

**LAYTON CITY PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 14, 2006**

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

NEW MEMBERS: Gerald Gilbert, Kristen Elinkowski and Tim Pales

ABSENT: Chairman Hugh Parke

OTHERS PRESENT: Staff Members: Scott Carter, Kem Weaver, Doug Pierce, Steve Garside and Gayla Thompson

Commissioner Langford made the motion to appoint Commissioner Dave Pratt as acting Chairman in the absence of Chairman Parke. Commissioner Esplin seconded the motion that passed unanimously.

The Pledge of Allegiance was said. Commissioner Langford volunteered to give the invocation.

Commissioner Allen made the motion to open the meeting for the items listed as “Public Reviews”. Commissioner Esplin seconded the motion that passed unanimously.

TAI TAN CAM – CONDITIONAL USE REQUEST

Location: 1857 North Hill Field Road

Zoning: P-B

The applicant submitted a request for a nail salon in an existing building that was rezoned from residential to P-B. The site still requires extensive site work as well as interior.

The applicant was present. Acting Chairman Pratt explained to the applicant that they needed to get with the staff and provide more information in order for the Commission to take any kind of action. The applicant agreed.

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

MOTION: Commissioner Esplin made the motion to table this item to February 28, 2006. Commissioner Pales seconded the motion that passed unanimously.

LAYTON EAST STORAGE UNIT – CONDITIONAL USE REQUEST

Location: 3147 North Fairfield Road

Zoning: M-1

Kem Weaver explained that storage units are a permitted use in the M-1 zoning district. When these units were approved and built a 1 ½ years ago the developer did not know if he would be using an on-site residential manager. He went ahead and finished off two spaces in the first building. One for an on-site residential manager and another space for a typical business. Upon inspecting the site for landscape compliance, the residential unit was discovered. Approval of the conditional use request, even though it’s already being utilized as such, will bring the use into compliance with the zoning ordinance.

As part of the site plan approval, the developer was required to plant trees along the frontage of the site. The developer has not planted the trees because the City is planning on purchasing 14' of the frontage for the widening of Fairfield Road.

The staff recommends approval of the conditional use request, subject to the developer planting the required trees. In the early work meeting Attorney Garside indicated that the Legal Dept. could make that stipulation a part of the process in purchasing the property.

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

MOTION: Commissioner Esplin made the motion to close the public comment portion of the meeting and approve the conditional use request, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and that the Legal Dept. follow up on the completion of the required landscape. Commissioner Pales seconded the motion that passed unanimously.

CHERRYWOOD SUBDIVISION – PRELIMINARY APPROVAL

Location: Southeast corner of Fairfield Road and Cherry Lane

Zoning: R-1-8

The drawings for the five lot private subdivision were reviewed along with the staff comments. The project site currently has one single-family home on the Cherry Lane side. This home will be incorporated into the private subdivision.

A private drive will come off the most eastern portion of the property on Cherry Lane. The drive will culminate into a cul-de-sac for fire turnaround. The staff is requiring a sidewalk on the west side of the private drive and would ask the Planning Commission to waive the need for a sidewalk on the east side.

A homeowners association (HOA) will be required to maintain the private drive, sidewalk, utilities and landscape buffer. A landscape buffer along Fairfield Road is required. The developer would like to utilize the existing trees as part of the buffer. A six-foot vinyl privacy fence is required on the rear of the landscape buffer.

The Fire Dept. has required the developer to install “No Parking” signs along each side of the private street.

MOTION: Commissioner Langford made the motion to recommend the City Council grant preliminary approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and approve the request to waive the sidewalk along the east side of the private drive. Commissioner Esplin seconded the motion that passed unanimously.

CIRCLE J SUBDIVISION, PHASE 2 – FINAL APPROVAL

Location: Approximately 3200 West 400 North

Zoning: R-S

The request is for 13 single-family lots on 5.424 acres located on the west side of 3200 West.

The developer will connect the storm and land drain water lines to the Wheatfield Subdivision to the south. Until other utilities are improved west of this phase, other phases cannot be developed for this subdivision.

The Fire Dept. is asking for a temporary turn around at the end of 275 North. This will be removed when the next phase to the west is developed.

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

LEGEND FALLS COMMERCIAL CONDOS – PLAT APPROVAL

Location: 365 West 1550 North

Zoning: CP-3

The request is for final approval of a condominium plat for the Stevenson Commercial office building that was recently completed. The 17,582 sq.ft. building is located on the south side of 1550 North adjacent to the Colonies of East Pointe Subdivision.

The construction of the building meets all fire and building codes for separate condominium units. Restrictive covenants have been submitted and approved by the staff.

MOTION: Commissioner Gerald Gilbert made the motion to recommend the City Council approve the condominium plat subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Tim Pales seconded the motion that passed unanimously.

CLEARWATER COVE PRUD, PHASES 24, 25 and 26 – FINAL APPROVAL

Location: Approximately 800 South Main

Zoning: R-1-6 PRUD

These last three phases of Clearwater Cove PRUD abut the Country Creek Subdivision to the east. The developer has developed this PRUD by platting each building as a different phase. Phase 24 is a 5-plex unit; Phase 25 is a 4-plex unit and Phase 26 is a 5-plex unit. Once these last three phases have been approved, there will be a total of 98 units in the PRUD. The developer was approved for 129 units when the PRUD was approved in 2001.

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

HERITAGE PARK SUBDIVISION – VACATE OF EASEMENT

Location: 855 West Heritage Park Blvd.

Zoning: B-RP

It was discussed in the early meeting that the City Engineer has requested that no action take place with this request at this time.

MOTION: Commissioner Langford made the motion to table this item until further notice. Commissioner Gilbert seconded the motion that passed unanimously.

GOLD'S GYM – LANDSCAPE MODIFICATION REQUEST

Location: 14 North Fort Lane

Zoning: CP-2

Kem Weaver explained the request by Gold's Gym to relocate the landscape that is required between the Tesoro gas station on the corner and Gold's Gym.

The required buffer would be located 8-feet from the Tosoro building, which would make it difficult for delivery access to the gas station. The request is to move the buffer to the frontage along Fort Lane. The staff feels that having the landscape along the street frontage would be more attractive than having the landscape hidden behind the gas station.

MOTION: Commissioner Gilbert made the motion to approve the request to modify the landscape, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Pales seconded the motion that passed unanimously.

Commissioner Esplin made the motion to adjourn the meeting. The meeting adjourned at 7:45 p.m.

Gayla Thompson, Secretary