

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, July 26, 2005

Present: Chairman Hugh Parke, Commissioners Mike Bouwhuis, Kathy Hyde, Ron Stallworth, Matt Henderson, Brent Allen and Sharon Esplin

Absent: Commissioners Dave Pratt and Robert Langford

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

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Allen volunteered to give an invocation.

APPROVAL OF THE MINUTES

Commissioner Allen made the motion to approve the minutes of July 12, 2005, as written. Commissioner Esplin seconded the motion that passed unanimously.

WASATCH INTERMOUNTAIN ACADEMY – CONDITIONAL USE REQUEST

Location: 1596 North Hill Field Road

Zoning: CP-3

Kem Weaver presented the request to open a private school in the Layton Hills Business Park. The school intends to lease a 1,300 sq.ft. unit and enroll 30 to 50 children. The school will start with 4-year-old pre-school students and then range from kindergarten to 12th grade.

The application describing the scope of the school was made a part of the Commissioners packets. Mr. Weaver reviewed his memo with the Commission.

Commissioner Allen asked where the children were supposed to “recreate”? Daren Smith, the applicant, stated that they have arranged different places to take the children for recreational purposes. He indicated that they are working on becoming a fully accredited school.

There were no public comments

MOTION: Commissioner Bouwhuis made the motion to approve the conditional use permit subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and that the applicant obtain the necessary building permits and be approved for occupancy by both the Fire Dept. and the Building Division, prior to occupancy. Commissioner Stallworth seconded the motion that passed unanimously.

FERNWOOD DRIVE – DEDICATION PLAT

Location: Approximately 2000 North 3200 East

A dedication plat has been submitted to the City for a section of Fernwood Drive originally owned by Adams/Terraventure Holdings, LTD. It is the staff's understanding that Adams/Terraventure will be coordinating any necessary land swapping with the property owners and updating their property descriptions accordingly.

The staff recommends the plat be approved, subject to meeting all staff requirements prior to recordation.

MOTION: Commissioner Stallworth made the motion to recommend the City Council approve the dedication plat, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Henderson seconded the motion that passed unanimously.

GREYHAWK REZONE REQUEST

Location: Approximately 1800 East 3300 North

Zoning: From R-2 and RM-1 to R-2 (PRUD) and RM-1 (PRUD)

Commissioner Hyde made the motion to table this item to the August 9, 2005, agenda to allow more time for the staff to respond to the concept drawings that have been submitted. Commissioner Esplin seconded the motion that passed unanimously.

HERITAGE PARK OFFICE CONDOMINIUMS – PLAT APPROVAL

Location: 890 West Heritage Park Blvd.

Zoning: B-RP

The developer of the office building is currently selling office space under a condominium arrangement. He has submitted a plat for recordation. The staff recommends approving the plat.

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

GOLDEN WEST CREDIT UNION – CONDITIONAL USE REQUEST

Location: 1278 North Hill Field Road

Zoning: P-B

Golden West has submitted a request to place a temporary office trailer on the site where the new credit union building is currently under construction. Their lease with Layton Hills Mall will expire before the building is ready for occupancy.

The Planning Staff is recommending more parking spaces be made available due to the size of the trailer. Nicole Anderson from Great Basin Engineering asked the Commission to continue this item to the next agenda to allow her more time to discuss other options with the staff regarding water and sewer utility connections.

MOTION: Commissioner Allen made the motion to continue this to the meeting on August 9, 2005. Commissioner Hyde seconded the motion that passed unanimously.

TERRAVENTURE REZONE – REVIEW OF DEVELOPMENT AGREEMENT

Location: Approximately 500 North 2200 West

Zoning: CP-1, B-RP, RM-1, R-2

Peter Matson brought the Commissioners and the audience up to date on the history of the rezone request and the development agreement. The staff, including the City Manager, has had several meetings with the developer and his design team to work on the development agreement. A map of “Concept C Plan” was shown on the overhead map. Mr. Matson explained the map and stated that the base density in the multi-family residential zones is 11.7 upa. The property at the intersection of West Hill Field Road and 2200 West will be broken into CP-1, P-B and B-RP zones, limiting the types of uses allowed in the commercial zone. A 25’ landscape buffer with a masonry or solid vinyl fence is proposed along the northern boundary between the commercial and residential uses. The agreement limits the buildings to one-story with a maximum height of 35 feet. The building elevations were reviewed. Scott Carter explained the traffic study.

Commissioner Allen stated that looking at the concept plan, it seems the area between the residential zone and the commercial has the least amount of buffer. Mr. Matson explained the setback requirements and landscape buffers that are required.

The time was turned over to the audience for comments.

Troy Harding, a resident of Swan Meadows Subdivision, stated that he was acting as the spokesman for the Swan Meadows neighborhood in the absence of Nicole Call. He stated that the proposed agreement does not agree with the City’s General Plan and that it is not what the west Layton people need. He stated that the proposed project is not a complement to what is being developed in the area; that there has been no market analysis done; that it is against the City’s housing policy that was adopted in May; and the density proposal is not complementary to schools or to emergency services. He stated that they don’t agree with the traffic study either and that Commissioner Robert Langford had made the motion to the City Council to work with the citizens committee on the development agreement.

Rich Stevenson, a resident of Wild Horse Springs, stated that he was on the West Layton Citizens Committee and that he does not support the rezone or the development agreement and that the proposed zoning designations do not reflect the input from the citizens. He stated that they are very disappointed that they have not been included in any of the work meetings regarding the development agreement negotiations.

Clark Bean, 710 North 2325 West, stated he would like to see some guidelines from the City staff and the Planning Commission on what they feel should be here.

Brooke Mower, 269 North 1550 East, stated she is currently building a new home in Swan Meadows and has concerns with the increase in traffic and with property values next to multi-family developments.

Troy Sanders, design consultant for Terraventure, addressed the Commission and stated that this project has been in the works for one year and that tonight is the first time to review the development agreement. He explained that the agreement embodies what the Planning Commission implied when they made their recommendation to the City Council regarding the rezoning. He stated that as per their recommendations, the agreement limits the types of uses

allowed in the commercial zone, that it requires a certain distance between the buildings and the residential and it regulates the height of the buildings as well as the architectural design.

MOTION: Commissioner Allen made the motion to table this item to the next meeting to allow the citizen's time to prepare their proposal to the Commission. Commissioner Stallworth seconded the motion that passed unanimously.

PROPERTY EXCHANGE BETWEEN LAYTON CITY AND STEVE HATCH

Location: Approximately 330 South Fort Lane

Zoning: CP-2

Scott Carter reviewed the property exchange agreement and how it relates to the proposed South Main Street Interchange project. The agreement will allow Hatch Auto to get more frontage on Fort Lane in exchange for a parcel that will be included in the footprint of the proposed interchange.

MOTION: Commissioner Hyde made the motion to recommend the City Council approve the property exchange. Commissioner Esplin seconded the motion that passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Steve Garside reviewed Ordinance 05-32 with the Commission, relating to the issuance of "Stop Work Orders". He explained that it has been the City's experience that situations may arise wherein a complex of buildings or a large development project may experience difficulties which would warrant the issuance of a stop work order. The proposed ordinance clarifies this authorization and allows the designated individual to issue a stop work order when such a condition arises. He stated that the ordinance also allows for an appeal process.

MOTION: Commissioner Esplin made the motion to recommend the City Council adopt Ordinance 05-32 as explained by staff. Commissioner Hyde seconded the motion that passed unanimously.

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

Gayla Thompson, Secretary