

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, July 27, 2004**

Present: Commissioners Hugh Parke, Mike Bouwhuis,  
Robert Langford, Ron Stallworth and Dave Pratt

Absent: Commissioners Kathy Hyde, Keith Preece and  
Chairman Kim Squire

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

Vice Chair Hugh Parke conducted the meeting. The Pledge of Allegiance was said.  
Commissioner Mike Bouwhuis offered the invocation.

**TERRAVENTURE REZONE REQUEST**

**Location:** Approximately 550 North 2200 West

**Zoning:** From R-S to CP-1

Peter Matson presented the request to rezone approximately 40 acres located on the west side of 2200 West, and on the north side of the extension of West Hillfield Road.

Mr. Matson gave background information from the West Layton General Plan regarding the recommendations for a commercial node in this location.

Mr. Matson reviewed the street plan map showing the staff's recommendation for the alignment of the 2700 West corridor through the rezone area and the property to the north and south. He explained that the alignment allows the intersection of West Hillfield Road and 2700 West to eventually function as a full intersection with commercial uses on all four corners. Mr. Matson stated that the staff sees this as implying 15-20 acres for the commercial node on the Terraventure parcel with the remainder of the ground to the east developing with a mix of "medium density residential, professional office, and light commercial uses" in a uniform design for the West Hillfield corridor.

Troy Sanders, representing the design firm hired by Terraventure, provided a slide presentation of some commercial design alternatives; i.e., intersection treatments, pedestrian walkways, buffers/screening against the residential, and double sided architecture. Mr. Saunders stated that they have tried to follow the outlines of the General Plan and have tried to consolidate the primary ideas from the meetings held with the citizens group. He explained the issues in dealing with the constraints of the 2700 West corridor and the overhead power lines.

Mr. Saunders provided three different zoning concepts. He stated that his firm recommends the developer adopt Concept B, showing commercial zoning on each end of the subject property with P-B and B-RP zoning in the middle. Concept C showed commercial zoning on each end of the subject property with multi-family residential zoning in the middle.

Chairman Squire turned the time over for public comments.

Nicole Call, spokeswoman for the citizens group, referred to Concept B stating that they disagree with commercial zoning on 2200 West and that it violates the land use recommendations of the City's General Plan. She stated that the commercial areas on 2700 West are twice as large as what's been recommended. She stated that the group recommends P-B zoning on 2200 West. She indicated the group would favor Concept C but without the multi-family zoning in the middle. She pointed out that the General Plan requires a 300' buffer zone from arterials. Ms. Call recommended the Planning Commission table this request to allow more time for the homeowners and the developer to meet and review these concepts.

Another citizen spoke about their safety concerns on 2200 West, saying that commercial businesses will attract foot traffic from the city park on the east side of 2200 West.

Rich Stevenson asked the Planning Commission to consider the time and effort of those that served on the citizen committees on the West Layton General Plan updates and utilize their recommendations.

Other residents concurred with Ms. Call's comments and others indicated that it appears the commercial uses are expanding into west Layton. Another resident stated that their realtor has informed them that their property values would decrease with nearby commercial.

Chairman Squire brought the hearing back to the Commission for a vote.

**MOTION:** Commissioner Langford made the motion to forward this to the City Council with a recommendation to approve the rezone request, incorporate Concept Plan C, require a traffic study, a development agreement, that the development agreement include the input from the citizens group, via the staff, and that it be presented to the Planning Commission before the rezone request and development agreement are forwarded to the City Council. Commissioner Bouwhuis seconded the motion, which passed unanimously.

### **DAN'S AUTO – CONDITIONAL USE REQUEST**

**Location:** 3251 North 750 East

**Zoning:** M-1

Kem Weaver presented the conditional use request to establish a minor auto body repair and sales shop in the Follett building. Mr. Weaver indicated that the property owner still has some items that need to be completed, such as striping the parking lot, adding the required trees to the site and enclose the dumpster.

The applicant, Dan Edwards, addressed the Commission. He stated that there would be no junk or dilapidated cars on the site or stored outside the building. He stated that the property owner is working to complete the site improvements. Mr. Edwards stated that the turn over on the vehicles he repairs is quick; the autos are put up for sale once they are fixed.

Chairman Squire turned the time over for public comments. Evan Ward, an adjacent property owner, complained of the trash that has blown onto his property from the Follett property.

