

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, September 27, 2005**

Present: Chairman Hugh Parke, Commissioners Robert Langford, Dave Pratt, Kathy Hyde and Sharon Esplin

Absent: Commissioners Matt Henderson, Mike Bouwhuis, Brent Allen and Ron Stallworth

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

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

**SHADYBROOK PARK SUBDIVISION, PHASE 2 – FINAL APPROVAL**

**Location:** Approximately 2475 West 775 North

**Zoning:** R-S

The request is to develop six single-family lots on 2.07 acres. This phase will connect Phase 1 of Shadybrook and Phase 2 of Swan Meadows Subdivision. The staff recommends final approval be granted.

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

**CHRISTENSEN DENTAL SUBDIVISION – PRELIMINARY APPROVAL**

**Location:** Approximately 1200 North Fairfield Road

**Zoning:** P-B

The project site is south of Albertsons. The property was zoned to P-B over a year ago with the concept of building a dental office on the vacant parcel. There is an existing home on the other parcel, which may likely be converted into office space sometime in the future.

The staff recommends approving the plat.

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

## **LAYTON PROFESSIONAL OFFICE CONDOS – PLAT APPROVAL**

**Location:** 2363 North Hill Field Road

**Zoning:** P-B

Kem Weaver presented the request to approve a condo plat for an office building that is presently under construction on North Hill Field Road. The building is two-stories with three units on the main floor and four units on the upper floor.

Covenants have been submitted for the maintenance of the landscaping, parking areas and the building. The staff recommends approving the condo plat.

**MOTION:** Commissioner Pratt made the motion to recommend the 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.

## **KNOWLTON/TERRAVENTURE REZONE & DEVELOPMENT AGREEMENT**

**Location:** Approximately 1200 North Fairfield Road

Peter Matson presented the request to rezone a 27.52 acre parcel located on the west side of Fairfield Road from A to R-2, R-M1, B-RP and CP-1. The R-2 zoning contains approximately 10.15 acres; the R-M1 zoning contains approximately 5.60 acres; the B-RP zoning contains approximately 3.23 acres and the CP-1 zoning contains approximately 8.54 acres.

Mr. Matson stated that the proposed zoning designations reflect the applicants desire to develop a mixed-use project with light commercial/office uses along Fairfield Road with an integrated medium density residential portion on the lower western area along Kays Creek.

Mr. Matson pointed out that the General Plan indicates that the intersection of Fairfield and Gordon Avenue is a neighborhood commercial node. He stated that the Planning Staff feels that any extension of that node should be contiguous to the existing commercial uses.

The City Engineer has indicated there are infrastructure issues, specifically sanitary sewer, that present some challenges to the development of the property. The developer will need to determine if the proposed zoning configuration is feasible given the utility challenges outlined in the City Engineer's memo.

Mr. Matson pointed out the lower (western) portion of the property against Kays Creek. The City's Master Trails Plan indicates that this is an important part of the Kays Creek trail corridor and the area along the creek should be preserved for the continuation of the trail corridor. The developer has expressed interest in cooperating with the City to accomplish this goal.

Mr. Matson stated that the utility issues are probably best addressed in the development agreement. The agreement should also address some general design issues or at least reflect that the residential portions are developed under the guidelines of the PRUD ordinance. He suggested the developer provide a concept of building designs and layout.

Mr. Matson said that the B-RP zoning designation, across from Cherry Lane, should be reviewed and possibly exclude certain types of uses. The heavier commercial types of uses should be kept closer to the Post Office.

Mr. Matson reiterated that there would be a four-leg intersection at Cherry Lane and a signal installed when it is warranted.

It was the consensus of the staff and the Commission that the applicant needs to submit a conceptual design layout and development agreement addressing building architecture, height and mass and bring it back to the Commission to review.

There were no public comments.

**MOTION:** Commissioner Langford made the motion to table this item to the October 11, 2005 meeting. Commissioner Hyde seconded the motion that passed unanimously.

**UTILITY EASEMENT TO UTOPIA**

**Location:** Approximately 1800 North 700 West

Steve Garside presented the request for approval of a perpetual non-exclusive cable and facilities easement to UTOPIA, for the installation of a fiber optic cable. The City owned property is lot 403 in the Layton Market Center. The City acquired the property in anticipation of constructing a fire station.

**MOTION:** Commissioner Hyde made the motion to recommend the Council adopt Resolution 05-63 granting an easement for the installation of the fiber optic cable. Commissioner Langford seconded the motion that passed unanimously.

**ORDINANCE AMENDMENTS/REVIEWS**

Commissioner Esplin made the motion to table the proposed amendments to the sign ordinance to the October 11, 2005 meeting, to allow the staff time to revise the proposed amendments as discussed in the early work meeting. Commissioner Hyde seconded the motion that passed unanimously.

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

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Gayla Thompson, Secretary