

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, April 13, 2004

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

Absent: Commissioner Chad Curtis

Others Present: Staff members Scott Carter, Peter Matson, Kem Weaver

Vice Chairman Squire brought the meeting to order. The Pledge of Allegiance was said. Commissioner Ron Stallworth offered the invocation. Vice Chairman Squire welcomed Scout Troop 488.

Commissioner Preece made the motion to approve the minutes of October 28, 2003, November 25, 2003, December 10, 2003, and January 20, 2004, as written. Commissioner Bouwhuis seconded the motion that passed unanimously.

Commissioner Preece made the motion to elect Commissioner Kim Squire as Chairman. Commissioner Bouwhuis seconded the motion that passed unanimously.

Commissioner Preece made the motion to elect Commissioner Hugh Parke as Vice Chairman. Commissioner Bouwhuis seconded the motion that passed unanimously.

Chairman Squire indicated that some of the agenda items would be heard out of the order.

TERRAVENTURE REZONE REQUEST (R-S to CP-1)

Location: Approximately 500 North 2200 West

Peter Matson presented the rezone request. The site is located on the west side of 2200 West, directly west of Fire Station #1 and south of Swan Meadows Subdivision. The request is to rezone approximately 40 acres from residential to commercial.

Mr. Matson explained the land use recommendations from the West Layton Study regarding the future community commercial node located at the future intersection of 2700 West and West Hillfield Road. The study indicates that the designer of any commercial development should take into account the adjacent neighbors and attempt to blend into the area through appropriate uses or architectural motifs. It also indicates that an adequate buffer should be provided between commercial and residential uses.

Mr. Matson provided overviews of recommended land uses for the West Layton area along with locations of recommended commercial nodes, collector road locations, mixed-use corridor areas.

Dave Decker, City Engineer, reviewed his recommendations regarding the proposed road patterns. A major collector road (66' wide) must be placed on the ¼ section line, which is the western boundary of this project. He stated that the concept plan submitted by the applicant shows the intersection of West Hillfield Road relocated approximately 650' east of the ¼ section

line. Mr. Decker stated that this would impact the placement of traffic signals on West Hillfield Road and the utilities that would be in the right-of-way. As indicated in the City Engineer's memo, he recommends that commercial development not be approved for both 2200 West and 2700 West. Mr. Decker's memo also stated that the proposed rezone request would substantially increase the storm water runoff which would require the increase in the size of the storm drain lines on West Hillfield Road and nearly double the size of the proposed regional detention pond planned near the center of Section 24.

Tim Soffe, representing the applicant, explained the intent of the developer in developing this site. Mr. Soffe provided several overviews of potential commercial design concepts integrating some of the General Plan recommendations. Mr. Soffe emphasized that once the rezone is in place the developer can address the site plan issues. He indicated that the developer is interested in meeting with the neighbors to work out their concerns.

The time was turned over for audience comments.

Nicole Call, representing several residents of the Swan Meadows Subdivision, spoke in opposition to the rezone request. She cited several reasons why the citizens feel the request does not comply with the West Layton General Plan. She noted that the general plan indicates that only 300' is shaded for a commercial node, not the 800' as requested by the applicant. She explained the 10-page petition she prepared.

Ms. Call noted that there are currently 75 vacant, commercial lots in the City, although they are not located in the west Layton area. She cited the Super Wal-Mart in Clinton stating that commercial this close could go out of business. Ms. Call indicated that the research she did shows that commercial development raises the crime rate.

Commissioner Stallworth asked Mr. Soffe if they had done any studies regarding the activities that take place in Ellison Park. Mr. Soffe stated they had not done a specific study but that one of the things they have tried to design into this development is good pedestrian and vehicular access to the park.

Troy Harding, a resident of Swan Meadows, stated that when he purchased his home, he had the understanding that the adjacent lots were zoned R-S. He stated that there are already congestion problems near the I-15 interchange; not enough infrastructure to handle the traffic that is there now and he doesn't want to see through streets from his subdivision going into the commercial development.

Chairman Squire stated that this location has always been identified as a commercial node in the General Plan.

Michael Fortney indicated he is presently building in Swan Meadows. He stated that had he known there was a proposal for commercial at this site, he wouldn't have built here. He stated there are not typically \$200,000 - \$300,000 homes next to commercial sites. There will end up being empty lots in the subdivision next to this if it's approved.

