

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, April 12, 2005

Present: Chairman Hugh Parke, Commissioners Robert Langford, Mike Bouwhuis, Sharon Esplin, and Dave Pratt

Absent: Commissioners Ron Stallworth and Kathy Hyde

Others Present: Staff members Scott Carter, Kem Weaver, Corey Iman, Peter Matson, Gary Crane and Gayla Thompson

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Langford offered an invocation.

APPROVAL OF THE MINUTES

Commissioner Bouwhuis made the motion to approve the minutes of March 22, 2005, as written. Commissioner Langford seconded the motion, which passed unanimously.

FEATHERING SANDS SUBDIVISION, PHASES 4 & 5 – FINAL APPROVAL

Location: Approximately 3600 West 75 North

Zoning: R-1-10

The request is to develop 15 single-family lots on 3.47 acres located on the north side of Gentile Street.

The development was given overall preliminary approval in April 2004. These two phases are required to build part of 3700 West Street and install the landscape buffer along this street and the back of the lots. A homeowners' association will maintain this buffer.

The staff recommends final approval be granted, subject to the developer meeting all staff requirements.

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 Bouwhuis seconded the motion, which passed unanimously.

ISLAND VIEW SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 3500 West Gentile

Zoning: R-S

The request is to develop 54 single-family lot subdivision on 24.85 acres located on the south side of Gentile Street.

Kem Weaver, City Planner reviewed the preliminary plat with the Commissioners. He explained that the subdivision would be surrounded by three arterials; Gentile Street, 3700 West and a

future frontage road to the future Legacy Parkway or 750 South Street. Because of this, the subdivision receives the advantage of higher density along arterials.

The developer is required to install the required landscape buffer and a solid vinyl fence along the frontages. A homeowners association will maintain the buffers. A detention basin is required in the southwest corner of the development. The basin will eventually become a regional detention basin.

The City Engineer is requiring an easement from the property owner to the west for the construction of 3700 West Street.

Staff recommends preliminary approval be granted, subject to the developer meeting all staff requirements.

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 Esplin seconded the motion, which passed unanimously.

RED FOX RIDGE SUBDIVISION – FINAL APPROVAL

Location: Approximately 2475 East Oakhills Drive

Zoning: R-1-10

The request is to develop 11 single-family lots on 2.95 acres located on the north side of Oakhills Drive.

The development will be restricted by a large setback from the edge of the slope on the north side. The required setback from the slope is 120 feet. This has been confirmed by the developer's geotechnical engineer and has been noted on the final plat.

Chairman Parke brought up the slope of the driveways on the two front lots. Scott Carter, Community Development Director, indicated that the area is a slope easement for the lot due to the grading to take place at the front of the lot; to make sure the driveways do not exceed the maximum slope when the permit is approved.

The staff recommends final approval be granted, subject to the developer meeting all staff requirements.

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

RILEY SUBDIVISION AMENDMENT/LeGRANDE SUBDIVISION PLAT

Location: Northeast corner of Hill Field Road and 1225 North

Zoning: P-B

Kem Weaver explained that the site was recently granted conditional use approval for the Golden West Credit Union. Four single-family dwellings and two multi-family buildings were demolished to make way for the new credit union. Three lots in the Riley Subdivision need to be vacated and a new plat (LeGrande Subdivision) approved.

The staff gave notice of this item to all property owners within the Riley Subdivision, explaining the purpose for the amendment, giving them 10 days to give a written objection or contact any staff member about the matter. Mr. Weaver stated that the staff has not received any objections to the proposed amendment.

The staff memos were reviewed. The City Engineer has some items that need to be completed before the final plat can be recorded.

There were no public comments.

MOTION: Commissioner Esplin made the motion to recommend the City Council approve the amendment to the Riley Subdivision and grant final plat approval to the LeGrande Subdivision, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Bouwhuis seconded the motion, which passed unanimously.

RAINEY HOMES – CONDITIONAL USE REQUEST

Location: Approximately 2325 West 900 North

Zoning: R-S

Rainey Homes has submitted a request to locate a model home on Lot 1 of Evans Meadows Subdivision and a sales trailer on Lot 23.

Kem Weaver reviewed the proposal with the Commission and explained the ordinances related to model homes and sales trailers.

There were no public comments.

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. Commissioner Langford seconded the motion, which passed unanimously.

ADAMS/VAN FLEET ANNEXATION AND REZONE REQUEST

Location: Approximately 100 South 3650 West

Zoning: From Agriculture (A) to Residential/Suburban (R-S)

Peter Matson reviewed the annexation and rezone request with the Commission. The property for annexation is approximately 8.41 acres. The property for rezone is approximately 11.85 acres. He indicated that the 3.44 acres on the northern portion of the site is already within City boundaries.

The applicant's request is to develop a single-family subdivision. The City Council has accepted and certified the petition.

Mr. Matson explained that the General Plan land use and density recommendation for this area is for single-family residential at 0-3 units per acre. The R-S zone proposal is consistent with this recommendation.

Mr. Matson explained that the annexation area has several unique characteristics that are best addressed by an annexation agreement. The staff is working out the details of an annexation agreement and the suggestion is that the items outlined in the City Engineer's memo be incorporated into the agreement.

There were no public comments.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the annexation, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; including an annexation agreement. Commissioner Bouwhuis seconded the motion, which passed unanimously.

MOTION: Commissioner Langford made the motion to recommend the City Council approve a rezone to R-S. Commissioner Bouwhuis seconded the motion, which passed unanimously.

Commissioner Langford made the motion to adjourn the meeting. The meeting adjourned at 7:50 p.m.

Gayla Thompson, Secretary