

MINUTES OF LAYTON CITY PLANNING COMMISSION WORK MEETING

March 25, 2008

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

ALTERNATE MEMBERS PRESENT: Blake Hazen

MEMBERS ABSENT: Brent Allen, Ron Stallworth

ALTERNATE MEMBERS ABSENT: Ryan Stevenson

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Steve Garside, Julie Jewell. City Councilman, Scott Freitag. Alex Jensen, City Manager

Commissioner Blake Hazen was sworn in as a Layton City Planning Commission Member just prior to the start of the Work Meeting.

The following corrections were made to the February 26, 2008, Planning Commission Work Meeting Minutes:

Page 1, last paragraph, line 3, change "that" to "than."

Page 2, paragraph 3, line 2, change "unit" to "garage."

Page 3, paragraph 2, line 1, add Stevenson after Ryan.

The following corrections were made to the February 26, 2008, Planning Commission Meeting Minutes:

Page 5, paragraph 11, line 4, change "east" to "west."

The following corrections were made to the March 11, 2008, Planning Commission Meeting Minutes:

Page 3, paragraph 1, line 1, should read as follows: Commissioner Hazen asked if the lots fit with the lot averaging provision for the surrounding phases and Mr. Weaver replied in the affirmative.

PUBLIC REVIEW:

1) J & J NURSERY/ STEVENSON ANNEXATION and REZONE- A to R-S

1.03 acres at approximately 1700 West and 500 South

Peter Matson, Long Range Planner, presented J & J Nursery's request for their property at approximately 1700 West and 500 South to be annexed into Layton City. The applicant's intent is to split the property into two lots and he is requesting that the property be rezoned from A (Agriculture) to R-S (Residential Suburban).

Mr. Matson said the applicant will need to submit a plat dedicating property for the extension of 1700 West. There was a discussion on the size of the parcels and the possibilities for connecting the sanitary sewer laterals on 1700 West. Mr. Matson reported that the City Council accepted the petition for annexation and certification from the City Recorder has been received. The City Council Hearing to review the annexation will be on April 17, 2008, at City Council Meeting. Mr. Matson instruction the Planning Commission that two motions would be necessary - one for the annexation request and one for the rezone request.

2) WESTERN STATES LODGING REZONE -- CP-1 to B-RP

Approximately 1200 North Fairfield Road

Mr. Matson presented Western States Lodging's request to rezone approximately 27 acres just north of the United States Post office on the west side of Fairfield Road. The rezoning history and previous intents for development on the property were reviewed by Mr. Matson. The property is currently zoned CP-1 (Planned Neighborhood Commercial) and the request is for a zoning change to B-RP (Business and Research Park) which would be more

favorable to develop a senior/assisted living center under a conditional use permit. Mr. Matson made a correction to the map, which indicated an area identified as P-B (Professional Business) which should be identified as B-RP.

The design of the proposed senior/assisted living center on the site was reviewed. While there had previously been issues with the design of the sanitary sewer and fire flow, these issues were resolved by the Layton City Engineering Department.

Mr. Matson said there was currently a Development Agreement between Layton City and the current owner of the property. Mr. Matson will meet with the current owner to discuss adjustments to the agreements prior to the City Council meeting during which the request for rezone will be reviewed.

Chairman Esplin said that lighting and landscaping requirements should remain in the agreement.

Mr. Matson said the project meets the intent of the City's General Plan for both the land use and housing elements. He encouraged the Planning Commission to look favorably upon assisted living projects. Several of the Commissioners were in concurrence with Mr. Matson that assisted living facilities were needed in the City.

3) TROPHY HOMES GENERAL PLAN AMENDMENT and REZONE – A to R-M1 PRUD
9.86 acres at approximately 300 North King Street

Mr. Matson presented a request from Trophy Homes to rezone 9.86 acres owned by the Barlow family at approximately 300 North King Street. He said Trophy Homes has approached the Barlows to develop a PRUD on the property. They are proposing townhomes on the south end of the property which would be a transition from the existing single-family subdivision to the south. The north portion of the property would remain zoned M-2 for storage units and act as a buffer to the railroad tracks.

The Commissioners and Staff discussed mitigation of the impact of Smith's Warehouse and the nearby railroad tracks on future residents. Mr. Matson reviewed the Fire Marshall issues with the project from a safety standpoint due to an emergency release valve diffuser for the hydrous ammonia refrigeration system on the Smith's facility which is within 30 feet of the proposed townhome project property line. The developer and Fire Marshall are trying to obtain enough information from the Smith's corporate office to evaluate the safety and impact of the diffuser. The layout of the proposed development was discussed particularly regarding the proximity of the proposed swimming pool and club house to the diffuser.

Mr. Matson said Staff recommends tabling the rezone request until additional information has been gathered.

