

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES
MARCH 25, 2014**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Wynn Hansen, Gerald Gilbert, Robert Van Drunen, Tim Pales, Dave Weaver

MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Peter Matson, Kem Weaver, Brandon Rypien, Tyson Willis, Julie Matthews

Chairman Gilbert called the meeting to order at 7:07 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Fitzpatrick.

APPROVAL OF THE MINUTES: Chairman Gilbert called for a motion on the February 25, 2014, Planning Commission and Work Meeting minutes. Commissioner Bodily moved to approve the minutes as written. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

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

PUBLIC HEARING:

1. CHRISTENSEN/ENERGY SAVERS INSULATION DEVELOPMENT AGREEMENT AND REZONE FROM R-1-10 (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL)

This .442 acre property is located at 201 East 2150 North in an R-1-10 zoning district. The applicant, Chris Look of Energy Savers Insulations, LLC, is representing the owners, Rex and Amy Christensen.

Planner II, Kem Weaver, presented an aerial photograph of the .442 acre landlocked property proposed for rezone. He gave an overview of the zoning in the area. He said the applicant is proposing to purchase the property and combine it with an adjacent M-1 zoned parcel. The combined acreage would be 2.745 acres. The rezone would square off the property and make it easier to develop in the future with an office/warehouse building similar to those in the area.

Mr. Weaver explained the restrictions of the Accident Potential Zone (APZ) and said any development must be reviewed by Hill Air Force Base (HAFB) before approval.

Mr. Weaver said the surrounding property was rezoned with a development agreement and the City is requesting that the .442 acres proposed for rezone also be governed by a development agreement. He said the "Owner's Undertakings" portion of the draft development agreement will ensure that the site develops in a manner that the light manufacturing is compatible with the residential development in the area. The proposed development agreement matches the previous agreement with land uses that would not be allowed under the M-1 zone and respects the APZ land use easement with all plans to be reviewed by HAFB. Mr. Weaver reviewed the architectural and landscaping requirements.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to Adopt Resolution 14-10 approving the Development Agreement and to adopt Ordinance 14-03 approving the rezone from R-1-10 to M-1.

Commissioner Fitzpatrick asked if there would be any noise issues with manufacturing next to residential. Mr. Weaver said there is a noise ordinance in Title 19 of the Municipal code and any violations would be brought into compliance. He said there had been no complaints about noise from new buildings since noise is usually contained inside the buildings.

Chairman Gilbert asked if HAFB takes the cumulative number of people into account once the area is built out. Mr. Weaver said each site is reviewed on an individual basis. Mr. Matson said the APZ zone allows for a little flexibility on a case by case basis. He said the overall intent is to not have a permanent daytime population anywhere near the population a residential subdivision would produce. He said Staff would discuss this issue with HAFB. He said that Staff would provide training to the Commission on the APZ and have someone from HAFB attend the meeting.

Commissioner Fitzpatrick asked if HAFB would determine the number of employees allowed with this particular rezone and development agreement. Mr. Weaver replied in the affirmative.

There were no questions or concerns from the audience.

Chairman Gilbert called for a motion on the item. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 14-10 approving the development agreement. Commissioner Weaver seconded the motion, and the voting was unanimous.

Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to approve Ordinance 14-03 to approve the rezone from R-1-10 to M-1 subject to the approval of the development agreement. Commissioner Pales seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

2. GARN SUBDIVISION – FINAL APPROVAL

This 2.3 acre property is located at 11 South Boynton Road in an R-1-10 PRUD (Single Family Residential Planned Residential Unit Development) zoning district. The applicant, Kevin Garn, is requesting approval for a one-lot subdivision to build a single family home.

Mr. Weaver said the property proposed for final plat approval, had originally been approved by the City Council on April 21, 2011, as Phase 1 of the Les Chenes Subdivision. That approval has since expired. The property has been purchased by the applicant, Kevin Garn, to develop as a single family lot for a single family home. By ordinance, the applicant is required to go through the subdivision plat process to dedicate roadway for the widening of Boynton Road 32 feet along the length of the property.

Mr. Weaver said the lot meets the requirements of the R-1-10 PRUD zone with 2.3 acres and street frontage of 300 feet.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final plat approval. He explained the review process in the case of only one lot where just final approval is required.

Keith Russell from Ensign Engineering representing Mr. Garn, said an engineer in his office, Cam Preston, had reviewed all the memos from the Engineering Division and Fire Department. Commissioner Hansen asked about the public fire hydrant requirement. Mr. Russell said there would be a public fire hydrant north of the south entrance to the property and it will be on the plan.

There were no other questions.

Chairman Gilbert called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission forward a positive recommendation to the City Council to grant final plat approval to the Garn Subdivision subject to meeting all Staff requirements. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Weaver moved to close Public Review and adjourn the meeting. Commissioner Hansen seconded the motion, and the voting was unanimous. The meeting adjourned at 7:28 p.m.



Julie K. Matthews, Planning Commission Secretary