Steve Elis, a resident living on 2200 West, stated his concerns with the traffic situation. He also complained about having to wait for the trains and suggested nothing be rezoned until these things have been looked at.

Brian Peet, a future resident of the area, stated that he has concerns as does everyone else and suggested that everyone sit down together and try and work things out so that the end product will be better than if everyone barks at each other.

Jeff Dopp, a resident of Swan Meadows, indicated it isn't realistic to think that residents would use a walkway from the subdivision to the commercial businesses.

Ron Snyder, a future resident of Swan Meadows, stated he looked at a lot of lots and like the lot he purchased in Swan Meadows. He stated he would like to have the area kept as residential.

Tim Bailey, a resident of East Layton, stated that the residents of East Layton have to drive 2 – 3 miles to get services. He stated that no one complains that they have to travel for their services.

Keith Frederikson who lives on 1200 West stated he was an active participant in the West Layton Plan Study, and it was very obvious that the people in the West Layton area wanted the area kept rural. He stated they did talk about two commercial nodes. He said that got the R-S zoning in place and then somehow the 300' buffer area was "slipped in" to benefit the additional expenses a developer would have a double frontage road"; and now we're getting into the commercial stuff where we're looking at commercial at every intersection.

Commissioner Hyde stated that as a new Planning Commission it's good to hear the input. She asked what the intent was of the West Layton rezone. Commissioner Hyde stated that she is "very torn" and that the Commission takes this responsibility very seriously. She stated that the design concept is very beautiful.

Chairman Squire agreed with Commissioner Hyde and tried to explain the decisions the Commission needs to consider when it comes to these types of issues.

Commissioner Stallworth stated his concerns with the kids in the area as it relates with the activities in the nearby park. He asked if there was any way a feasibility study could be done.

Tim Soffe asked what type of study would Commissioner Stallworth like to see. Commissioner Stallworth asked if there was any study done as to the impact this development would have on the activities that go on in Ellison Park. Mr. Soffe stated that he thought the analysis Commissioner Stallworth may be looking for is probably a traffic analysis. Mr. Soffe stated that as a part of any good planning process, you address these types of concerns. He stated that it is a process that is normally done at the site plan stage.

Commissioner Preece stated that there were a lot of people in the area that were opposed to the rezone and development of Swan Meadows and that "it is really hard to close the door behind you" and it is really hard to tell a property owner what he can or cannot do with his property. He stated that he lives in the West Layton area and has for 21 years and he loves it and enjoys the people. He indicated that he struggles with getting out onto West Gentile from 1200 West and will be glad when the extension of West Hillfield Road is completed so the folks from the neighboring communities will utilize it more. Commissioner Preece stated that he would like to have more time to digest the master plan.

Commissioner Langford asked the staff about the 300' versus the 600' depth of the commercial. Peter Matson answered saying that when it comes to the mixed-use corridor, there was a 300' to 600' range talked about. Mr. Matson stated that more recently an ordinance was adopted that single family projects that abut arterial streets may have the increased density. He stated that the text of the plan recommendation doesn't specify the depth one way or the other when it comes to non-residential land uses. He indicated that a 300' depth for any type of non-single family development along the street is probably a minimum to meet the setback and landscape requirements; 600' would give the flexibility to do the different types of uses and still allow for an adequate buffer next to residential. Mr. Matson stated that at the end of the Goals and Policy recommends, the focus is on the written policy guidelines; it is a recommending and guiding tool.

MOTION: Commissioner Hyde made the motion to table this item to May 11, 2004, to allow time for the developer to provide a traffic study; and, recommended the developer get together and have a meeting with the neighborhood and try to come to some type of consensus. Commissioner Preece seconded the motion that passed unanimously.

ADAMSWOOD LANDING SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 1300 East 300 North

Zoning: R-1-10

Kem Weaver presented the request for 67 lots located on the east side of Adamswood Road. The subdivision will connect five existing stubbed streets. Mr. Weaver indicated that there is an existing historic home on Adamswood Drive that is not a part of this development.

The City Engineer's requirements for storm water and sewer issues were discussed. Mr. Weaver indicated that the agricultural operations disclaimer would need to be placed on the final plat because of possible agricultural uses on adjacent properties.