MISCELLANEOUS

City Manager, Alex Jensen introduced Bill Wright, the new Community and Economic Development Director. He reviewed Mr. Wright's experience in city planning. Mr. Jensen said Scott Carter, former Community and Economic Development Director, will be working in the Administrative Office as a special projects manager. Two of his projects will be to work on strategic plans dealing with long-range transportation and economic development.

OTHER CONSIDERATIONS:

4) DAVIS SCHOOL DISTRICT WEST HILLFIELD AND 3200 WEST ROAD DEDICATION PLAT – FINAL APPROVAL

Due to lack of time, this item was not reviewed at Planning Commission Work Meeting.

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

MINUTES OF LAYTON CITY PLANNING COMMISSION MEETING
March 25, 2008

MEMBERS PRESENT: Commissioners Sharon Esplin, Tim Pales, Kristin Elinkowski, Dave Pratt,

ALTERNATE MEMBERS PRESENT: Blake Hazen

MEMBERS ABSENT: Brent Allen, Gerald Gilbert, Ron Stallworth

ALTERNATE MEMBERS ABSENT: Ryan Stevenson

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, 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. The invocation was said by Commissioner Blake Hazen.

Chairman Esplin welcomed Bill Wright as the new Community and Economic Development Director.

APPROVAL OF MINUTES

Commissioner Blake Hazen moved to accept the February 26, 2008 and March 11, 2008, Planning Commissioner Meeting minutes with the following corrections.

February 26, 2008, Planning Commission Work Meeting Minutes:
Page 1, last paragraph, line 3, change "that" to "than."
Page 2, paragraph 3, line 2, change "unit" to "garage."
Page 3, paragraph 2, line 1, add Stevenson after Ryan.

February 26, 2008, Planning Commission Meeting Minutes:
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March 11, 2008, Planning Commission Meeting Minutes:
Page 3, paragraph 1, line 1, should read as follows: Commissioner Hazen asked if the lots fit with the lot averaging provision for the surrounding phases and Mr. Weaver replied in the affirmative.

Commissioner Tim Pales seconded the motioned, which passed unanimously.

Commissioner Kristin Elinkowski moved to open Public Review. Commissioner Hazen seconded the motion which passed unanimously.

PUBLIC REVIEW:

1) J & J NURSERY/ STEVENSON ANNEXATION and REZONE- A to R-S
1.03 acres at approximately 1700 West and 500 South

City Planner, Peter Matson, presented the J & J Nursery/Stevenson annexation and rezone request for a 1.03 acre property at approximately 1700 West and 500 South. Mr. Matson said the City Council accepted the petition for annexation on March 6, 2008, with certification provided by the City Recorder.

The applicant is also proposing to rezone the property from A (Agriculture) to R-S (Residential Suburban) with an eventual parcel split to divide the property into two lots. The lots would meet the R-S zoning requirement for square footage and frontage with 15,000 square feet for the lot area and a 100-foot lot width. Mr. Matson stated the protest and notice period for the annexation has begun for the annexation request to be presented to the City Council on April 17, 2008. The City Engineer has indicated corrections to be made to the utilities and will assure the City can provide utility services to the property. The applicant will also need to submit a parcel split plat and a street dedication plat for the roadway on 1700 West.

Mr. Matson said Staff is recommending approval of the annexation and rezone.

There were no questions from the Planning Commission or the audience.

Commissioner Dave Pratt moved to recommend that the Planning Commission send a positive recommendation to the City Council to annex the property at 1700 West and 500 South subject to input from Staff. Commissioner Pales seconded the motion, which passed unanimously.

Commissioner Pratt moved that the City Council rezone the property from A to R-S subject to Staff input. Commissioner Pales seconded the motion, which passed unanimously.

2) WESTERN STATES LODGING REZONE -- CP-1 to B-RP

Approximately 1200 North Fairfield

Peter Matson, presented Western States Lodging's request to rezone just over 8.5 acres located at approximately 1200 North Fairfield Road directly north of the Layton City Post Office. Mr. Matson presented an overview of the area and discussed various uses of land in the neighborhood. He said the subject property received approval to be rezoned to CP-1 (Planned Neighborhood Commercial) in 2005. The proposal is to change the zoning to B-RP, which is the same zoning designation as the property to the north. The rezone proposal is in anticipation of a conditional use permit that has been submitted for an assisted living center if the zoning is approved. Although the design of the buildings in the project were reviewed during Planning Commission Work Meeting, Mr. Matson asked the Commissioners to review the rezone request from a land use standpoint.

Mr. Matson explained that a Development Agreement has been in place for the property since 2005. If the zoning is approved, Mr. Matson asked the Commission to include, as part of the motion, a recommendation that Staff will meet with the owner and developer to decide what parts of the Development Agreement are still applicable.

According to Mr. Matson, the proposed rezone is in compliance with the City's General Plan. Mr. Matson said Staff would like to encourage assisted living projects in the City.

