

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JANUARY 8, 2013**

MEMBERS PRESENT: Jeremy Davis, Sharon Esplin, Dawn Fitzpatrick, Wynn Hansen, Gerald Gilbert, Tim Pales, Dave Weaver

MEMBERS ABSENT: Brian Bodily

OTHERS PRESENT: Staff Members: Bill Wright, Kem Weaver, Peter Matson, Andrew King, Clint Drake, Julie Jewell and Councilmember Jory Francis

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF THE MINUTES: December 11, 2012

PUBLIC HEARING:

1. CASTLE CREEK HOMES/LDS CHURCH REZONE – A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN)

This 36.28 acre property is located at approximately 700 South Angel Street in an Agriculture zoning district. The applicant and property owner is The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter-day Saints represented by Bryce Thurgood of Castle Creek Homes.

Planner II, Kem Weaver, presented the request for rezone for 36.28 acres at approximately 700 South Angel Street. He presented an updated concept plan for the 90 lots. This option has more cul-de-sac lots than the original grid-like design. He explained the location of the property that was under consideration for rezone.

Mr. Weaver said the property, owned by the LDS Church, is currently being farmed by local farmers. He gave an overview of development in the area.

Mr. Weaver explained the five-foot landscape buffer that would be required along Layton Parkway between the sidewalk and the property boundary.

There was a discussion of the timeline for the development.

Mr. Wright said there was a lot of building activity with people choosing to build homes in Layton. He said 265 single family building permits had been issued by the end of 2012 with 15 permits that have been reviewed and approved and waiting to be picked up by the builder.

Commissioner Fitzpatrick asked about storm water detention for the subdivision. Mr. Weaver said there was regional detention basin in the area. She asked about the lighting and Mr. Wright said that would be a part of the subdivision review.

Mr. Wright explained the City's participation in new development for the excess cost of the wall on Layton Parkway for those properties that had already been annexed. The developer, Bryce Thurgood, explained that the developer will pay for his share of the cost of the lights on Layton Parkway and the City will pay for the upgrade from standard lighting.

Mr. Weaver said that the City's participation in these costs only pertains to property already in the City. A property that annexes will be required to pay the entire cost of the wall and the lights.

Commissioner Weaver asked if any people had expressed concerns about the development taking away farmland. There had been no comments received. Commissioner Davis said he lived in the area and residents were waiting for this property to be developed.

Mr. Weaver explained the R-S lot averaged subdivision calculations. He said the minimum lot size would be 10,000 square feet or more. He said that the maximum density for the R-S with no arterial street is 2.2 units per acre. With the property backing on the arterial street, the density for this property can be close to 3 units per acre.

PUBLIC REVIEW:

2. JACOBS HOLLOW SUBDIVISION AMENDED PLAT – LOTS 3 THRU 6

This property is located at approximately 3175 East Jacobs Circle in an Agriculture (A) zoning district. The applicant is NSC West represented by Mark Thayne.

Mr. Weaver said the Council approved the rezoning of this property on December 6, 2012, to add this property to lots 3-6. The plat amendment shows the difference between the existing plat and the amended plat.

Commissioner Weaver asked if the subdivision had access to secondary water, and Mr. Weaver said he thought the subdivision did have secondary water.

3. SKYWALKER HAVEN, LLC – CONDITIONAL USE FOR "INDOOR COMMERCIAL AMUSEMENT" for SKYWALKER HAVEN TRAMPOLINE ARENA

This property is located at 859 West Hill Field Road. The property owner is Peer Properties III (Robert Shipp) represented by Tawee Nopcharoenwong of Skywalker Haven, LLC.

Andrew King, Planner I, presented the request for conditional use for indoor commercial amusement. Community & Economic Development Director, Bill Wright, explained the no-compete clauses in business developments. Mr. King presented a floor plan for the space. He said the site meets all the requirements for the zone. He said a few of the landscape items may need to be replaced. The conditions state that all landscaping has to be brought up to original requirements.

Commissioner Fitzpatrick asked if the parking lot would be improved, and Mr. King replied in the affirmative. She mentioned a tree that is a clear view issue. Mr. King said that the tree trunk cannot be wider than two feet and must be pruned up eight feet from the ground.

Mr. Wright said there was also a permitted use that is interested in the adjacent Ultimate Electronic Business.

OTHER:

Commissioner Gilbert thanked the Mayor and Council for the Christmas Gift.

Mr. Wright said there would be a follow up to the joint Planning Commission and City Council on Thursday, January 24, 2013, at 6:00 p.m.


Julie Jewell, Planning Commission Secretary

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OTHERS PRESENT: Staff Members: Bill Wright, Kem Weaver, Peter Matson, Andrew King, Clint Drake, Julie Jewell and Councilmember Jory Francis

Planning Commission Chair, Sharon Esplin called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited, and an invocation given by Commissioner Davis.

APPROVAL OF THE MINUTES: Chairman Esplin called for a motion to approve the December 11, 2012, Planning Commission and Work Meeting Minutes. Commissioner Fitzpatrick moved to approve the minutes as written. Commissioner Hansen seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to open the Public Hearing. Commissioner Weaver moved to open the Public Hearing. Commissioner Pales seconded the motion, and the voting was unanimous.

PUBLIC HEARING:

1. CASTLE CREEK HOMES/LDS CHURCH REZONE – A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN)

This 36.28 acre property is located at approximately 700 South Angel Street in an Agriculture zoning district. The applicant and property owner is The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter-day Saints represented by Bryce Thurgood of Castle Creek Homes.

Planner II, Kem Weaver, presented the request for rezone and gave an overview of the area. He said the 36.28 acres of land is currently leased to a local farmer.

