

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, February 24, 2004**

Present: Vice Chairman Kim Squire, Commissioners Chad Curtis, Keith Preece, Kathy Hyde, Ron Stallworth, Hugh Parke, Robert Langford and Mike Bouwhuis

Absent: Commissioner Dave Pratt

Others Present: Staff members Scott Carter, Peter Matson, Kem Weaver, Steve Garside and Gayla Thompson

Vice Chairman Kim Squire brought the meeting to order. The Pledge of Allegiance was said and Commissioner Keith Preece offered the invocation.

**ACADEMICA WEST CHARTER SCHOOL – CONDITIONAL USE REQUEST**

**Location:** Approximately 1700 West Hillfield Road

**Zoning:** B-RP

The request is to build a 30,000 sq.ft. private school on the south side of West Hillfield Road. The school will act as a buffer between the proposed subdivision to the south and the arterial road.

The school plans on having 500-525 students from Kindergarten through the 6<sup>th</sup> grade. The school will have an emphasis on math and science. Colored renderings provided by the architect were referenced.

Kem Weaver went over the site plan, building elevations and staff comments with the Commission. He emphasized that the request before the Commission is for conditional use approval only; the site plan itself has not received final approval from the staff.

**MOTION:** Commissioner Preece made the motion to grant conditional use approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Ron Stallworth seconded the motion that passed unanimously.

**CARRIAGE PARK SUBDIVISION, PHASE 3 – AMENDMENT**

**Location:** Approximately 529 West Gentile

**Zoning:** Agriculture

Kem Weaver explained that the applicant is requesting to vacate Lot 64 from the subdivision. The large parcel was originally platted with Phase 3 of Carriage Park, but never developed. The applicant wishes to incorporate this parcel with his existing property that is adjacent to the east.

Mr. Weaver reviewed the staff input with the Commission. The City Engineer's input states that there will be no more than one single-family dwelling allowed on this parcel, should any future development take place. The applicant has been made aware and has agreed.

**MOTION:** Commissioner Hyde made the motion to recommend the City Council approve the request to amend the plat of Carriage Park, Phase 3, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Chad Curtis seconded the motion that passed unanimously.

**BOOTHE, BONE & PRESTON ANNEXATION & REZONE REQUEST (A to R-S)**

**Location:** Approximately 3500 West Gentile

Peter Matson presented the request which is to annex approximately 16.69 acres located on the south side of Gentile Street. The rezone request includes approximately 21.69 acres. He explained that the north portion of the site is already within City boundaries.

Mr. Matson indicated that the City Council has accepted the petition to annex and a public hearing has been scheduled for March 18, 2004.

The General Plan land use and density recommendations for this area is for single family residential at 0-3 units per acre. The proposed R-S zoning designation is consistent with this recommendation.

Mr. Matson explained that the area has several unique characteristics that may best be addressed by an annexation agreement. He reviewed the staff comments with the Commission. The staff is preparing to work out the details for an agreement that will outline all staff recommendations.

The meeting was opened for public comments.

Barbara Dibble stated that she opposes annexing any more property in this area. She would prefer to keep the rural atmosphere.

There were no other public comments.

**MOTION:** Commissioner Hugh Parke made the motion to recommend the City Council approve the annexation request subject to an annexation agreement that meets all staff requirements. Commissioner Stallworth seconded the motion which passed with a 5:1 vote. Commissioner Preece voted against the motion.

**MOTION:** Commissioner Parke made the motion to recommend the City Council approve the rezone. Commissioner Stallworth seconded which passed with a 5:1 vote. Commissioner Preece voted against the motion.

**LANSE CHOURNOS ANNEXATION & REZONE REQUEST (A to R-S)**

**Location:** Approximately 2767 West Gentile

Peter Matson presented the annexation and rezone request. He explained that the original petition submitted in August 2003 was to annex approximately 40 acres. The Council tabled the request to allow additional time to adopt some of the updates to the General Plan for the west Layton area. In addition, the Council wanted time to decide how much land to set aside for the Legacy Parkway interchange and business research park buffer area located along the south end of this petitioner's site.

The petition has been amended to include approximately 30 acres, leaving enough room on the south end for the proposed parkway and business research park node.

Mr. Matson explained that the General Plan land use and density recommendation for this area is for single family residential at 0-3 units per acre. The requested R-S zoning is consistent with this recommendation.

Mr. Matson explained that as with the Boothe, Bone & Preston property, this area also has several unique characteristics that need to be addressed with an annexation agreement. He referenced the staff input with the Commission.

There were no public comments.

**MOTION:** Commissioner Mike Bouwhuis made the motion to recommend the City Council annex said property subject to an annexation agreement. Commissioner Hyde seconded the motion which passed with a 5:1 vote.