Duane Johnson approached the Commission. He indicated that the homestead property will be dedicated to for Historic Preservation purposes and would never be developed. Mr. Johnson explained the proposed traffic layout for the development.

Dave Decker, City Engineer explained the requirements for 4-way stops. He indicated that the staff has discussed a signal at this location, but it is a budget item.

Chairman Squire turned the time over for public comments.

Margaret Nolan who lives on Leland Drive, expressed her concerns with additional traffic, the safety of the children in the area, the proposed detention pond, and stated that she would like to see a park developed in the area.

Jaylynn Golightly, a local resident stated that Adamswood Road is a raceway and the intersection at 300 North is hazardous.

MOTION: Commissioner Langford made the motion to recommend the Council grant preliminary approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and recommendation the staff review the possibility of a

stop sign or a 4-way stop intersection at 300 North. Commissioner Stallworth seconded the motion that passed unanimously.

KINGS MEDICAL – CONDITIONAL USE REQUEST

Location: 2071 North Main

Zoning: C-H

Kem Weaver presented the request to locate a mobile MRI unit behind the Hidden Cove Office building on North Main. King's Medical currently occupies the first floor of the office building and does not currently have the room for an additional MRI unit. They are currently remodeling and completion is expected by December.

Kem went over the staff recommendations. There were no comments from the audience.

MOTION: Commissioner Preece made the motion to approve the conditional use request subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and to have the mobile unit removed within 14 days of occupying the permanent building or by December 31, 2004. Commissioner Hyde seconded the motion that passed unanimously.

SWAN MEADOWS SUBDIVISION, PHASE 2 – FINAL APPROVAL

Location: Approximately 2400 West 600 North

Zoning: R-S

The request is to develop 24 lots on 10.14 acres. Lot 206 will incorporate a turnaround to temporarily facilitate the Fire Dept. until the street is extended north with future development.

The staff recommends final approval be granted.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council grant final approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

T-MOBILE COMMUNICATIONS – CONDITIONAL USE REQUEST

Location: Approximately 3100 East 1300 North

Zoning: Agriculture

Kem Weaver presented the request to locate a cell site at the City's Snow Canyon water tank site. The City has an underground water tank at this location and there is an existing cell site that was approved by the Planning Commission a few years ago.

The applicant will be required to fence the outside perimeter of the water tank. Kem explained the two options the Commission needs to consider as they approve the request. He indicated the staff prefers the second option of having antennas positioned on a small building because the visual impact will be less. The antennas would be of an earthtone color. Additional landscaping is required and shall be maintained by T-Mobile for one year.

There were no comments from the audience.

MOTION: Commissioner Stallworth made the motion to grant conditional use approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and, approving the second option listed in Kem Weaver's memo. Commissioner Stallworth seconded the motion that passed unanimously.

HARRIS POINTE COMMERCIAL SUBDIVISION – FINAL APPROVAL

Location: Approximately 700 West 2000 North

Zoning: BR-P and CP-1

Kem Weaver explained that the Harris Pointe project has been an ongoing development for about a year and a half and they are now ready to file a subdivision plat with a street dedication for Harris Blvd.

The plat consists of two lots separated by Harris Blvd. The east parcel is zoned BRP and will be developed for office space and possibly a restaurant. The west parcel is zoned CP1 and will be developed for retail uses and Mimi's Restaurant is currently under construction.

The staff recommends final approval be granted subject to those items listed in the staff comments that are made a part of the packet.

MOTION: Commissioner Stallworth made the motion to recommend the Council grant final approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Langford seconded the motion that passed unanimously.

FEATHERING SANDS SUBDIVISION – PRELIMINARY APPROVAL

Location: 3592 West Gentile

Zoning: R-1-10

Kem Weaver presented the request to develop a single-family subdivision consisting of 51 lots on 16.7 acres located on the north side of Gentile, next to the Syracuse City boundary.

Mr. Weaver explained that because this development is against city boundaries, there are certain agreements that have been made with Syracuse with regard to street connections.

The developer is required to install a landscape buffer and solid vinyl fence along 3700 West Street and Gentile, as both are considered to be arterial streets.