**MOTION:** Commissioner Stallworth made the motion to approve the conditional use request, subject to the property owner and the applicant meeting all staff recommendations and that all

site work is to be completed no later than July 31, 2004. Commissioner Pratt seconded the motion, which passed unanimously.

**KOHL'S TEMPORARY TRAILER – CONDITIONAL USE REQUEST**

**Location:** 1398 North Main

**Zoning:** C-H

Kem Weaver presented the conditional use request by Kohl's Dept. Store for a temporary-hiring trailer to be located in the parking lot. The area has been paved and landscaped. The store is expected to open sometime in October.

There were no comments from the audience.

**MOTION:** Commissioner Bouwhuis 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 Stallworth seconded the motion, which passed unanimously.

**AVION VISTA SUBDIVISION – AMENDMENT**

**Location:** Approximately 2550 North Church Street

**Zoning:** R-1-8

The request is to amend the original phase of Avion Vista Subdivision by combining a remnant piece of property that fronts Church Street, and connects to Lot 39. The property owner wishes to create a larger lot and allow her grandson to build a single-family dwelling. Additionally, the public utility easement along the west line of Lot 39 needs to be vacated. The property owner has submitted the required disclaimers from the utility companies.

The staff recommends approving the proposed amendment. There were no comments from the audience.

**MOTION:** Commissioner Pratt made the motion to recommend the City Council approve the request to amend the plat and vacate the public utility easement, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Langford seconded the motion, which passed unanimously.

**ADAMSWOOD LANDING SUBDIVISION, PHASE 1 – FINAL APPROVAL**

**Location:** Approximately 450 North 1050 East

**Zoning:** R-1-10

Phase 1 of the Adamswood Landing Subdivision contains 32 lots on 11.17 acres, located on the most western portion of the subdivision.

Kem Weaver explained that there is an essential element to the development of this phase and phase 2. The existing storm drain that runs down 1050 East does not have enough capacity to take the entire storm water from the existing subdivisions and this subdivision. Therefore, the developer has been required to participate in constructing a regional detention basin on the north side of 575 North.

**MOTION:** Commissioner Langford made the motion to recommend the City Council grant final approval for phase 1, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Bouwhuis seconded the motion, which passed unanimously.

**BROMSFIELD SUBDIVISION – FINAL APPROVAL**

**Location:** Approximately 50 South Highway 89

**Zoning:** R-1-10

Kem Weaver explained that this project encompasses two parcels of property that were recently annexed into the City. The subdivision request is for 19 lots on 10.9 acres.

Mr. Weaver explained that the developer has been diligent in meeting the requirements of staff by submitting letters of approvals from Mutton Hollow Water District, the Frost family, Weber Basin Water, and an addendum report from the applicant's geotechnical engineer.

Mr. Weaver stated that today the City Engineer has verbally stated that there are some issues that need to be cleared before the Planning Commission can give final approval. Therefore, the staff is requesting that this item be tabled to the next meeting.

**MOTION:** Commissioner Pratt made the motion to table this item to August 10, 2004, as requested by staff. Commissioner Stallworth seconded the motion, which passed unanimously.

**ORDINANCE AMENDMENTS:**

The staff explained the proposed amendment to Title 18 regarding "lot line adjustments". The proposal allows the Community & Economic Development Director to approve lot line adjustments when no new building lots are created or when the adjustment does not violate any applicable zoning ordinance. The staff explained that this mirrors the Utah State law.

**MOTION:** Commissioner Bouwhuis made the motion to recommend the City Council approve the proposed amendment to Title 18. Commissioner Stallworth seconded the motion, which passed unanimously.

The staff explained the proposed amendment to Title 20 regarding billboards. The proposed amendment will require billboards to be a minimum of 500' from any other billboard on the same side of the street and 75' from any sign on or off the same site. The amendment also requires a public hearing before the Planning Commission prior to the issuance of a building permit.

**MOTION:** Commissioner Langford made the motion to recommend the City Council approve the proposed amendment to Title 20. Commissioner Stallworth seconded the motion, which passed unanimously.

Commissioner Bouwhuis made the motion to adjourn the meeting. The meeting adjourned at 8:50 p.m.

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Gayla C. Thompson, Secretary  
Layton City Planning Commission