

**Minutes of Layton City Planning Commission Meeting
November 27, 2007**

MEMBERS PRESENT: Commissioners Sharon Esplin, Dave Pratt, Kristin Elinkowski, Tim Pales, Ron Stallworth, Gerald Gilbert

ALTERNATE MEMBERS PRESENT: Blake Hazen, Ryan Stevenson

MEMBERS ABSENT: Brent Allen

OTHERS PRESENT: Staff members: Scott Carter, Peter Matson, Kem Weaver, Amanda Schultz, Steve Garside, Doug Pierce, Julie Jewell, and Councilman Mike Bouwhuis

Chair Pro Tem Sharon Esplin called the meeting to order.

The Pledge of Allegiance was recited and Commissioner Blake Hazen gave the invocation.

Chair Pro Tem Esplin recognized a group of young men who were attending Planning Commission to learn about the planning aspects of city government.

Chair Pro Tem Esplin called for a motion to approve the October 23, 2007, Work Meeting Minutes. Commissioner Kristin Elinkowski moved to accept the October 23, 2007, Work Meeting Minutes. The motion was seconded by Commissioner Ron Stallworth and the voting was unanimous.

Chair Pro Tem Esplin called for a nomination to elect a Planning Commission Chair and Vice Chair.

Commissioner Tim Pales nominated Commissioner Sharon Esplin for the Layton City Planning Commission Chair position. Commissioner Stallworth seconded the motion. Commissioner Dave Pratt moved to close the nominations. The motion was seconded by Commissioner Stallworth and the voting was unanimous to close nominations. The Commission declared by acclamation that Commissioner Esplin would fill the position of Planning Commission Chair.

Commissioner Pales nominated Commissioner Kristin Elinkowski to the position Vice Chair of the Layton City Planning Commission. Commissioner Gerald Gilbert seconded the motion. Commissioner Pratt moved to close the nominations for Vice Chair. Commissioner Ron Stallworth seconded the motion to close nominations. The voting was unanimous. Commissioner Kristin Elinkowski was declared by acclamation to fill the position of Planning Commission Vice Chair.

PUBLIC REVIEW:

Commissioner Stallworth motioned to open Public Review. Commissioner Pales seconded the motion that passed unanimously.

(1) GOLD MEDALLION HOMES – CONDITIONAL USE (Model Home) Lot 101

Amanda Schultz, City Planner, presented a request from Gold Medallion Homes for a conditional use permit to construct a model home at 2028 East Red Tail Way which is Lot 101 in the Greyhawk Single Family Subdivision. This subdivision received final approval at the August 22, 2006, Planning Commission Meeting. Mrs. Schultz said that Staff recommends the Planning Commission grant approval for the conditional use based on the applicant meeting the following 7 conditions which will be hereby adopted as requirements.

1. No on street parking allowed. (Per Commission recommendation, this condition will be modified to read that no on street parking for employees will be allowed.)
2. The driveway is required to accommodate a minimum of three parking spaces for employee and customer parking.
3. All lighting should be contained on the site per City ordinance.
4. Signage should be kept to a minimum of one sign for the model home with the maximum size being 32 square feet.
5. Hours of operation must be noted and approved by the City.
6. Once the Greyhawk subdivision is 80% sold or after three years, whichever comes first, the model home must be sold as a residential home.
7. The landscaping shall be installed before receiving a certificate of occupancy (including the parkstrip).

The applicant was not present, so Chairman Esplin asked Mrs. Schultz to notify the applicant of the conditions. Mrs. Schultz said she would notify the applicant in writing the next day.

There were no questions from the audience. Chairman Esplin called for a motion from the Commission. Commissioner Dave Pratt moved that conditional use be granted to Gold Medallion Homes for a model home subject to the applicant meeting all Staff requirements. The motion was seconded by Commissioner Pales and the voting was unanimous.

(2) HOWARDS FARM REZONE -- A TO R-1-10 – 1.35 acres at 2597 East Gentile.

Peter Matson, Long-Range Planner, presented the property owners' application to rezone 1.35 acres on the curve of East Gentile Street just north of the driving range of Valley View golf course. The two owners want to develop a small subdivision which ultimately will include 4 lots. The larger lot on the north with the existing home and out building will remained zoned Agricultural (A). The rezone will be for the area including the home on the south end and two new lots that will be accessed off a hammerhead driveway. These two lots will be less than one acre. The applicant, therefore, is requesting the zoning be changed to R-1-10 which is Single Family Residential with a 10,000 square foot minimum lot size. The R-1-10 zone is consistent with General Plan recommendations for 2 units per acre. The setbacks, if approved, would be conforming to zoning requirements. When the application for the subdivision is made and ultimately approved, there will be a dedication of water shares to the City by the developer. Mr. Matson said that Staff is recommending that the Planning Commission forward a positive recommendation to the City Council for approval. There were no questions or comments from the audience, the Commission, or the applicant who was present.

