homes with a single, attached garage. There would be amenities with the project.

Chairman Squire indicated that he felt the layout does not show or give a sense of “community”; that the density was too high.

Commissioner Parke stated there was not enough open space.

Commissioner Stallworth agreed that the density was too high and not enough open space

Commissioner Hyde indicated that the drawings lack the “PRUD look”.

Mr. Petty stated that changing the zoning request would not change the fact that there will be housing next door to the single family.

Chairman Squire and Commissioner Parke both stated that that is not the issue; the developer needs to create a community.

MOTION: Commissioner Pratt made the motion to recommend the City Council approve a zone change to R-2 PRUD instead of the requested R-M1 PRUD. Commissioner Langford seconded the motion which passed with a 4:1 vote. Commissioner Parke opposed the motion.

Scott Carter, Community Development Director, asked for a special meeting to be held to approve the final drawings for The Home Depot. After some discussion it was decided that there could be a quorum for Monday, June 28, 2004, at 6:00 p.m.

MOTION: Commissioner Stallworth made the motion to hold a special meeting on Monday, June 28, 2004, at 6:00 p.m. Commissioner Hyde seconded the motion which passed unanimously.

Commissioner Stallworth made the motion to adjourn the meeting. Commissioner Hyde seconded the motion which passed unanimously. The meeting adjourned at 7:42 p.m.