

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, August 23, 2005**

Present: Commissioners Michael Bouwhuis, Robert Langford, Brent Allen and Dave Pratt

Absent: Commissioners Kathy Hyde, Matt Henderson, Ron Stallworth, Hugh Parke and Sharon Esplin

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

Co-Chairman Bouwhuis brought the meeting to order. The Pledge of Allegiance was said. Commissioner Allen volunteered to offer an invocation.

**GREYHAWK SUBDIVISION – CONCEPTUAL APPROVAL**

**Location:** Approximately 1900 East Highway 193

**Zoning:** R-1-8 and R-1-10

Kem Weaver reviewed the conceptual layout with the Commission. The developer's request is to receive conceptual approval for 97 single-family lots, the road configuration for the entire development and how the roads connect with existing roads.

Mr. Weaver pointed out the area for the single-family development and how it is the transitional buffer from the existing residential developments to the east. The PRUD patio homes and multi-family uses are planned to go to the west of the proposed subdivision.

Mr. Weaver stated that there is a park planned at the northeast corner of the development. The Park Dept. would like to incorporate a trail from the future park, down through the single-family development, through the PRUD projects to the elementary school. Mr. Weaver stated that the staff will work with the developer to see if this is feasible.

**MOTION:** Commissioner Bouwhuis made the motion to grant conceptual approval for the single-family development and the proposed road alignment, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Allen seconded the motion that passed unanimously.

**GOLDEN WEST CREDIT UNION – CONDITIONAL USE REQUEST**

**Location:** 1278 North Hill Field Road

**Zoning:** P-B

Kem Weaver presented the request for a temporary office building next to the credit union's building that is currently under construction. The credit union's lease will expire before the new building is ready for occupancy.

**MOTION:** Commissioner Langford made the motion to grant conditional use approval for the temporary structure, subject to meeting all staff recommendations, which are adopted as

requirements and made a part hereof. Commissioner Bouwhuis seconded the motion that passed unanimously.

**HIDDEN GARDENS PRUD – PRELIMINARY APPROVAL**

**Location:** Approximately 2250 North 1000 West

**Zoning:** R-1-6 PRUD

Kem Weaver reviewed the preliminary drawings for the proposed 36 lot “planned residential unit development” with the Commission.

Based on the density, which is 4 units per acre, the applicant is not seeking any bonus density percentages. However, the Design Review Committee recommends the developer add some amenities to the project. Mr. Weaver reviewed the recommendations listed in his memo of August 23, 2005.

The City Engineer is requesting the developer to provide the City with a letter from the Davis/Weber Canal Company giving approval for the canal to be crossed with the proposed north connection. The canal will have to be piped the length of the property.

**MOTION:** Commissioner Allen made the motion to recommend the City Council grant preliminary 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.

**WILD HORSE SPRINGS SUB., PHASES 8, 10 AND 11 – ESCROW EXTENSION**

**Location:** Approximately 300 North 3000 West

**Zoning:** R-S

The developer is requesting a one-year extension of the bonding agreement that expired August 5, 2005. The staff recommends approval of a one-year extension.

**MOTION:** Commissioner Pratt made the motion to recommend the City Council approve a one-year extension. Commissioner Allen seconded the motion that passed unanimously.

**LAYTON CITY/UTA PROPERTY PURCHASE**

Scott Carter explained the proposal to sell the property where the old City shops used to be, behind the old post office on West Gentile. UTA will incorporate the property into parking for the commuter rail station site.

**MOTION:** Commissioner Bouwhuis made the motion to recommend the City Council approve the property purchase as explained by staff. Commissioner Allen seconded the motion that passed unanimously.

Commissioner Langford made the motion to adjourn the meeting. The meeting adjourned at 7:30 p.m.

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Gayla Thompson, Secretary