

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, December 13, 2005

Present: Chairman Hugh Parke, Commissioners Dave Pratt, Kathy Hyde, Ron Stallworth and Sharon Esplin

Absent: Commissioners Robert Langford, Mike Bouwhuis and Brent Allen

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

The meeting was brought to order. The Pledge of Allegiance was said. Commissioner Dave Pratt offered an invocation.

APPROVAL OF THE MINUTES

Commissioner Hyde made the motion to approve the minutes of November 8, 2005, as written. Commissioner Esplin seconded the motion that passed unanimously.

GLENN TEMOS – CONDITIONAL USE REQUEST

Location: Approximately 3069 North 750 East

Zoning: M-1

John Anderson explained the request submitted by Mr. Temos for outdoor storage for equipment used in his electrical business. Mr. Temos has been using the property and was advised by Code Enforcement that he needed conditional use approval to continue using the property.

Mr. Anderson went through the conditions of approval. Chairman Parke asked if there were any comments from the audience. There were none.

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 Stallworth seconded the motion that passed unanimously.

GREYHAWK REZONE & CONCEPTUAL APPROVAL

Location: Approximately 1800 East Highway 193

Zoning: From R-2 and RM-1 to R-2 (PRUD) and RM-1 (PRUD)

Peter Matson presented the request to rezone approximately 42 acres to the north and west of Mtn. View Elementary School to develop two “planned residential unit development” projects. The property proposed for R-2 (PRUD) contains approximately 14.63. The developer plans to develop a patio home community of no more than eight units per acre.

The RM-1 (PRUD) site area contains approximately 26.59 acres to be developed in a townhome community with a density of no higher than 11 units per acre.

Mr. Matson explained that a portion of 3100 North Street will have to be realigned to accommodate an intersection at 1700 East. This would allow for proper vehicle stacking and sight distances at the intersection of 1700 East and Highway 193.

Mr. Matson stated that the staff recommends approval of the rezone request based on consistency with the General Plan recommendation for the general area and consistency with the requirements of the approved annexation agreement for the Greyhawk project.

Chairman Parke asked if there were any comments from the audience. There were none.

MOTION: Commissioner Hyde made the motion to recommend the Council approve the rezone from R-2 to R-2 (PRUD) and grant conceptual approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

MOTION: Commissioner Hyde made the motion to recommend the Council approve the rezone from RM-1 to RM-1 (PRUD) and grant conceptual approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

PHEASANT PLACE SUBDIVISION, PHASES 1 & 2 – FINAL APPROVAL

Location: Approximately 550 South 1200 West

Zoning: R-S

The staff requested this item be tabled to allow the developer's civil engineer more time to get the required corrections made to the construction drawings.

MOTION: Commissioner Pratt made the motion to table this item indefinitely. Commissioner Hyde seconded the motion that passed unanimously.

CIRCLE "J" SUBDIVISION, PHASE 1 – FINAL APPROVAL

Location: Approximately 400 North 3200 West

Zoning: R-S

Kem Weaver presented the request to develop 22 single-family building lots on 8.26 acres located on the west side of 3200 West. The site is located south of Wild Horse Meadows Subdivision, north of Feathering Sands Subdivision and abuts the Layton/Syracuse boundary.

Mr. Weaver pointed out the 5-foot landscape buffer on the west side of the future 3700 West arterial road. The Fire Dept. has requested temporary turnarounds at the end of 3600 West until the particular phase of Feathering Sands is connected. The developer will dedicate water shares for this project.

MOTION: Commissioner Stallworth 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 that passed unanimously.

MOTION: Commissioner Esplin made the motion to adjourn the meeting. The meeting adjourned at 7:15 p.m.

Gayla Thompson, Secretary