

**LAYTON CITY PLANNING COMMISSION  
WORK MEETING  
Tuesday, October 12, 2004**

Present:

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

Others Present:

Staff members Scott Carter, Peter Matson, Kem Weaver, Gary Crane, Doug Pierce and Gayla Thompson

Kem Weaver reviewed the amendment of Antelope Hill Subdivision. The staff input was addressed. He noted that the APZ, or State easement, on the rear yards of Lots 407 through 410, does not allow for any type of living area. This will be noted on the plat. Lot 407 includes a detention basin. A note will be placed on the plat stating that the detention basin cannot be modified and the homeowner shall be required to landscape and maintain the basin.

Kem reviewed the recommendations of the Design Review Committee (DRC) for the Antelope PRUD. 43% is shown in open space. Photos of the proposed buildings were provided. The DRC recommends the developer break up the rooflines and front entrances of the buildings to give potential buyers a better sense of ownership. The interior northwest building should be shifted at least 10' to the east, further away from the private road. The consensus of the Commission was that the developer should change the façades and colors of the buildings. The development agreement requires a vinyl fence on the east side of the project

Kem asked if there were any questions on the subdivision projects. Due to time restraints the subdivisions were not reviewed.

Peter Matson reviewed the JNB Rezone Request. He stated that the proposed PB zone is a good use for the property. The designer of a professional business at this location should take into account the adjacent neighbors and attempt to blend into the area through the appropriate use of architectural motifs, etc. The Commission suggested that a solid vinyl fence be installed along the residential sides.

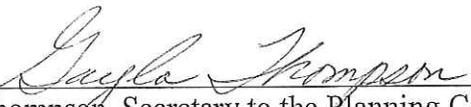
Peter reviewed the Greyhawk request to annex approximately 112 acres located on the north side of Highway 193. The Thornley Family originally owned the property. He explained that the City Engineer has outlined the utility requirements for development. The requirements have been incorporated into an annexation agreement. Peter explained the developers intent to develop the property into single family and transition to higher residential density next to the business park.

Peter gave a history of the General Plan recommendations in the Gordon Avenue corridor. He explained the proposed rezone submitted by Lanse Chournos for multiple housing units, storage units and a professional business zone on the corner of 1200 West and Gordon Avenue. Peter indicated that the developer is willing to agree to 60 units on six acres.

Gary Crane, City Attorney, gave the Commission the rules and procedures for approving rezones, etc. He explained the laws and policies regarding conflicts of interest.

Matt Meyer and Jere Weiderholt were present to discuss the access for a proposed subdivision on Oakhills Drive. However, due to the lack of time, this was unable to be discussed.

The work meeting adjourned at 7:05 p.m.

  
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Gayla Thompson, Secretary to the Planning Commission