Commission Stallworth moved that the rezone application for the property located at 2597 East Gentile to be rezoned from A to R-1-10 be forwarded to the City Council with a recommendation from the Planning

Commission for approval subject to the applicant meeting all Staff requirements. The motion was seconded by Commissioner Elinkowski and the voting was unanimous.

OTHER CONSIDERATIONS:

(3) DANIEL'S CANYON – FINAL APPROVAL

Approximately 1300 North 3200 East (10 lots – R-1-10)

Kem Weaver, City Planner, presented Daniel's Canyon request for final approval. He said the proposed subdivision on the East bench of Layton consists of 10 lots on 15.73 acres on vacant hillside property zoned R-1-10. Mr. Weaver gave an overview of the area and talked about the topography and access to the site. He explained improvements that would be made and described the storm drain system that would be required to handle run off. The installation of the storm drain system by the developer, Neil Wall, will affect two properties. Before the pre-construction meeting, the City, Staff, developer and owners will need to be in agreement as to how the storm drain system will be installed and the affected properties mitigated.

The developer will connect on to two water lines that run from Snoqualmie tank for fire flow and culinary water.

Mr. Weaver cited the results of geo tech reports and explained the requirements the developer will have to maintain erosion control and storm drainage. He talked about the street construction and grades and requirements for access and turnaround for fire equipment to the site.

Mr. Weaver stated that Staff recommends that a positive recommendation be sent from the Planning Commission to the City Council for final approval of the Daniel's Canyon Subdivision.

Commissioner Elinkowski asked who would be responsible for the storm drain once the subdivision is completed and Mr. Hazen asked who would monitor the water levels. Mr. Weaver responded that the Home Owner's Association would be responsible.

There were no further questions from the Commission. Neil Wall, the developer, spoke to the Commission about discussions in the past with the property owners, Mr. Glende and Mr. Long. These are the two property owners upon whose properties a portion of the storm drain will be located.

Commissioner Gilbert asked questions regarding the sprinkling systems to be installed in the homes.

Chairman Esplin asked if there were comments from the audience. Mr. Kay Long, 1331 North 3100 East, came forward and stated that he, along with Craig Glende, would be affected by the storm sewer traversing through the property. He stated concerns about 100 year old trees being cut down and wondered if there was another option for running the storm drain line. Chairman Esplin said Mr. Long's comments would be taken into consideration. Mr. Weaver said he would check with the City Engineer to see if other options had been considered.

Commissioner Pales moved that the Planning Commission forward a recommendation for approval of the Daniel's Canyon subdivision to the City Council based on the applicant meeting all Staff recommendations. The motion was seconded by Commissioner Hazen and the voting was unanimous.

(4) CHERRY LANE VILLAGE PRUD – FINAL APPROVAL

Approximately 1650 North and Highway 89 (12 lots, R-1-10 PRUD)

Kem Weaver, City Planner, presented Cherry Lane Village PRUD for final approval explaining that the project is zoned R-1-10 with a PRUD overlay and is located on the west side of Highway 89 and just north of Cherry lane. The developer achieved a 20% bonus density to develop 12 lots versus 10 after a preliminary review with the Design Review Committee.

The road that runs east of the project is North Cherry lane and at one time connected with East Cherry Lane until the Utah Department of Transportation severed the tie. There will be a 2-3 rail fence along North Cherry Lane. The units backing North Cherry Lane will be buffered by heavy scrub oak. The majority of the open space in the north center of the development provides good access to open space, visitor parking and a pavilion with several other areas of open space in the development as well.

Mr. Weaver stated that based on the information presented and the development requirements for a PRUD, Staff is recommending that the Planning Commission send a positive recommendation to the City Council for approval of the subdivision subject to the developer meeting all Staff and DRC requirements.

The developer, Dave Boam, was present but had no comments to add.

Chairman Esplin called for a motion. Commissioner Stallworth moved that the Planning Commission forward their recommendation to the City Council for final approval subject to the developer meeting all staff recommendations and requirements. The motion was seconded by Commissioner Gilbert and the voting was unanimous.

(5) THE VILLAS AT HARMONY PLACE – FINAL APPROVAL

Approximately 2700 West and Gentle (42 units R-S PRUD)

Kem Weaver, City Planner, presented the request for final approval of Phase I of The Villas at Harmony Place. He explained the access to the subdivision and described open space, trails and entry ways to the subdivision. He said there were 42 units proposed and stated that the proposed subdivision would not be a detriment to other subdivisions or cause hazards to public safety and welfare.

The developer Mr. Martineau was present but had no questions or comments.

There being no further questions or comments, Chairman Esplin called for a motion regarding the proposed subdivision. Commission Gilbert moved to forward a positive recommendation from the Planning Commission to the City Council for final approval of The Villas at Harmony Places based on the developer meeting all Staff requirements. The motion was seconded by Commissioner Pales and the voting was unanimous.

Commissioner Elinkowski motioned to adjourn the Planning Commission meeting. The motion was seconded by Commissioner Pales and the voting was unanimous. The meeting adjourned at 7:42 p.m.

By _____
Julie K. Jewell, Secretary to the Planning Commission