

**LAYTON CITY PLANNING COMMISSION MEETING
TUESDAY, August 22, 2006**

MEMBERS PRESENT: Chairman Hugh Parke, Commissioners Gerald Gilbert, Dave Pratt, Ron Stallworth, Kristin Elinkowski, and Brent Allen

ABSENT: Commissioners Tim Pales, Robert Langford and Sharon Esplin

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

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Stallworth gave the invocation.

Commissioner Allen made the motion to approve the minutes of June 13, 2006, as written. Commissioner Stallworth seconded the motion which passed unanimously.

Commissioner Stallworth made the motion to open the meeting for public comments. Commissioner Elinkowski seconded the motion which passed unanimously.

DIBBLE/MARTINEAU ANNEXATION & REZONE REQUEST

Location: Southwest corner of 2200 West and Gentile Street

Zoning: From A to R-S

Peter Matson presented the annexation and rezone petition. The property proposed for annexation contains approximately 260.75 acres near the southwest corner of 2200 West and Gentile Street. The applicant is requesting that approximately 90 acres of the annexation area be rezoned to R-S.

Mr. Matson explained that earlier this year, the applicant requested the annexation and rezone of approximately 120 acres. The proposal was tabled indefinitely to allow the applicant to work with the LDS Church to acquire easements for storm drainage and sanitary sewer. The LDS Church has since signed the annexation petition for their property, which brings the total area proposed for annexation to approximately 260 acres.

Mr. Matson explained that eight parcels within the proposed annexation area do not have signatures on file. State law requires that the City receive signed petitions for land within the annexation totaling at least ½ of the geographic area and at least 1/3 the value. This petition meets the legal requirement.

Mr. Matson stated that utility issues would be addressed and formalized in an annexation agreement. He stated that the proposed annexation is a logical extension of the city boundary. The R-S zone is consistent with the General Plan recommendations for this area which is for single family residential at 0-3 units per acre. Mr. Matson mentioned that this area will be the focus of a master planning effort to address transportation, utility and land use issues that affect a large portion of the west Layton area.

The time was turned over for public comments.

Mike Klondrianos, an adjacent property owner indicated that he is not opposed to the annexation or the rezone, but would like to be involved in the planning of the west Layton area. He asked the City to consider some important issues as they master plan the area. He talked about the impact residential development has on the school district and the traffic impacts on existing roads. He suggested that the City ask for the input of other property owners other than just the main three property owners who have signed the petition to annex and rezone. He asked to be included in the work and development meetings.

Angeline Howard stated that she is vested in her mother's property and that she is in favor of the annexation and will sign whatever documents she needs to sign.

Jeanie Olevis stated that she too is vested in family property and is willing to sign whatever documents she needs in support of the annexation.

There were no other comments from the audience.

Chairman Parke stated that the Commission understands the issues that have been brought up and that they are valuable and will be utilized in the process.

MOTION: Commissioner Allen made the motion to recommend the City Council approve the request to annex, subject to an annexation agreement; subject to staff recommendation and based on the property's location within the city's annexation policy. Commissioner Gilbert seconded the motion, which passed unanimously.

MOTION: Commissioner Gilbert made the motion to recommend the Council approve the rezone of the designated 90 acres from Agriculture to R-S, as said zoning is within the city's general plan for this area. Commissioner Allen seconded the motion, which passed unanimously.

KURTIS AND JOANNE RUBY REZONE REQUEST

Location: Approximately 2431 North Hill Field Road

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

Peter Matson presented the request to rezone approximately .28 acre parcel from single-family residential to professional business. There is an existing residence on the site with frontage and access on Hill Field Road. Mr. Matson explained that the Land Use/Population Element of the General Plan recommends that professional businesses should be located along arterial streets.

If the zoning is approved, the applicant will then have to submit application for site plan review and approval.

Chairman Parke asked if there were any comments from the audience.

Sharon Simmons stated her concern with the types of businesses that may be allowed next to the school to the south.

There were no other comments.

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

UTAH FAMILY FURNITURE – CONDITIONAL USE REVIEW

Location: 166 South Fort Lane

Zoning: CP-2

Kem Weaver explained that Utah Family Furniture recently received conditional use approval for a space in the Fort Lane Shopping Center. The furniture store has moved into a freestanding building in the shopping center, next to Fort Lane Street. The building has been occupied by several different businesses over the years.

The tenant space has been inspected by both the fire and the building departments and been given occupancy approval. The staff recommends conditional use approval be granted to this site with the same conditions as previously approved with the previous location.

There were no comments from the audience.