An existing irrigation ditch traverses the site. The City Engineer is requiring the developer to work with JUB and Davis Weber Canal Companies to relocate the ditch to the street running to Gentile. A detention basin is required in the southwest corner of the subdivision.

Stuart Adams, developer, was present and indicated that they are willing to meet all staff requirements.

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 Preece seconded the motion that passed unanimously.

ASPITTLE REZONE REQUEST (R-1-6 to P-B)

Location: 571 East Gentile

Peter Matson presented the request to rezone a .25 acre parcel located on the north side of Gentile. The applicant is interested in converting the existing single family dwelling into a small professional office building. There is currently CP-2 and C-H zoning to the west of this site.

Mr. Matson pointed out that the Land Use/Population Element of the General Plan recommends that professional businesses be located along arterial streets. The General Plan also recommends that the designer of professional businesses take into account the adjacent neighbors and attempt to blend into the area through the appropriate use of architectural motifs, etc.

There were no comments from the audience.

MOTION: Commissioner Preece made the motion to recommend the City Council approve the rezone subject to the applicant meeting all recommendations of the General Plan and all staff requirements. Commissioner Hyde seconded the motion that passed unanimously.

CHECKER AUTO – CONDITIONAL USE/SITE PLAN APPROVAL

Location: 805 East 1000 North

Zoning: CP-1

Kem Weaver presented the conditional use request for an auto parts store in the Fairfield Crossing Shopping Center. The City recently approved an ordinance allowing such uses in the CP-1 zoning district as conditional uses.

Checker Auto is willing to work with the City to design a building that is attractive and will fit with the architecture of the entire development. The building elevations and colors were made a part of the packet. A revised landscape plan needs to be submitted showing the rest of the pad site landscaped, other than just the Gordon Avenue side.

Detached signage needs to be architecturally integrated with the subdivision signage.

There were no comments from the audience.

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

LAYTON CITY/ROCHE PROPERTY EXCHANGE

Location: Southeast corner of Fort Lane and Antelope Drive

Peter Matson explained the property exchange. Property owner, Maurice Roche has requested an exchange of a remnant parcel owned by Layton City. The reconstruction and re-alignment of Antelope Drive with Fort Lane in 1994 created this remnant parcel.

The property owner will deed to Layton City the necessary right-of-way for Fort Lane. The remnant parcel from Layton City to Roche may be deeded subject to a utility easement over the

entire parcel. There is a water line and a sewer line that runs through this parcel and the property owner will not be allowed to place any structures on this parcel.

The property owner is required to install a 4' sidewalk with a 4.5' parkstrip on his property and the remnant parcel.

There were no comments from the audience.

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

KEITH VANDERHOUT – PROPERTY TO LAYTON CITY

Location: Northeast corner of Fort Lane and 1000 North

Peter Matson explained that Mr. Vanderhout is the owner of the Country Village Mobile Home Park located near the northeast corner of Fort Lane and Gordon Avenue. He has agreed to donate to the City approximately 4.05 acres as a location for a future trailhead for this section of the Kays Creek Trail.

There were no comments from the audience.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the donation of property to Layton City. Commissioner Hyde seconded the motion that passed unanimously.

KEN GARFF AUTO – CONDITIONAL USE REQUEST

Location: 1266 North Main

Zoning: C-H

Kem Weaver explained that the request is to place a detached sign on a parcel with no frontage on a public street. The site does have a private drive that will service this site and the new Kohl's Dept. Store that is presently under construction.

The location and the area of the sign does meet the ordinance requirements for detached signage. The staff recommends approval of the request.

There were no comments from the audience.

MOTION: Commissioner Pratt 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 Bouwhuis seconded the motion that passed unanimously.

EVANS MEADOWS SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 2283 West 1000 North (Gordon Avenue)

Zoning: R-S

The request is to develop 24 single-family lots on 10.8 acres located on the south side of 1000 North. Kem Weaver went over the preliminary drawings with the Commissioners.

The developer is required to landscape the frontage along Gordon Avenue. The staff recommends preliminary approval be granted.

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

Commissioner Bouwhuis made the motion to adjourn the meeting. Commissioner Hyde seconded the motion that passed unanimously. The meeting adjourned at 10:45 p.m.



Kim Squire, Chairman