Commissioner Preece voted against the motion.

**MOTION:** Commissioner Parke made the motion to recommend the City Council approve the rezone. Commissioner Hyde seconded the motion which passed with a 5:1 vote.

Commissioner Preece voted against the motion.

**MOUNTAIN VIEW MEADOWS PRUD – CONCEPTUAL APPROVAL**

**Location:** Approximately 1900 East 3100 North

**Zoning:** R-1-10 PRUD

Kem Weaver presented the conceptual design to the Commission. The conceptual request is to develop 21 lots on 5.36 acres just west of Mtn. View Elementary School.

Vice Chairman Squire explained the intent of the PRUD ordinance and that in the early work meeting it was the consensus of the Commission that the applicant's concept did not meet that intent. The applicant was given some recommendations regarding usable open space.

**MOTION:** Commissioner Parke made the motion to grant conceptual approval, subject to the applicant revising his concept and incorporate the recommendations of staff and those of

the Planning Commission. Commissioner Preece seconded the motion that passed unanimously.

**WILD HORSE SPRINGS, LOT 706/707 – LOT LINE ADJUSTMENT**

**Location:** Approximately 389 North 3050 West

**Zoning:** R-S

Kem Weaver presented the request to shift the side property line between the two lots by 10' to accommodate both the applicant's house plans and accessibility into a side-loading garage. The applicant has provided staff with disclaimers from all utility companies.

**MOTION:** Commissioner Bouwhuis made the motion to recommend City Council approve the lot line adjustment subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Hyde seconded the motion that passed unanimously.

Commissioner Parke abstained from voting.

**WILD HORSE MEADOWS SUBDIVISION – PRELIMINARY APPROVAL**

**Location:** Approximately

**Zoning:** R-1-10

Kem Weaver presented the preliminary plan. The request is to develop 54 lots on 24.91 acres located on the west side of the future 3700 West arterial. Mr. Weaver explained that this is the first subdivision to implement the recently adopted West Layton General Plan recommendations allowing higher density along arterials.

The larger lots are concentrated towards the West Hillfield road with the smaller lots (R-1-10) being located on the inside or southern part of the development. Through a development agreement with Syracuse City, all stubbed roads along the border need to be connected with future development.

West Hillfield Road and 3700 West Street will have the required landscape buffers. This includes the perimeter of the detention basin.

The determination to bond or construct the improvements of West Hillfield Road, west of 3475 West has yet to be made. This will need to be determined by the time the project is ready to receive final approvals.

**MOTION:** Commissioner Bouwhuis made the motion to grant preliminary approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Hyde seconded the motion which passed unanimously.

**ORDINANCE AMENDMENTS/REVIEWS**

19.05.040 – Lot Averaging along Arterials: Discussion took place regarding the density and the depth of the buffer areas along the arterials.

**MOTION:** Commissioner Bouwhuis made the motion to recommend the City Council allow 3.5 units per acre within the “buffer area” and that the “buffer area” not exceed a 300’ depth from an arterial. Commissioner Hyde seconded the motion which passed with a 4:2 vote. Commissioners Preece and Curtis opposed the motion.

19.05 – Setbacks for Institutional Uses in Residential Zones – The staff recommends institutional uses have a 40’ minimum front yard setback; a minimum of a 20’ sideyard setback and a minimum rear setback of 40’.

**MOTION:** Commissioner Parke made the motion to recommend the Council adopt the proposed amendment as explained by staff. Commissioner Stallworth seconded the motion which passed unanimously.

19.06 – Auto Parts Stores as Conditional Uses in CP-1 Zone. Peter Matson explained that this is a request by Smith, Brubaker, Haacke to amend the zoning text to allow auto parts stores in a neighborhood commercial zone. Scott Brubaker explained why these types of uses are becoming more popular in neighborhoods. He provided colored renderings of the proposed Checker Auto they wish to put west of the Maverik Station on the northwest corner of Gordon Avenue and Fairfield Road. They gave examples of some of the cities that allow these types of uses and the zones they are allowed in.

There were no comments from the audience.

**MOTION:** Commissioner Stallworth made the motion to recommend the City Council approve the request to amend the zoning text and allow auto parts stores as conditional uses in a CP-1 zoning district. Commissioner Preece seconded the motion which passed with a 5:1 vote. Commissioner Parke opposed the motion.

19.05 – Review of Downtown Overlay Zone – There was no discussion or action taken on this item.

Commissioner Hyde made the motion to adjourn the meeting. Commissioner Preece seconded the motion which passed unanimously. The meeting adjourned at 9:50 p.m.



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Kim Squire, Vice Chairman