

**MINUTES OF LAYTON CITY PLANNING COMMISSION MEETING
March 11, 2008**

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

ALTERNATE MEMBERS PRESENT: Ryan Stevenson, Blake Hazen

MEMBERS ABSENT: Dave Pratt, Brent Allen

OTHERS PRESENT: Staff Members: Scott Carter, Peter Matson, Kem Weaver, Amanda Schultz, Doug Pierce, Steve Garside, Julie Jewell, City Councilman, Scott Freitag,

Planning Commission Chairman, Sharon Esplin, called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited. A volunteer from the audience, Scott Smedley, offered the invocation.

Mr. Smedley was asked to introduce his Boy Scout group, Troop 550 from West Layton in attendance as part of the requirements for their Communications Merit Badge.

Commissioner Ron Stallworth moved to open Public Review. The motion was seconded by Commissioner Tim Pales and the voting was unanimous.

PUBLIC REVIEW:

(1) BRAD AND MELANIE PAGE – REZONE – A TO R-S
Approximately 0.344 Acres at 768 North 3200 West

Peter Matson, Long Range Planner, presented the request to rezone the property located on the east side of 3200 West. Mr. Matson explained that the “A” (Agriculture) zone designation requires a 1 acre minimum lot size. The proposed R-S zone requires a 15,000 minimum lot size. Mr. Page wants to rezone the property on which the home is currently built and move the property line west. State law will allow the Community Development Director to approve the lot line adjustment. The rezoning would bring the new adjusted piece into conformance to an R-S zoning even though the lot is a bit narrower than R-S specifies. The lot would be more in compliance than with the existing A zone and is consistent with the City’s General Plan recommendations for the area.

There were no questions from the Commission or the audience.

Commissioner Stallworth moved to forward a positive recommendation to the City Council for approval of the rezone subject to the applicant meeting all Staff recommendations. The motion was seconded by Commissioner Kristin Elinkowski and the voting was unanimous.

(2) LAYTON SOUTH STAKE LEGACY CHURCH BUILDING – Conditional Use – Church
Approximately 700 North and 3700 West

Kem Weaver, City Planner, said that due to the population growth in the area, the LDS Church needs to build a Stake Center in the northwest corner of the City. There will be a softball field on the east side of the site. The architecture of the building has recessed walls with the brick color to be determined. The outside storage building will match the masonry of the church. The site plan indicates 299 parking spaces which meets the parking requirement of 167 stalls. The parking requirement is figured at one space for every 4 seats in the chapel where people congregate. There will be two ingresses and egresses. The total landscaping for the site is 55%. There will be landscaping buffer areas on both sides of the site. Future residential development is planned to the south with current residences to the north. Lighting for the site will be predominantly around the building with 18-foot light poles. Brian Bott, architect for the project, said the light would be funneled straight down. No stadium lighting will be allowed around the softball field. A pavilion is planned for the area between the parking area and softball field. If lighting is planned for the pavilion, it must be recessed into the trusses. Mr. Weaver stated that Staff recommends approval based on the following conditions:

1. All lighting must be contained on site, including any proposed lighting for the pavilion (recessed lighting).
2. Lighting for the athletic ball field shall not be permitted now or in the future.
3. The storage building is to match the main building concerning color and materials.
4. The dumpster is to be enclosed with an opaque gate.
5. Applicant must meet all requirements from Layton City's Engineering and Fire Departments.

A residence, Chris Robinson, residing at 3643 West 775 North, asked questions of the Commission regarding the development.

Commissioner Gerald Gilbert asked if there was a fence in the landscape buffer and Mr. Weaver replied in affirmative. Mr. Bott said the fence would be chain link with interlocking slats and existing fencing would be dealt with as construction progresses.

There were no questions from the audience.

Commissioner Kristin Elinkowski moved that conditional use be granted for an LDS church site at approximately 700 North and 3700 West subject to the applicant meeting all staff requirements. Commissioner Ron Stallworth seconded the motion and the voting was unanimous.

Commissioner Tim Pales moved to close public review. Commissioner Stallworth seconded the motion and the voting was unanimous.

OTHER CONSIDERATIONS:

(3) SHADYBROOK PHASE 4 – FINAL APPROVAL
Approximately 2700 West and 850 North

Kem Weaver, City Planner, explained that the developer had not originally intended for four phases of the Shadybrook Subdivision. However, five lots were not included with the other phases, so the fourth phase was created. All five lots meet the R-S zone requirements for frontage and area. The other phases were approved previously by the Commission. Mr. Weaver stated that Staff's recommendation is for the Planning Commission to forward the item to City Council for final approval.

Commissioner Hazen asked if the lots fit with the lot averaging provision for the surrounding phases and Mr. Weaver replied in the affirmative.

Commissioner Pales moved that the Planning Commission forward their approval to the City Council subject to the developer meeting all Staff requirements. Commissioner Hazen seconded the motion, which was approved unanimously.

(4) WHISPERING PINES PRUD SUBDIVISION PHASES 1 & 2– FINAL APPROVAL

Approximately 2850 West Gentile (11 lots per phase, R-S PRUD)

Mr. Weaver stated the preliminary plan for the development was approved on February 20, 2007. He reminded the Commissioner that a separate motion for each phase would be required. Both phases together have a total of 22 patio home units on 6.3 acres. Each phase will have 11 units. Mr. Weaver said the Planning Commission had previously given approval for a 50-foot right away with two private lanes to grant access to the lots closer to the single family residential subdivision. The Design Review Committee (DRC) reviewed the bonus density requirements. For the extra 6 units requested, the developer had to provide and met a 39% bonus. He said the units are being marketed towards a senior market with quality housing without having to maintain large yards. Mr. Weaver said Staff's recommendation is for the Planning Commission to forward approval to the City Council contingent upon the developer providing a final landscape plan and meeting all Staff requirements.

Commission Pales moved to forward approval for Phase 1 of Whispering Pines PRUD Subdivision to the City Council pending the developer meeting all Staff requirements. Commissioner Stallworth seconded the motion, which was passed unanimously.

Commissioner Blake Hazen moved to forward approval for Phase 2 of Whispering Pines PRUD Subdivision to the City Council pending the developer meeting all Staff requirements. Commissioner Elinkowski seconded the motion, which passed unanimously.

(5) LDS CHURCH SOUTH STAKE SUBDIVISION ROAD DEDICATION PLAT – FINAL APPROVAL

Approximately 700 North and 3700 West

Mr. Weaver explained that in order for the LDS Church to dedicate property to the City to provide the extension of 3700 West, they were required to submit a subdivision plat for a one lot subdivision. The applicant will build their portion of the road and dedicate it to the City. The lot conforms to the A (Agriculture) zone for frontage and area. Mr. Weaver said Staff recommends the Planning Commission forward their approval to the City Council subject to the developer meeting all Staff requirements.

Commissioner Stevenson moved to grant final approval for the LDS Church road dedication plat and forward their recommendation to the City Council. Commissioner Hazen seconded the motion, which passed unanimously.

Before motion to adjourn, Chairman Esplin recognized Community Director, Scott Carter, thanking him for his efforts to help the Planning Commission understand what needs to be done for the City. This meeting was Mr. Carter's last meeting as Community Development Director.

Chairman Esplin called for a motion to adjourn. Commissioner Stallworth motioned to adjourn the meeting. All were in favor of adjourning at 7:30 p.m.

ORDINANCE AMENDMENTS/REVIEWS:

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

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

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