

**LAYTON CITY PLANNING COMMISSION
WORK MEETING
Thursday, December 28, 2004**

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

Absent: Commissioner Robert Langford

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

Kem Weaver stated that the sign for the conditional use for Devil D Tattooing at 1095 North Main has been left in place since it was posted for the December 14th meeting. The staff has not received any calls.

Kem reviewed the landscape modification proposed for the Fort Lane Storage Units. It was the consensus of the Planning Commission that the request was reasonable.

Kem indicated that the civil engineer for The Vineyards Subdivision, Phase 3, has corrected and submitted the items that were required by the City's engineer.

Kem reviewed the preliminary drawings for Roberts Farms, Phases 5, 6 & 7.

The Commissioners were concerned about the value of investments versus what was promised by the developer in Peacefield.

The staff recommends approving the request to extend the escrow for Layton Place, Plat F.

The information provided by staff on accessory residential dwelling units was reviewed.

The work meeting adjourned at 5:40 p.m.


Gayla Thompson, Secretary

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Chairman Squire brought the meeting to order. The Pledge of Allegiance was said. Chairman Squire volunteered to offer a prayer.

DEVIL D TATTOOING – CONDITIONAL USE REQUEST

Location: 1095 North Main

Zoning: C-H

Kem Weaver presented the conditional use request for a tattoo business. It is the intent of the applicant to employ three additional tattoo artists in addition himself. Mr. Weaver indicated that according to the site plan, there is sufficient parking behind the building to accommodate this business along with the other businesses within the strip center.

Mr. Weaver reviewed his recommendations for approval.

The applicant, David Montgomery, stated that Davis County does not have any regulations for tattoo businesses. He stated that he has fourteen years experience and has a parlor in Clearfield.

There were no comments from the audience.

MOTION: Commissioner Preece made the motion to approve the conditional use 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.

FORT LANE STORAGE UNITS – LANDSCAPE MODIFICATION REQUEST

Location: Southeast corner of Fort Lane and Antelope Drive

Zoning: M-1

Kem Weaver presented the applicant's request to modify the landscape buffer for storage units proposed for the southeast corner of Fort Lane and Antelope Drive.

Mr. Weaver explained that the zoning ordinance requires a 20' landscape buffer between structures and the property line when adjacent to residential zone/property. The site plan does show 20' setback from the property line to the building, but the applicant would like to do a xeriscape design in the buffer area. The developer is proposing the minimum requirement of a solid vinyl fence or masonry wall for the east and south property lines. He is requesting that he

not be required to plant bushes that will not be seen on the east side of the site. Mr. Weaver indicated that the staff has no problems with the applicant's request. The applicant will have to plant trees every 20 feet on center.

MOTION: Commissioner Parke made the motion to approve the landscape modification request. Commissioner Hyde seconded the motion, which passed unanimously.

THE VINEYARDS SUBDIVISION, PHASE 3 – FINAL APPROVAL

Location: Approximately 1125 North 2200 West

Zoning: R-1-8

The request is to develop 21 single-family lots on 6.11 acres located on the west side of 2200 West. The subdivision will have access onto 2200 West and then connect with the stubbed street from Phase 2 of The Vineyards. Two stubbed roads will be created for future development.

The City Engineer's memo was reviewed.

MOTION: Commissioner Pratt 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 Preece seconded the motion, which passed unanimously.

ROBERTS FARMS SUBDIVISION, PHASES 5, 6 & 7 – PRELIMINARY APPROVAL

Location: Approximately 1100 South 1200 West

Zoning: R-S

Kem Weaver reviewed the preliminary drawings showing 124 single-family lots on 57.9 acres, adjacent to previously developed phases of Roberts Farms and next to Heritage Elementary School.

Mr. Weaver explained the formula for lot averaging within the project. He indicated that the future 750 South corridor is incorporated in this project. The right-of-way for the corridor is 84' wide. The developer is only required to build half the road. The developer is also required to install a landscape buffer along the arterial.

The City Engineer's input was reviewed.

Keith Frederickson, a local resident, stated that the traffic situation in this area is "unbearable". Several Commissioners expressed potential traffic concerns with the proposed 124 homes.

MOTION: Commissioner Parke made the motion to grant preliminary approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Bouwhuis seconded the motion, which passed with a 5:1 vote. Commissioner Preece voted against the motion.

Commissioner Bouwhuis made the suggestion to staff that they prepare a west side traffic mitigation plan and submit it for review at the first meeting in March.

PEACEFIELD PRUD – LANDSCAPE MODIFICATION REQUEST

Location: Approximately 1800 East Gentile

Zoning: R-1-10 PRUD

Kem Weaver explained that the developer and the Homeowners' Association (HOA) have come together and agreed with a new design to replace the water features that were part of the approved concept plans when the project was first presented to the City.

There was no representation from either the developer or the HOA.

The modifications are in Phases 3, 5 and 6. The trade off is to increase the landscaping and add berming between the units, provide a walking path and provide sitting areas. Phases 5 and 6 will not have the walking path.

Commissioner Bouwhuis expressed his opinion that there should be a compromise between the water features and what is proposed.

Chairman Squire indicated that the trade should be value for value. He stated that he felt that the developer and a representative from the HOA should be present before the Commission takes any action.

MOTION: Commissioner Stallworth made the motion to table this until there could be representation to discuss the proposed modifications. Commissioner Hyde seconded the motion, which passed unanimously.

LAYTON PLACE SUBDIVISION, PHASE "F" – ESCROW EXTENSION REQUEST

Location: Approximately 120 West 1500 North

Zoning: R-1-6

The bonding agreements for this development expired November 30, 2004. The developer and his lending institution have requested an extension to May 12, 2005. The staff recommends approval of the request.

MOTION: Commissioner Parke made the motion to recommend the City Council extend the bonding agreement to May 12, 2005. Commissioner Bouwhuis seconded the motion, which passed unanimously.

ORDINANCE AMENDMENTS/REVIEW

Peter Matson reviewed the draft of the amendment for accessory residential dwelling units. It was the consensus of the majority of the Commissioners to eliminate detached accessory dwelling units. No action was taken on this item. It will be placed on the next agenda.

Kem Weaver discussed the request by Nilson Homes to change the building facades in the Antelope PRUD. They proposed alternating brick and rock along with the setbacks on the units. The Commission indicated that the proposal would be an improvement.

Commissioner Preece made the motion to adjourn the meeting. The meeting adjourned at 8:15 p.m.

Sayla Thompson
Secretary