

**LAYTON CITY PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 10, 2006**

**MEMBERS PRESENT:** Chairman Hugh Parke, Commissioners Dave Pratt, Robert Langford, Brent Allen, Ron Stallworth and Sharon Esplin

**OTHERS PRESENT:** Staff Members: Scott Carter, Kem Weaver, John Anderson, Peter Matson, Steve Garside and Gayla Thompson

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Chairman Parke volunteered to give the invocation.

**WASATCH WEST REZONE REQUEST**

**Location:** Approximately 1700 North 3250 East

**Zoning:** From A to R-1-10

Peter Matson presented the request to rezone approximately 6.48 acres located just east of Valley View Drive, and south of Boulder Drive, from Agriculture to Single-Family Residential. Applicant/developer Mark Thayne was present.

Mr. Matson noted that the General Plan land use and density recommendation for this area is for single-family residential at 0-3 units per acre. The proposed zoning is consistent with this recommendation.

Mr. Matson pointed out that the Engineering Division has outlined several utility issues that the applicant will need to take into consideration upon development of the property. Those issues and other staff issues were addressed and made a part of the packet. Staff recommends the rezone be approved, subject to those issues being resolved.

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

**MOTION:** Commissioner Allen made the motion to recommend the City Council approve the rezone request, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

**UTOPIA – CONDITIONAL USE REQUEST**

**Location:** Approximately 290 Church Street

**Zoning:** R-1-8

Kem Weaver presented the request by UTOPIA to construct a 12'x30' communication facility for the UTOPIA infrastructure. Cary House from Tetra Tech, who will be building the facility, was present.

The proposed location is about 12' east of the Bamberger Trail that runs parallel with I-15 on the east side. The building elevations and materials were reviewed. Mr. Weaver reviewed his recommendations with the Commission. This is the only location that will house this large of a structure. The other locations will have small equipment cabinets.

Commissioner Allen indicated that he was unaware that when they approved the easements for UTOPIA, there would be buildings going on them. The other Commissioners agreed. Commissioner Allen indicated that he did not like this particular location for this large of a facility and asked if there were other locations for it.

Chairman Parke asked if there were any comments from the public.

Terry Bennett, 237 Green Street, indicated that he would like to see something more aesthetically pleasing.

Commissioner Allen suggested that this be tabled until it could be determined that there may be another location for this particular facility, or that UTOPIA make the facility more attractive. Commissioner Stallworth suggested that UTOPIA meet with the residents to see if they could come to some type of an agreement.

**MOTION:** Commissioner Allen made the motion to table this until further notice to allow more time to find a better location or come back with a better looking building; and that UTOPIA consult with the property owners if they wish to utilize this location. Commissioner Stallworth seconded the motion that passed unanimously.

**LAYTON HILLS BUSINESS PARK – REQUEST FOR PARCEL SPLIT**

**Location:** Approximately 1596 North Hill Field Road

**Zoning:** CP-3

Kem Weaver explained that the owner of the Layton Hills Business Park had submitted a request to split the existing storage units from the existing retail businesses, for financial purposes. Mr. Weaver indicated that there would be no changes to the site with regards to landscaping, parking or additional structures. Both parcels meet the required landscape percentages.

Mr. Weaver stated that the owner would have to provide cross easements for access to the storage units.

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

**MOTION:** Commissioner Esplin made the motion to recommend the City Council approve the parcel split request. Commissioner Langford seconded the motion that passed unanimously.

**ROBERTS FARMS SUBDIVISION, PHASE 6 – FINAL APPROVAL**

**Location:** Approximately 800 South 1400 West

**Zoning:** R-S (lot averaged)

The request is to develop 35 single-family lots on 14.54 acres located on the south side of the future 750 South arterial that connects the west Layton area to I-15.

Mr. Weaver pointed out that the future arterial would have a 5-foot landscape buffer along the south side.

**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 Allen seconded the motion that passed unanimously.

**PEACEFIELD PRUD, PHASE 6 – FINAL APPROVAL**

**Location:** Approximately 1800 East Gentile

**Zoning:** R-1-10 PRUD

Tony Coombs from Symphony Homes was present. Kem Weaver explained that the Planning Commission denied the request for final approval on August 9, 2005, because the required landscaping had not been completed for Phase 3 and the “old farm” area.

Mr. Weaver stated that the landscape had been satisfactorily installed and the staff recommends the final plat be approved.

**MOTION:** Commissioner Langford made the motion to recommend the City Council approve the final plat, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

**ORDINANCE AMENDMENTS/REVIEWS**

Title 18 – Sign Ordinance: Commissioner Pratt made the motion to deny the proposed amendment to the sign ordinance as reviewed and discussed in the early work meeting. Commissioner Esplin seconded the motion that passed unanimously.

Title 19 – Zoning: Scott Carter reviewed the proposed amendments regulating driveway accesses and garbage collection receptacles. Mr. Carter indicated that the regulations for driveway accesses is for residential only and does not affect commercial uses.

Mr. Carter indicated that the amendment for garbage collection would require all receptacles to be kept within an enclosed area.

Commissioner Stallworth made the motion to recommend the Council approve the amendments regulating driveway accesses and garbage collection, as explained by staff. Commissioner Allen seconded the motion that passed unanimously.

Commissioner Stallworth made the motion to adjourn the meeting. The meeting adjourned at 8:00 p.m.

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Gayla Thompson, Secretary