

Minutes of Layton City Planning Commission Work Meeting
Tuesday, September 11, 2007

MEMBERS PRESENT: Commissioners Sharon Esplin, Gerald Gilbert, Kristin Elinkowski, Tim Pales,

MEMBERS ABSENT: Commissioners Ron Stallworth, Brent Allen, Dave Pratt

OTHERS PRESENT: Staff members: Scott Carter, Peter Matson, Kem Weaver, Julie Jewell, Councilman Mike Bouwhuis

The work meeting began at 6:10 p.m.

Commissioner Gerald Gilbert asked about the Tesoro gas station conditional use permit. He asked if the shed had been removed per the conditions of the permit. He also expressed the concern about a gas meter that protrudes out of the side of the building in the area of the drive through and asked if protective posts would be required. Kem Weaver, City Planner, said that the inspectors would likely require that Tesoro work with the gas company to have the meter relocated. Peter Matson, City Planner asked if Tesoro had applied for a building permit to install the drive thru window. Mr. Weaver said that the shed had just been demolished. Mr. Matson said he would ask the inspectors to inspect the location of the gas meter.

Commissioner Esplin asked about the status of a property at approximately 1675 West and Antelope that was rezoned to P-B (Professional Business). One of the requirements of the rezone was that the tenants landscape and fence the property. The landscaping has not been done nor has the fence been constructed. There is also a truck parked on the lawn with a for sale sign. Mr. Matson will ask Layton City Code Enforcement to review the situation.

PUBLIC REVIEWS:

(1) NORTH FAIRFIELD ROAD REZONE – RM-1 (Multi-Family Residential) to M-1 (Light Manufacturing)
Approximately 3400 North Fairfield Road (+/- 22.20 Acres)

Peter Matson, Long Range Planner, stated that there were three rezones on the agenda and all were city initiated. He said the North Fairfield area has three ownership entities. The LDS Church owns the park and detention pond area. The city has a blanket storm water detention easement on this portion of the rezone area. Wasatch Integrated Waste Management District and Takashi Morishita are the other owners. The parcels in the rezone area are affected by a land use/noise easement that was purchased by the State of Utah to ensure that future development on the subject parcels is consistent with the function of Hill Air Force Base.

The property is currently Zoned R-M-1 (Low/Medium Density Residential). Many apartment complexes in town fall under this zone. The parcels to be rezoned were created when a subdivision to the east was going to be built at a higher density. The State easement caused this property to be a left over piece.

Mr. Matson said the proposal is to rezone the property to M-1 (Light Manufacturing/Industrial). He said Ben Hart, from Layton City Economic Development will be including this area for review at the next Planning Commission in a proposed Economic Development Plan. Like the Redevelopment Area (RDA) downtown, the City is proposing an Economic Development Area (EDA) in this area called East Gate Industrial Park. The intent is to capture tax increment financing to fund public infrastructure such as extending Fairfield Road around the golf course. The City is in the process of negotiating with property owners on the east side. A developer from is buying 70 acres from the Wasatch Integrated Waste Management that will attract aerospace type of business.

Mr. Morishita, the main private property owner, is aware of and in agreement with the rezone. He has always honored the intent of the easement.

Commissioner Gerald Gilbert asked if the golf course was going to relocate two of the holes and clubhouse into that area. Mr. Matson said the holes would not be relocated. Commissioner Gilbert asked if the Golf Course was going to be sold and Mr. Matson said he had not heard officially that it was going to be sold.

Mr. Matson said the City has met with developers who are interested in Mr. Morishita's property.

Commissioner Gilbert asked if there had been any calls from neighboring property owners and Mr. Matson responded that there had not been any calls regarding this rezone. He said there was a possibility that Wasatch Integrated Waste may need to be expanded in the future.

(2) 193 ASSOCIATES REZONE – A (Agriculture) & R-1-6 (Single-Family Residential) to B-RP (Business-Research Park) Approximately 1500 East 3100 North (+- 30.08 Acres)

Mr. Matson presented the rezone proposal explaining that initially, the 193 Associates were going to put a developmental school in the area. The area is master planned in the Layton City General Plan to be zoned B-RP. Church Street will be extended through the area. It may bisect and connect into North Hills Drive or go up the east property line and connect into the Greyhawk Development. The intent for this property is that once the EDA is established an overall agreement will be prepared that will show the necessary infrastructure and designate the property owners' proportionate share of the costs. Individual agreements will be written up with individual owners with an overlay agreement for the entire area.

There were no questions from the Commission.

**(3) EAST LAYTON HILLS SUBDIVISION REZONE – R-1-10 (Single-Family Residential) to R-1-8 (Single-Family Residential) - East Layton Hills Subdivision, Phases 1, 2, 3, & 4
Approximately 1500 to 2000 East Kays Creek Drive (+- 39.78 Acres)**

Mr. Matson stated that a few citizens have called and after discussion have agreed and seen the need for the rezone of the East Layton Hills Subdivision Phases 1-4. The area was originally developed in the city of East Layton under the R-1-9 designation. Mr. Matson reiterated that the rezone was for Phases 1,2,3,4 only and not Phase 5 as indicated in the agenda. He said there are only two vacant lots in the subdivision.

Commissioner Elinkowski asked if the reason for the rezone was to look at the feasibility of land usage. Mr. Matson said that 26 of the lots in the almost 40 acre subdivision are under 10,000 square feet. He said this wouldn't change anything for people on larger lots other than to give them more flexibility on their property.

Community Development Director, Scott Carter explained that a house in the subdivision had the plans for an addition drawn incorrectly. When it was built, the cantilever that was not shown on the plot plan overstepped the side yard boundaries. The home was red tagged in December when a building inspector noticed the problem. The best way to allow the owners to finish the addition along was to exchange side yard properties with neighbors. A Rezone to R-1-8 would only require an 8-foot side yard on one side.

There were no questions from the Commission.

OTHER CONSIDERATIONS:

**(4) THE MEADOWS SUBDIVISION – PRELIMINARY APPROVAL
Approximately 2700 West and Gordon (10 lots, R-S)**

Kem Weaver, City Planner, presented the request for preliminary approval of The Meadows Subdivision which is just west of Swan Meadows Phase 4. Commissioner Sharon Esplin questioned the proximity of the power lines. Mr. Weaver said the power lines were to the west of the proposed subdivision. He stated that the developers have met the requirements of the Engineering Division and other departments for preliminary approval. There are 10 lots on 3.9 acres. The 10th lot frontage will be on Gordon Avenue. There will not need to be a landscaper buffer on Gordon except for Lot 9. The other lots will be accessed through the Swan Meadows Subdivision. When Swan Meadows was developed, utilities were installed for future development. Commissioner Esplin questioned the small vacant lot. Mr. Weaver said all lots conform to the R-S zoning requirements. He said that staff is recommending preliminary approval of the subdivision and stated that the item does not have to go to City Council until Final Approval is requested.

There were no questions from the Commissioners.

(5) WINDSOR SQUARE COMMERCIAL SUBDIVISION Phase 2 – FINAL APPROVAL
Approximately 2675 North and Windsor Drive

Mr. Weaver presented the request for final approval of Phase 2 of the Windsor Square subdivision. Phase 1 was extended deep into the property. Phase 2 will consist two lots one on either side of the road. The size of the detention pond in Phase 1 will need to be increased to accommodate the increased hard surface area.

Mr. Weaver stated that Staff recommends forwarding approval to the city council

ORDINANCE AMENDMENTS/REVIEWS:

By 
Julie K. Jewell, Secretary to the Planning Commission