

**LAYTON CITY PLANNING COMMISSION MEETING
TUESDAY, MAY 23, 2006**

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

ABSENT: Commissioner Kristin Elinkowski

OTHERS PRESENT: Staff Members: Scott Carter, Kem Weaver, John Anderson, Peter Matson, 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 give an invocation. Chairman Parke recognized Commissioner Ron Stallworth who was sitting in the audience.

APPROVAL OF THE MINUTES

Commissioner Esplin made the motion to approve the minutes of March 28 and April 11, 2006, as written. Commissioner Gilbert seconded the motion that passed unanimously.

Commissioner Allen made the motion to open the meeting for public comments. Commissioner Langford seconded the motion that passed unanimously.

WASATCH BAPTIST CHURCH – CONDITIONAL USE REQUEST

Location: 60 East Gentile

Zoning: CH (DTO)

Staff member John Anderson presented the conditional use request for a “quasi-public school” in the building next to the church at 52 East Gentile. Mr. Anderson explained that it has been determined that the “school” is considered a “community service”; therefore it can be allowed under a conditional use permit.

The school has indicated they would like to have between 20 and 30 students serving all ages, plus 3 to 5 staff members. Mr. Anderson indicated that the building has 14 parking stalls specifically for the school.

Mr. Anderson pointed out that there is little to no open space attached to the school. The City’s ordinance does not require open space but generally most schools have it, especially those that house elementary aged children. He said the applicant has acknowledged this fact and that they expect to utilize nearby public facilities and other local churches and businesses.

The Planning Commission was concerned with the possibility of violating the ordinance by accepting more students than what is allowed by City ordinance.

Chairman Parke asked if there was anyone in the audience who wished to make any comments concerning this agenda item. There were no comments.

MOTION: Commissioner Allen made the motion to grant conditional use approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and that the applicant provide the staff with an annual report with the number of students enrolled and the staff to report to the Commission in one year. Commissioner Pales seconded the motion that passed unanimously.

OLD BRAND EXCAVATING – CONDITIONAL USE REQUEST

Location: Approximately 162 Sugar Street

Zoning: M-1

Staff member Kem Weaver presented the request for outdoor storage in the Eagle Park Industrial Park. The applicant plans to store stockpiles of pipe, product and large equipment used in the business.

Mr. Weaver indicated that the site would be developed in phases with the first phase being toward the rear of the site where he plans to locate a 2,400 sq.ft. shop building. The site backs onto an existing single-family subdivision, which will require the developer to install a 20-foot landscape, buffer with a minimum 6-foot high vinyl fence. He will be required to plant 2-inch caliper trees every 20 feet on center with turf as a ground covering.

The larger area towards the street frontage is for future expansion. A wash down area is proposed to keep both the site and City streets clean from dirt and debris as the trucks exit the site.

Mr. Weaver noted that the site plan has not received staff approval, but has recommended approval of the conditional use subject to the applicant meeting all staff requirements.

Chairman Parke asked if there were any comments from the audience. Jack Palmer, petitioner, indicated that he had been made aware of the staff requirements and will see that they are met. There were no other comments.

MOTION: Commissioner Langford 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 Pales seconded the motion that passed unanimously.

KFC – CONDITIONAL USE REQUEST

Location: 747 North Main

Zoning: C-H

John Anderson presented the request by Kentucky Fried Chicken to outline their building with a continuous light band. The owner is currently looking to update all the signage on the building.

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

MOTION: Commissioner Pales 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 Langford seconded the motion that passed unanimously.

BASSETT BROS. – CONDITIONAL USE REQUEST

Location: 2085 North Hill Field Road

Zoning: CP-2

John Anderson presented the conditional use request for a truck rental operation. The applicant has been renting the trucks from the Econo Lube site and were unaware that they needed conditional use approval.

Mr. Anderson said the site currently has more parking than what is required for the Econo Lube. Mr. Anderson went over his recommendations from his memo.

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

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.

DIBBLE/MARTINEAU ANNEX AND REZONE REQUEST

Location: Approximately 2200 West Gentile

Zoning: From A to R-S

Peter Matson indicated that this item needs to be tabled until further notice. He explained that the boundary for the annexation has increased to include some of the property owned by the LDS Church.