Mr. Weaver presented the proposed concept plan, which could be considered an in-fill development between two R-S subdivisions. He said there would be a road through the subdivision to 1700 West as well as other connections to the Pheasant Place Subdivision, Angel Street, and Layton Parkway. He said the subdivision layout and connecting streets will provide better circulation for traffic.

Mr. Weaver said the developer will be required to build a 42-foot width of Layton Parkway including a five-foot landscape buffer and eight-foot masonry wall. He said an HOA will be formed to maintain the buffer area.

Mr. Weaver said the Land Use Element of the General Plan recommends 2.2 to 3 units per acre for this area of West Layton. However, in this case, the developer can achieve closer to 3 units per acre based on a City ordinance allowing a higher density along arterial streets.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

There were no questions from the commission.

Andy Voss, 487 South Angel Street, asked when the Layton Parkway connection from Angel Street to 1700 West would be finished. Mr. Wright said it is anticipated that Phase 8 of Roberts Farms Subdivision will be reviewed by the Planning Commission in the near future and would be under construction during the next construction season. This subdivision phase would make the connection possible.

He asked if there were any plans for making Angel Street wider so he can get out of his driveway. Mr. Weaver said the maximum width of Angel Street would be 66 feet. The portions of Angel Street that aren't at that width will be improved either with development or when the improvement is in the Capital Improvement Plan. Mr. Voss was referred to the Engineering Division for the answer to his question. Mr. Weaver said the portion of Angel Street on which the new development fronts will be improved with the development.

Becky Packard, 1372 West Timbercreek Lane, asked if Castle Creek was going to be the builder of the whole subdivision. The developer, Bryce Thurgood, Perry, Utah, said Castle Creek would build approximately 80 percent of the homes and Ed Green Construction would also build in the subdivision. Ms. Packard asked for and was given a copy of the plat. Ms. Packard asked to be notified when Roberts Farms Phase 8 was to be reviewed by the Planning Commission. She asked about traffic controls for streets connecting to Layton Parkway. Mr. Weaver said there would be a signal at 1700 West and Layton Parkway and at Angel Street. Arbor Way would be a two-way stop.

There were no further questions.

Chairman Esplin called for a motion on the item. Commissioner Gilbert moved that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 13-01 rezoning the property at 700 South Angel Street from A to R-S based on consistency with General Plan recommendations for the area and subject to meeting all Staff requirements. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close the Public Hearing and open Public Review. Commissioner Gilbert moved to close the Public Hearing and open Public Review. Commissioner Pales seconded the motion, and the voting was unanimous.

PUBLIC REVIEW:

2. JACOBS HOLLOW SUBDIVISION AMENDED PLAT – LOTS 3 THRU 6

This property is located at approximately 3175 East Jacobs Circle in an R-1-10 zoning district. The applicant is NSC West represented by Mark Thyne.

Mr. Weaver said the Council approved rezoning of this property on December 6, 2012, to add this property to lots 3-6. With the rezone and acquisition of the property, the applicant has enlarged these lots. Mr. Weaver explained the hammerhead turnaround required for fire access. He showed a drawing of existing lots, which will be made deeper with the addition of the rezoned property. He said Lots 5 and 6 have frontage on to the public street, and Lots 3 and 4 will have frontage on the hammerhead turnaround. He said all lots meet the requirements of R-10-10 zone for area and frontage.

Mr. Weaver said the applicant was out of town and unable to attend the meeting. Based on the information presented, Mr. Weaver said staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the amended plat subject to meeting all requirements as outlined in Staff memos.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to approve the amended plat for Lots 3-6 of Jacobs Hollow Subdivision subject to the applicant meeting all Staff requirements. Commissioner Pales seconded the motion, and the voting was unanimous.

3. SKYWALKER HAVEN, LLC – CONDITIONAL USE FOR "INDOOR COMMERCIAL AMUSEMENT" for SKYWALKER HAVEN TRAMPOLINE ARENA

This property is located at 859 West Hill Field Road. The property owner is Peer Properties III (Robert Shipp) represented by Tawee Nopcharoenwong of Skywalker Haven, LLC.

Planner I, Andrew King, presented the request for conditional use for indoor commercial amusement to specialize in trampolines, dodge ball courts and other similar uses. He said the applicant will be using all of the 24,000 square foot building previously occupied by PetsMart with plans for a February 25, 2013, opening. He said the parking on site is adequate. While landscaping requirements have been previously met, a condition will be added to upgrade the landscaping to the original requirements.

Mr. King showed a drawing of the proposed layout for the inside of the building. He also showed drawings of the maturing landscaping and said the conditions will require that improvements to the landscaping and parking lot areas be completed by June 1, 2013.

Mr. King said the applicant is out of town and is being represented by his real estate agent. He said the applicant has read the staff report and conditions and can fully comply with the conditions. Mr. King said Staff recommends conditional use approval subject to the applicant meeting all conditions by the deadline as follows:

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. All landscaping shall be brought up to conformance with the original landscape plan for the site including the replacement of dead or removed trees, dead or removed shrubs and ground covers and new mulch where needed by June 1, 2013.
3. All parking and travel lane areas on the site shall be repaired so all major cracks are sealed, all potholes are filled and striping adequately dictates where parking stalls exist. Improvements shall be completed as weather permits, but no later than June 1, 2013.

Commissioner Fitzpatrick asked about the use of the southwest corner of the site, and Mr. King responded that the area was a detention pond.

There were no more questions or comments from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Pales moved that the Planning Commission approve the conditional use request subject to the applicant meeting all Staff conditions, which are hereby adopted as requirements. Commissioner Davis seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review. Commissioner Pales moved to close Public Review. Commissioner Davis seconded the motion, and the voting was unanimous. The meeting adjourned at 7:23 p.m.


Julie Jewell, Planning Commission Secretary