

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, November 22, 2005

Present: Chairman Hugh Parke, Commissioners Robert Langford, Dave Pratt, Kathy Hyde, Brent Allen, Mike Bouwhuis, Ron Stallworth and Sharon Esplin

Others Present: Staff members Scott Carter, Kem Weaver, John Anderson, Peter Matson, Steve Garside, Councilman Hurst, and Gayla Thompson

The meeting was brought to order. The Pledge of Allegiance was said. Commissioner Brent Allen offered an invocation.

APPROVAL OF THE MINUTES

Commissioner Allen made the motion to approve the minutes of September 13th, September 27th, October 11th and October 25th, as written. Commissioner Kathy Hyde seconded the motion that passed unanimously.

COLLEEN NELSON/KSG PROPERTIES – REZONE REQUEST

Location: Approximately 1790 North Hill Field Road

Zoning: From R-1-8 to CP-1

Peter Matson presented the request to rezone one .74 acre parcel located on the east side of Hill Field Road. There is currently a single-family residence on the property.

Mr. Matson explained the intended uses in the CP-1 zoning designation. The General Plan indicates that an adequate buffer should be provided between the commercial and residential uses.

Mr. Matson explained that the property was zoned CP-1 approximately three years ago, along with the vacant parcel to the north. The change in zoning was in anticipation of a commercial project. Shortly after the property was rezoned, the property owner requested this parcel be zoned back to residential.

When the property was rezoned to commercial, the property owners entered into a development agreement with the City that provided general design guidelines and removed potential land uses such as a convenience store, car wash, and fast food. Mr. Matson explained that when the property was changed back to residential the agreement was nullified for the subject parcel. The agreement remains in effect for the northern parcel.

The staff recommends the property be rezoned with the approval of the same development agreement that is tied to the parcel to the north.

Dan VanZeben, architect for KSG Properties, approached the Commission. He stated that his client is willing to agree with the uses the staff has recommended be eliminated. He provided a site plan on PowerPoint and reviewed it with the Commission. The site plan included both parcels showing a fast food use on the north parcel. He explained how the proposed site layout would mitigate any intense impacts against residential. The architectural design for the proposed fast food building would be compatible with the proposed office building.

Mr. Matson stated that the layout would have to be “flip-flopped” because the existing development agreement on the northern parcel does not allow for any fast food.

Chairman Parke explained that it was the consensus of the Commissioners in the work meeting that if rezoned, this parcel should have the same development agreement as was originally agreed to when it was rezoned to CP-1.

Commissioner Allen made the comment that he felt the design layout with the fast food was not compatible with what's there now.

There were no comments from the audience.

MOTION: Commissioner Allen made the motion to approve the rezone to CP-1 with the conditions set forth in the original development agreement. Commissioner Esplin seconded the motion that passed unanimously.

TWO MEN AND A TRUCK – CONDITIONAL USE REQUEST

Location: Approximately 255 South Main

Zoning: C-H

Kem Weaver presented the request to park rental trucks in the parking lot to the front of the gymnastics facility on South Main. The applicant has indicated that currently he does not plan on parking more than four trucks at the site. As the company grows there will not be more than seven trucks.

The site plan was reviewed on PowerPoint.

Chairman Parke asked if there were any comments from the audience. There were no comments.

MOTION: Commissioner Langford 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 Bouwhuis seconded the motion that passed unanimously.

SONIC DRIVE-IN – CONDITIONAL USE REQUEST

Location: 796 West 2000 North

Zoning: CP-1

John Anderson presented the request from Sonic Drive-In for an electronic message sign. This type of signage is allowed through conditional use approval. Mr. Anderson reviewed the staff's recommendations.

Chairman Parke asked if there were any comments from the audience. There were no comments.

MOTION: Commissioner Esplin 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 Hyde seconded the motion that passed unanimously.

HIDDEN GARDENS PRUD – FINAL APPROVAL

Location: Approximately 2250 North 1000 West

Zoning: R-1-6 PRUD

Kem Weaver presented the final plat of Hidden Gardens to the Commission. The PRUD will consist of 36 patio home lots on 8.5 acres. Mr. Weaver explained that the base density for R-1-6 zoning is 5.5 units per acre which would give this project 47 units based on the 8.5 acres. Based on these calculations, the developer is not seeking any density bonus for the project.

The developer has incorporated the recommendations from both the Design Review Committee and the staff as part of the final plat. Approval has been given by the Davis/Weber Canal Company for the street crossing over their canal. The staff recommends granting final approval.

Chairman Parke asked if there were any comments from the audience. There were no comments.

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 Langford seconded the motion that passed unanimously.

Commissioner Esplin made the motion to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Gayla Thompson, Secretary