MOTION: Commissioner Pratt made the motion to grant conditional use approval, subject to the applicant meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion which passed unanimously.

DOUGLAS BECK – CONDITIONAL USE REQUEST

Location: 970 Church Street

Zoning: R-2

Kem Weaver explained that two years ago the Council adopted the accessory residential dwelling unit ordinance that requires an applicant to receive a conditional use permit for said use. The new ordinance defines the required setbacks, design and parking. Most importantly, this type of use requires a conditional use permit, which gives the public an opportunity to comment on the proposed structure through a public hearing, and allows the commission to review and require any necessary mitigation.

Mr. Weaver explained that the applicant has an existing accessory structure that can be converted from a garage/recreational room to an accessory dwelling unit. The structure matches the architecture of the primary dwelling but it does not meet the sideyard setback which is 8-feet. The structure only has a 6-foot setback. Mr. Weaver stated that the applicant has indicated that they will cut 2 feet off the side of the building to accommodate the required setback. A building permit will be required to do this and must be done prior to occupancy of the accessory residential use.

Commissioner Allen pointed out that with the location and the property elevations, the request should not have any impact on adjacent properties.

There were no comments from the audience.

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

Commissioner Elinkowski made the motion to close the public comment portion of the meeting. Commissioner Stallworth seconded the motion that passed unanimously.

STONEFIELD VILLAGE TOWNHOMES, PLAT C – PLAT APPROVAL

Location: Approximately 1675 North 25 East

Zoning: R-1-6 PRUD

This phase of Stonefield Village Townhome development consists of 22 units and is the third phase of the project.

Kem Weaver indicated that the recommendations from the Design Review Committee are to be reiterated with this and all subsequent phases of Stonefield. He provided those recommendations in his memo.

Mr. Weaver stated that there are some concerns with the common areas in phases A and B. Until recently there was no progress being made to start grading and developing the open space in these two phases. Most of the units have been built out in these two phases. The Staff has put the developer on notice that as long as progress is being made in the open space areas there will be no red tags given for Phase C or future building permits.

Ric Carter, representing the developer, approached the Commission explaining the dilemmas they have encountered with infrastructure. The original contractor dug utility trenches and the trenches were covered back up, but with no utility lines installed. They have had to dig up a lot of installed landscaping to install utility lines. None of the individual laterals were installed.

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

KERSHAW ESTATES SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 3650 West Gentile

Zoning: R-S

Kem Weaver presented the request to develop a 21 lot single family subdivision located on the southwest corner of Gentile and 3700 West. The subdivision will be located on two arterials (Gentile and 3700 West). Approximately 90% of the subdivision is within 300 feet of the arterials. The density is well below what the R-S zone sets as a maximum density. The developer is required to install landscape buffers along the arterial streets.

A detention basin is required for the development in the southwest corner adjacent to the subdivision. The developer is required to construct his portion of the basin to handle storm runoff from this project. The basin will eventually become a regional detention basin.

MOTION: Commissioner Stallworth made the motion to grant preliminary approval, subject to the developer meeting all staff recommendations, which are adopted as requirements and made apart hereof. Commissioner Allen seconded the motion that passed unanimously.

SIERRA BELLA SUBDIVISION, PHASE 2 – ESCROW EXTENSION REQUEST

Location: Approximately 2800 West Gentile

Zoning: R-S

The bonding agreement for this phase of Sierra Bella will expire August 23rd. The developer is requesting a one-year extension. The staff recommends a one-year extension be granted.

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

GREYHAWK SINGLE FAMILY SUBDIVISION – FINAL APPROVAL

Location: Approximately 1800 East Highway 193

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

Kem Weaver presented the request to develop 108 single-family lots on approximately 81.7 acres located to the north and east of Mountain View Elementary School. A portion of the development that is adjacent to the existing subdivisions (Tri Oaks, Quail Point, LaDona Mesa) will all consists of lots with a minimum lot size of 10,000 sq.ft. The rest of the development will consist of lots with a minimum lot size of 8,000 sq.ft.

MOTION: Commissioner Stallworth made the motion to recommend the City Council grant final approval, subject to the developer meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Elinkowski seconded the motion that passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Scott Carter indicated that the staff is just beginning to research the regulations for salvage and recycling operations. He indicated that the staff hopes to have an ordinance to review for the next meeting. No action was taken on this agenda item.

Scott Carter paid tribute to Gayla Thompson who has served as Secretary to the Planning Commission for the past 25 years. He thanked her for her years of service and said she would surely be missed.

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

Gayla Thompson, Secretary