MOTION: Commissioner Esplin made the motion to table this agenda item until further notice. Commissioner Allen seconded the motion that passed unanimously.

JAMIE FRITZSCHE REZONE REQUEST

Location: 1378 West Gentile

Zoning: From CP-1 to R-S

Peter Matson presented the request to rezone a .17 acre parcel located on the north side of Gentile Street. An old market building (Stahle's Market) currently occupies the front portion of the property with a single family home in the rear.

The proposal is to bring the site as close to conformance as possible. Mr. Matson indicated that changing the zoning to R-S will allow the property owner to remove the old market building from the site and leave the single-family home. Mr. Matson indicated that the lot is small enough that it does not meet the requirement for any of the single-family zones, but the R-S zone is the best fit for the parcel once the commercial building is removed.

Chairman Parke asked the petitioner how long he thought it would take him to remove the old market building. The petitioner indicated that it should not take longer than 60 days.

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

MOTION: Commissioner Langford made the motion to recommend the City Council approve the rezone request, subject to the commercial building being removed within 60 days. Commissioner Pales seconded the motion that passed unanimously.

RIDL/SYMPHONY HOMES REZONE REQUEST

Location: Approximately 1650 West Gentile

Zoning: From A to R-S

Peter Matson presented the request to rezone approximately 37.05 acres located between Gentile Street and West Hill Field Road, for the development of a single-family, residential subdivision.

Mr. Matson stated that the proposed zone is consistent with the General Plan. He pointed out that the north portion of the site is not contiguous to West Hill Field Road and that the City owns a triangular parcel that fronts West Hill Field Road. Mr. Matson said that the staff is working with the applicant to arrive at an appropriate conclusion to the buffer/transition plan along West Hill Field Road. He suggested a development agreement be put into place to resolve the issue.

Bryce Cutler from Symphony Homes was present. He acknowledged the discussions regarding the landscaping along West Hill Field Road. Chairman Parke asked the petitioners if they would prefer to be tabled and put on the next agenda, or have the Commission make a recommendation to the Council. Ted Ridl asked if the 300-foot depth of B-RP zoning would follow the contour of the road. Mr. Matson stated that it would.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the rezone request with the exception of the portion in the B-RP designated zone and ask that the petitioner work with the staff in negotiating a development agreement for the streetscape. Commissioner Allen seconded the motion that passed unanimously.

MOTION: Commissioner Allen made the motion to direct the staff to advertise the rezone for the northern portion of the property to B-RP for the next meeting. Commissioner Esplin seconded the motion that passed unanimously.

DAVID DAY – REQUEST FOR NEW MOBILE STORE SITE

Location: 256 North Fairfield Road

Zoning: CP-1

The request is for a new mobile store site to the north of the Good Year Tire Center. Kem Weaver reviewed the Planning Staff’s recommendations to approve the request.

MOTION: Commissioner Pratt made the motion to approve the new mobile store site, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

COMSTOCK ONE-LOT SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 300 North 1275 East

Zoning: R-1-10

The request is to develop a one-lot subdivision at the southwest end of East Crest Estates. Typically a subdivision plat is not required when a small parcel of ground is to be developed into one lot; however, the applicant is required to dedicate land for the widening of 250 North Street.

The Engineering Division has recommended the plat be approved with conditions. The staff recommendations were reviewed in the early work meeting.

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

JACOB’S HOLLOW SUBDIVISION – CONCEPTUAL APPROVAL

Location: Approximately 1700 North 3200 East

Zoning: R-1-10

The request is to develop a single-family subdivision consisting of 13 lots on approximately 5.342 acres located to the south of Boulder Drive.

Kem Weaver reviewed the staff’s comments with the Commission. The staff recommends conceptual approval be granted, subject to meeting all staff recommendations.

MOTION: Commissioner Pales made the motion to grant conceptual 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.

Commissioner Esplin made the motion to adjourn. The meeting adjourned at 8:15 p.m.

Gayla Thompson, Secretary