

**LAYTON CITY PLANNING COMMISSION
WORK MEETING
Tuesday, November 23, 2004**

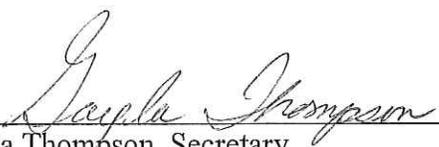
Present: Chairman Kim Squire, Commissioners Mike Bouwhuis, Dave Pratt and Kathy Hyde

Absent: Commissioners Hugh Parke, Ron Stallworth, Keith Preece, and Robert Langford

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

Randy Young was present for the work meeting at the invitation of staff member Peter Matson. Mr. Young has submitted an application to annex some property on the south side of Gentile, near the Syracuse City boundary. Mr. Matson explained that the subject property is outside Layton City's annexation plan boundary. Mr. Young indicated he wants to develop the property for single family. Mr. Matson reviewed the City Engineer's input with regard to the request and he will not approve a sewer lift station. Mr. Matson explained that the lift station for the Kayscreek PRUD was approved because the property was already within the City's boundary and had been for a long time. The alignment for the Legacy Parkway was discussed. Mr. Young suggested the parkway be realigned further south to give them more property to develop. Chairman Squire and Commissioner Hyde indicated that there would likely be some environmental issues with that proposal. There are other issues to deal with on this property such as storm drain and sanitary sewer service. Mr. Young stated that all the concerns of the City Engineer are solvable if the City would approve a sewer lift station.

The work meeting adjourned for the regular meeting.



Gayla Thompson, Secretary

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Present: Chairman Kim Squire, Commissioners Mike Bouwhuis, Dave Pratt and Kathy Hyde

Absent: Commissioners Hugh Parke, Ron Stallworth, Keith Preece, and Robert Langford

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

Chairman Squire conducted the meeting. The Pledge of Allegiance was said.

Commissioner Pratt made the motion to approve the minutes of August 24, 2004, September 14, 2004, and September 29, 2004, as written. Commissioner Hyde seconded the motion, which passed unanimously.

GRANITY EQUITY – CONDOMINIUM PLAT APPROVAL

Location: Approximately 245 West 1000 North

Zoning: P-B

Kem Weaver presented the request by Granite Equity to approve a condominium plat for the three offices buildings located on the north side of Gordon Avenue (1000 North).

Because of parking restraints only one floor of office buildings can be used for office space; the second floors are required to be used for storage only. Mr. Weaver indicated that he has informed the applicant that he cannot create a non-conforming situation by having potential buyers use both floors.

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

ANGELO/BURT REZONE REQUEST (continue)

Location: Southeast corner of Fort Lane and Antelope Drive

Peter Matson presented the request to rezone a .50 acre parcel located near the intersection of Fort Lane and Antelope Drive. This item was continued from the last meeting, as the legal description for the rezone did not include the entire parcel the applicant wanted rezoned.

Mr. Matson explained that the Roche property to the west has a development agreement tied to the future development of the parcel under the M-1 zoning designation. He suggested that if this property is approved for rezoning and added to the Roche property, it should be subject to the guidelines and restrictions of the development agreement.

Commissioner Bouwhuis stated that this is a highly visible area and the project should be required to look nice. Chairman Squire indicated that while this area is in the APZ, the residential uses need to be buffered.

There were no public comments.

MOTION: Commissioner Hyde made the motion to approve the rezone request, subject to the subject property being incorporated into the development agreement if it is developed with the property to the west. Commissioner Pratt seconded the motion, which passed unanimously.

SIGNS THAT ROCK – CONDITIONAL USE REQUEST

Location: 1777 North Main

Zoning: C-H

Kem Weaver presented the request for outdoor storage in the rear area of the subject site. The adjacent properties surrounding the site are mostly commercial, but there is residential, single family to the west.

Todd Porter, applicant, explained how he would create a decorative display area to inventory slabs of flat rock for landscaping. He indicated there would be no sandblasting on site.

Commissioner Bouwhuis suggested that Mr. Porter upgrade the old, existing pole sign.

Mr. Weaver explained the staff's recommendations should the Planning Commission approve the request. There were no comments from the audience.

MOTION: Commissioner Bouwhuis made the motion to grant conditional use approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and that the applicant be required to post a bond to ensure all site improvements will be completed. Commissioner Hyde seconded the motion, which passed unanimously.

GREYHAWK, LLC – ANNEXATION AGREEMENT

Location: Approximately 1800 East Highway 193

Attorney Steve Garside stated that the changes to the annexation agreement are more specifically with the utilities. The agreement has not changed with regards to the recommendations from the Planning Commission or with the General Plan. Attorney Garside stated that this is still not the final draft as there are still things that need to be worked out such as possible payback agreements for certain areas.

MOTION: Commissioner Pratt made the motion to recommend the City Council approve the annexation agreement as explained by Attorney Garside. Commissioner Bouwhuis seconded the motion, which passed unanimously.

ANTELOPE PRUD – FINAL APPROVAL

Location: Approximately 50 West 2000 North

Zoning: RM-1 PRUD

The request is for final approval of a 68-unit condominium complex on the north side of Antelope Drive, east of the Quail Cove apartment complex. The Planning Staff has reviewed the final dedication plat and all items have been addressed with regards to the conditions set forth during preliminary plat approvals.

Mr. Weaver stated that some corrections need to be made to the covenants that were submitted. He indicated those corrections are outlined in the City Engineer's memo.

MOTION: Commissioner Bouwhuis 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 Hyde seconded the motion, which passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Peter Matson provided the Commissioners with a draft of the proposal to amend the ordinance pertaining to accessory residential dwellings. Chairman Squire suggested the staff provide some examples. No action was taken on this item.

Commissioner Pratt made the motion to adjourn the meeting. The meeting adjourned at 8:30 p.m.



Gayla Thompson, Secretary