

**LAYTON CITY PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 28, 2006**

MEMBERS PRESENT: Chairman Hugh Parke, Commissioners Dave Pratt, Brent Allen, Sharon Esplin, Gerald Gilbert and Tim Pales

ABSENT: Commissioners Ron Stallworth, Kristin Elinkowski and Robert Langford

OTHERS PRESENT: Staff Members: Scott Carter, Kem Weaver, Peter Matson, Doug Pierce, Steve Garside, Gayla Thompson, and Councilman Mike Bouwhuis

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Allen volunteered to offer an invocation.

TAI TAN CAM - CONDITIONAL USE REQUEST

Location: 1857 North Hill Field Road

Zoning: P-B

John Anderson presented the conditional use request via PowerPoint. He explained that the request was tabled at the last meeting in order to obtain more information about the site and the operations of the business.

He explained that the site requires extensive work as there are currently no landscape buffers. The ordinance requires a 10-foot buffer on the north and south side of the parcel and a 20-foot buffer required on the west side where it adjoins single family zoning. Mr. Anderson indicated that the Commission does have the authority to modify the required landscape buffers.

Parking requirements for the nail salon calls for three spaces for each chair. The owners have stated that they plan to have three operators and three chairs. Mr. Anderson indicated that there is not enough room on the site for the required number of parking spaces and the required landscape buffers. If the business was to have only two stations, the site could accommodate the reduced number of parking spaces.

The Commission had more concern for the buffer between the business and the single-family residence to the rear of the lot than the multi-family units to the north and the south.

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

MOTION: Commissioner Gilbert 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; and to approve a modification to the landscape buffer and require a 10' landscape buffer along the rear property line and leave the existing landscape on both the north and south sides. Commissioner Esplin seconded the motion that passed unanimously.

DUNCAN LIGHTING – CONDITIONAL USE REQUEST

Location: 1601 West Hill Field Road, Suite 101

Zoning: M-2

Duncan Lighting has requested conditional use approval for retail sales in a manufacturing zone. The applicant is locating in a new building on the corner of West Hill Field Road and Marshall Way.

The staff recommends conditional use approval be granted.

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

MOTION: Commissioner Allen made the motion to grant conditional use approval subject to the business owner meeting and maintaining all staff requirements which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

PRESTON WHITESIDES – PARCEL SPLIT REQUEST

Location: Approximately 81 South Whitesides

Zoning: R-2

The request is to split 1.28 acres into two parcels to create a new building lot. The new lot is proposed to be .67 of an acre. The property is adjacent to a 50-foot right-of-way to Kent Estates Subdivision that was recorded 25 years ago, but never developed.

The applicant is required to dedicate the 50-foot easement to the City for a future roadway. The new home will have to meet the setbacks and lot size requirements for the R-2 zoning, including a 20-foot setback from the 50-foot easement. The staff input memos were reviewed.

Chairman Parke asked if there were any comments from the audience with regards to this agenda item. There were no comments.

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

GREYHAWK SINGLE-FAMILY HOMES – PRELIMINARY APPROVAL

Location: Approximately 1800 East 3000 North

Zoning: R-1-10 and R-1-8

Kem Weaver explained that the City granted conceptual approval to the overall Greyhawk development in August, 2005. The overall design concept includes single-family homes and a “planned residential unit development” (PRUD) consisting of patio homes and townhomes. The PRUD developments will be reviewed and brought before the Planning Commission under a separate application.

The single-family portion of the development consists of 101 lots. The eastern portion of this development will border against existing residential – both are zoned R-1-10. The rest of this development is zoned R-1-8 and will be a transition area between the R-1-10 zoning and the area of the PRUD.

Mr. Weaver said the Commission may remember that a park is planned at the northeast corner of this development. The developer will be accommodating a 10-foot wide trail easement along the back lots of the northern units and then connect to the PRUD part of the development. The trail will wind through the

PRUD and eventually connect at Mtn. View Elementary. The City Parks Dept. will maintain and help in the construction of the trail.

The City Engineer's and Fire Marshall's input was addressed. The staff recommends preliminary approval be granted, subject to the developer addressing all staff requirements.