Initially, the City Engineer and Fire Marshall had indicated there would be utility and fire flow issues. Based on Staff's most recent conversation with the City Engineer, the fire flow requirement can be reduced as much as 75%. Also, the sanitary sewer lift station that was required in the City Engineer's memo can be eliminated due to a change in the design of the building.

Mr. Matson stated that Staff is recommending the Planning Commission forward approval to the City Council to rezone the subject property from CP-1 to BR-P with the Development Agreement to be reviewed for items that are still applicable.

There were no questions from the Commission.

Mr. Matson reviewed the site plan of Phase I and expansion areas or future phases. The Commission discussed the design of the development and Gary Griffiths, representative of the future owner of the property, provided clarification on the angles on which the building were set and the view from each section of the development. He also overviewed the usage of each building. Commissioner Pratt asked the height of the building and Mr. Griffiths

responded that the maximum height was 45 feet. Kem Weaver, City Planner, said the maximum height allowed would be 100 feet.

Francis (Jerry) Putnam, 1286 North Fairfield Road, came forward to ask about the possibility of a Senior Center at the development. Staff and Mr. Griffiths addressed his questions. Mr. Putnam also asked about the number of units. Mr. Griffiths responded as follows: 244 units total -- 106 independent living units, 40 skilled nursing rehab units, 74 assisted living, units and 24 Alzheimer's units. He said all phases would be constructed simultaneously to provide safety and security to residents. The facility will be staffed 24 hours a day.

There were no other questions from the Commissioners or the audience.

Commissioner Tim Pales moved to forward a positive recommendation to the City Council to rezone the subject property from CP-1 to B-RP with the stipulation that the City Council should change or adopt a new Development Agreement with the old and new property owners. Commissioner Elinkowski seconded the motion.

Commissioner Hazen asked if the existing agreement should be adopted with the option to restructure it.

Mr. Matson said Staff will meet with the owners to work out the language of the agreement.

The voting was unanimous.

3) TROPHY HOMES GENERAL PLAN AMENDMENT and REZONE – A to R-M1 PRUD
9.86 acres at approximately 300 North King Street

Mr. Matson presented a request for a General Plan Amendment and a rezone submitted by Trophy Homes on behalf of the Barlow family who owns the property. The property is presently zoned A (Agriculture). The proposed zoning designation is R-M1 (Low/Medium Density Residential) with a PRUD overlay. Mr. Matson indicated that the City Fire Department is requesting additional time to review with the Smith's Corporation and the applicant an issue with a chemical diffuser on the east side of the Smith's building and the potential impact on residents. Mr. Matson said the necessary information should be available in a month to return to the Planning Commission for a more solid recommendation.

Mr. Matson said the General Plan indicates there should be a transition between industrial and residential parcels in the area. Staff felt that if the applicant did want to change the zoning, the General Plan should reflect that area at a density of 8-16 units per acre.

Mr. Matson gave an overview of the concept plan, discussed storm water detention, and said there were several utility and safety issues that needed to be address. He stated that Staff is asking the Commission to table the request until April 22, 2008, to allow the Fire Marshall to meet with the Smith's Corporation to resolve safety and residential impact issues.

The Staff and Commission discussed the proposed storage units and perimeter buffer around the property.

There were no further questions from the audience or the Planning Commission.

Commissioner Elinkowski moved that the Trophy Homes request for a General Plan Amendment and rezone be tabled until the April 22, 2008, Planning Commission Meeting. The motion was seconded by Commissioner Hazen and the voting was unanimous.

Commissioner Pales moved to close Public Review. The motion was seconded by Commissioner Elinkowski and the voting was unanimous.

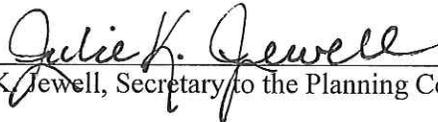
OTHER CONSIDERATIONS:

4) DAVIS SCHOOL DISTRICT WEST HILLFIELD AND 3200 WEST ROAD DEDICATION PLAT – FINAL APPROVAL

Kem Weaver, City Planner, presented a Davis School District road dedication plat for final approval. Mr. Weaver explained that based on state laws, the School District is exempt from going through the City's complete planning process. However, they are required to dedicate half of the 84-foot right of way on Hillfield Road (42 feet) and half of the 66-foot right of way on 3200 West (33 feet) to bring the roadway to its full width as outlined in the City's Master Street Plan. Mr. Weaver said Staff recommends forwarding approval to the City Council based on the School District meeting Staff requirements.

Commissioner Hazen moved to forward from the Planning Commission to the City Council a positive recommendation to approve the road dedication plat. The motion was seconded by Commissioner Pales and unanimously approved.

Commissioner Pales moved to adjourn the meeting. The motion was seconded by Commissioner Hazen and the voting was unanimous. The meeting adjourned at 7:46 p.m.

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