

**LAYTON CITY PLANNING COMMISSION WORK MEETING
TUESDAY, JUNE 27, 2006**

MEMBERS PRESENT: Commissioners Dave Pratt, Sharon Esplin, Robert Langford, Ron Stallworth and Gerald Gilbert

ABSENT: Chairman Hugh Parke, Commissioners Brent Allen, Kristin Elinkowski and Tim Pales

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

Staff members reviewed the agenda items with the Commissioners.

Peter Matson gave the Commissioners an update on the Larry Smithing Rezone. He indicated there has been discussion with the applicant about leaving the Bodily house in place and dealing with the rest of the property. Apparently there is no HAFB easement on the corner parcel. Peter explained that the State and Hill Air Force Base like the storage unit concept because that type of use does not conflict with the restrictions in the easement agreement. He said that the staff does realize it causes concerns with the residents. The staff is planning to have a meeting with the residents in the area concerning the Smithing proposal. The applicant is considering a P-B zone on the corner lot and building a professional office building.

Kem Weaver explained the Kenley Ford request to expand their can barn onto the property to the northeast. They plan to improve the site and relocate the existing sales trailer to another location on the site.

Kem reviewed the Fikstad request to create a new building lot for one of his children to build a new home. Kem reviewed the history of the Fikstad property with the Commissioners.

Kem reviewed the preliminary drawings for the Ridl property with the Commission. The rezone that was recently approved was with the condition that a landscape berm be installed along the northern boundary of the Ridl property. The landscape plan was reviewed.

Kem reviewed the preliminary drawings for Jacob's Hollow Subdivision. The staff is recommending preliminary approval be granted.

Peter reviewed the City Engineer's comments regarding the Findlay/Page parcel split. The rezone request meets the General Plan.

Peter handed out a draft of the condo/townhome ordinance at the last meeting asking the Commission to review the staff's proposed amendment. He explained that the staff's main goal is to have a tool to streamline the process for developing town homes or condo units. The staff recommends eliminating the need to call a special meeting of the Design Review Committee (DRC), and instead send each member a copy of the proposed plan and have each one make their recommendations individually. The staff will then review the recommendations and forward them to the developer to implement into his drawings.

The project will still have to receive preliminary and final approvals through both the Planning Commission and City Council.

Owner occupied versus rental units was discussed. It was explained to the Commission that the City cannot regulate that because it's a use by right; any home owner can rent out his residence.

Town homes and condo units have been used as buffers along arterial streets. The Commission was asked what type of units they would like to see relative to height and density. Typically the density range is 8-12 units per acre. The City may want to consider allowing a higher density in the RDA area. It was mentioned that senior housing is in demand now.

The work meeting adjourned at 6:55 p.m.

Judy Bell, Secretary