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

NIELSEN/EARL REZONE REQUEST

Location: Approximately 1664 East 1000 North

Zoning: From R-S to R-1-10

Peter Matson presented the request to rezone approximately 1.55 acres located on the south side of Gordon Avenue. The property is directly north of Andy Adams Pond.

Mr. Matson indicated that approval of the zone change would allow the applicant to apply for a parcel split to create a building lot to the west of the existing home. The zone change would also eliminate the keeping of farm animals.

The City Engineer indicated in his input that there is not sufficient fire flow in the area to support the construction of a new home at this time. Mr. Matson indicated the Water Division and the Fire Dept. are in the process of running a fire flow test on the 6" line in Gordon Avenue to verify the pressure.

Mr. Matson stated that the proposed zoning is consistent with land use and density recommendations from the General Plan. Mr. Matson did state that if fire flow is not available, the Commission has the option to either deny the request, table the request or approve the request with the understanding that a new home cannot be built on the site until there is sufficient fire flow.

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 Pales seconded the motion that passed unanimously.

WEESE/LUDLOW REZONE REQUEST

Location: Approximately 644 West 2000 North

Zoning: From R-1-8 to P-B

Peter Matson presented the request to rezone a .27 acre parcel located on the northwest corner of Antelope Drive and 650 West.

There is an existing home on the site. Mr. Matson explained that the west edge of the parcel is adjacent to the Harris Pointe office/retail property. The Land Use/Population Element of the General Plan recommends that professional businesses be located along arterial streets and on the edge of single-family neighborhoods. The plan also recommends that the developer take into account the adjacent neighbors and attempt to blend the development into the area through architectural motifs, signage, etc.

Mr. Matson pointed out that the developer will need to address the requirements of the Fire, Planning, Engineering and Building Divisions as it relates to site issues and converting the existing residence to the proposed use.

The applicant, Phillip Ludlow, confirmed that it was his intention to convert the existing structure and that he had been made aware of the issues he would have to address in order to get approval.

Chairman Parke asked if there was anyone in the audience that wished to make any comments. There were no comments.

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

BEECH ADAMS/U.S. DEVELOPMENT/HAWKINS HOMES REZONE REQUEST

Location: From approx. 1150 North to Antelope Drive and from approx. 1050 East to 1550 East

Zoning: From A to R-1-8 and R-1-10 and from R-1-10 to R-1-8

Peter Matson used the PowerPoint to show the subject area. The subject area is approximately 69 acres located on the south side of Antelope Drive. The proposal is to rezone approximately 43.75 acres from A to R-1-10, approximately 14.67 acres from A to R-1-8 and approximately 10.58 acres from R-1-10 to R-1-8.

Mr. Matson pointed out that the majority of the property is situated between the two forks of Kays Creek and located directly west of Beechwood Subdivision. The target site has two street connections into the subdivisions to the east and frontage on Antelope Drive.

Both of the proposed zoning designations are consistent with the General Plan recommendation for the area. The City Engineer's input was addressed. The City's Parks and Recreation Dept. has expressed interest in developing a recreational trail along the creek through this property.

Chairman Parke asked if there was anyone in the audience that had any comments.

Don Rubies, a resident living in the area asked what size the lots would be. Mr. Matson indicated that the minimum lot size could be 8,000 sq.ft. He explained that the majority of the property is hillside, which typically requires a larger lot size because there has to be enough buildable space for a home. Mr. Rubies commented on the traffic on Antelope Drive and that most of them are traveling higher than the speed limit.

C.B. Johnson, a resident living on Antelope Drive, stated that he has no objection to the rezone but would appreciate having a quality project.

MOTION: Commissioner Allen made the motion to recommend the City Council approve the rezone of approximately 43.75 acres from A to R-1-10, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Pales seconded the motion that passed unanimously.

MOTION: Commissioner Gilbert made the motion to recommend the City Council approve the rezone of approximately 14.67 acres from A to R-1-8 subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Allen seconded the motion that passed unanimously.

MOTION: Commissioner Pales made the motion to recommend the City Council approve the rezone of approximately 10.58 acres from R-1-10 to R-1-8 subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Gilbert seconded the motion that passed unanimously.

Commissioner Pales made the motion to adjourn the meeting. The meeting adjourned at 8:20 p.m.

Gayla Thompson, Secretary