

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

MEMBERS PRESENT: Chairman Hugh Parke, Commissioners Dave Pratt, Ron Stallworth, Kristin Elinkowski, Robert Langford, Sharon Esplin, Gerald Gilbert and Tim Pales

ABSENT: Commissioner Brent Allen

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

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

APPROVAL OF THE MINUTES

Commissioner Esplin made the motion to approve the minutes of January 24, 2006, February 14, 2006 and February 28, 2006, as written. Commissioner Stallworth seconded the motion that passed unanimously.

ELECTION OF VICE-CHAIRMAN

Commissioner Pratt made the motion to appoint Robert Langford as Vice Chairman. Commissioner Stallworth seconded the motion that passed unanimously.

EAST LAYTON, LLC – GENERAL PLAN AMENDMENT & REZONE

Location: Approximately 1500 East Highway 193

Zoning: From CP-1 to RM-1

Commissioner Stallworth made the motion to open the public hearing. Commissioner Gilbert seconded the motion that passed unanimously.

Gardner Crane, applicant, was present. Peter Matson presented the request to amend the General Plan to rezone approximately 5.76 acres from a commercial zone to a multi-family zone. The target area and concept plan were viewed on PowerPoint.

Mr. Matson stated that the General Plan recommendation for this area is for neighborhood commercial as part of the commercial node at Church Street and Highway 193. The zoning ordinance indicates that the R-M zones are intended to provide areas for multi-family attached dwellings at medium to high-medium densities. These districts shall be located adjacent arterial streets, and in some circumstances, major collector streets. Mr. Matson noted that Church Street is intended to be a collector street at this location, and Highway 193 is an arterial.

Mr. Matson stated that the request to change 5.76 acres of the Greyhawk Plaza for multi-family seems reasonable given the isolation of the parcel on the north side of the future extension of Church Street. Multi-residential can provide a good transition from the commercial area to the surrounding neighborhood.

Mr. Matson also pointed out that the Greyhawk Plaza that consists of 17+ acres is subject to a development agreement. He said that many of the issues associated with the development of this area are dependent on the extension of Church Street and associated utilities for the area. The development agreement includes a section for this multiple family residential site. He pointed out that the staff meets weekly with the applicant to refine the agreement, particularly relative to the utility concerns.

One of the Commissioners asked the developer why he wasn't developing the entire site under the CP-1 zoning. Gardner Crane, applicant and developer indicated that the extension of the street would take a lot of developable property making it a challenge to develop. He stated he has worked with the staff to come up with a road plan that would help both he and the City. He explained that the market demands now are more for residential than for office, which in turn makes the proposed project more marketable and it supports the loss in property for the road right-of-way.

Mr. Crane acknowledged that the plan shown on the PowerPoint is not in concrete and that he may end up selling the property to other multi-home builders. He did say that the buildings would have some type of masonry with rock or brick, but no vinyl. The roof pitch would be 5/12.

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

MOTION: Commissioner Langford made the motion to recommend the Council approve an amendment to the General Plan based on the realignment and concept plan that has been submitted and presented, and subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

MOTION: Commissioner Stallworth made the motion to recommend the Council approve the rezone from CP-1 to RM-1 based on the need for the Church Street extension and on the concept plan that has been submitted and presented. Commissioner Gilbert seconded the motion that passed unanimously.

MOTION: Commissioner Stallworth made the motion to direct the staff to refine and resubmit the Development Agreement for review by the Commission at the next meeting. Commissioner Gilbert seconded the motion that passed unanimously.

Commissioner Esplin made the motion to close the public hearing. Commissioner Stallworth seconded the motion that passed unanimously.

CASSIDY/ZION DEVELOPMENT REZONE REQUEST

Location: Approximately 2105 North Fort Lane

Zoning: From A to M-1

Peter Matson presented the request to rezone a four-acre parcel located just north of Antelope Drive on the east side of Fort Lane, to allow for storage units. Chad Stokes, applicant and developer, was present.

Mr. Matson stated that the General Plan indicates that this area is within the Hill Air Force Base Accident Potential Zone (APZ). The State of Utah purchased the easement on this property years ago and therefore it is restricted to the uses and population densities indicated in the easement.

Mr. Matson pointed out a few ideas of the types of development agreements the City could have with the developer. Low-density office/warehouse or storage unit facilities could be compatible in this area. In this case where there is an existing home within close proximity, consideration should be taken when designing the proposed site.

Chad Stokes, applicant, addressed the Commission. He stated that the PowerPoint highlights the entire parcel whereas his petition is just for the rear four acres of the site. He indicated that there would be an access to the property from Fort Lane to the four-acre parcel along the south boundary.

Chairman Parke asked if there was anyone in the audience who wished to make comments.

Mike Mitchell, who lives on Fort Lane, stated that he moved to his current location for the open space and that he is not in favor of any development in the area.

There were no other comments.

MOTION: Commissioner Gilbert made the motion to recommend the City Council approve the proposed rezone with a development agreement as outlined by staff. Commissioner Pales seconded the motion that passed unanimously.

BURGER BAR – CONDITIONAL USE REQUEST

Location: 2011 North Hill Field Road

Zoning: CP-2

The Burger Bar has submitted a site plan for an addition to the building and a drive-thru that wraps around the west and south portions of the building. The site plan was viewed on PowerPoint.

John Anderson reviewed the traffic flow with the Commission. The site meets the parking requirements plus accommodating the drive-thru stacking. He pointed out that the business will lose the legal nonconforming status for the outdoor loud speaker system because of the expansion.

Dan VanZeben, architect for the Burger Bar, was present. Chairman Parke asked if the landscape shown on the site plan would actually be implemented in the expansion. Mr. VanZeben indicated that it would.

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

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

MEDIA BANG – CONDITIONAL USE REQUEST

Location: 1602 West Hill Field Road

Zoning: M-2

John Anderson presented the conditional use request for “retail sales in a manufacturing zone”. The site is located in the Layton Industrial Park. The building faces West Hill Field Road. The business is a company that provides wiring and installation services involving different forms of entertainment and media. They plan to have two theater rooms where potential customers would have the opportunity to hear and experience the equipment before purchasing.

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

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

UTAH FAMILY FURNITURE – CONDITIONAL USE REQUEST

Location: 132 South Fort Lane

Zoning: CP-2

John Anderson explained that furniture sales are considered conditional uses in the CP-2 zoning district. The store has opened in the Fort Lane Shopping Center in the space formerly occupied by Betty's Crafts.

There will be deliveries made on occasion, but the business does not own or operate any delivery vehicles.

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

MOTION: Commissioner Langford made the motion to approve the conditional use subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

ANTELOPE HILL, PHASE 4 – ESCROW EXTENSION REQUEST

Location: Approximately 75 East 2150 North

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

The bonding agreement expired on March 1, 2006. The developer has asked for a one-year extension. The staff recommends the request be granted.

MOTION: Commissioner Esplin made the motion to recommend the City Council grant a one-year extension. Commissioner Stallworth seconded the motion that passed unanimously.

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

Gayla Thompson, Secretary