

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, March 9, 2004

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

Absent: Commissioners Kim Squire, Ron Stallworth, Keith Preece and Chad Curtis

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

Commissioner Hugh Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Hyde gave the invocation.

Commissioner Hyde made the motion to approve the minutes of October 14, 2003, as written. Commissioner Bouwhuis seconded the motion which passed unanimously.

Commissioner Langford made the motion to continue the election for a new Chairman and Vice Chairman at this time. Commissioner Hyde seconded the meeting which passed unanimously.

STONEFIELD VILLAGE TOWNHOMES, PLAT "E" – FINAL APPROVAL

Location: Approximately 1850 North 25 East

Zoning: R-1-6 PRUD

Kem Weaver explained that in 2003 the City Council approved the plat to vacate the North Park Village Townhomes PRUD. There are currently 14 existing townhouse units in that development. New developers have taken over the project and have changed the name to Stonefield Village. Plat "E" overlays the 14 existing units that were once North Park Village. Subsequent phases of Stonefield will be processed for approval.

The staff recommends the Commission forward a recommendation to the Council to approve Plat "E" of Stonefield Village Townhomes.

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

ASPEN PLACE SUBDIVISION – VACATE OF EASEMENTS

Location: Approximately 1325 North 60 West

Zoning: R-1-6

The request is to vacate two more utility and storm drain easements that were recorded years ago and have since be relocated within the plat of Aspen Place Subdivision, Phase 4.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the request to vacate said easements. Commissioner Bouwhuis seconded the motion which passed unanimously.

ACADEMY SPORTS – CONDITIONAL USE REQUEST

Location: 1565 West Hillfield Road

Zoning: M-2

Kem Weaver explained that the City recently approved an ordinance to allow a certain percentage of retail space per unit in industrial zones. The requirements must be met with regards to receiving a conditional use permit, fronting onto an arterial street, enough parking to support public access, and no more than 40% of the floor space for retail sales.

The applicant is located on the southeast corner of West Hillfield Road and Marshall Way, in the Sugar Street Industrial Park. It meets the requirements of the ordinance and the staff recommends the request be approved.

There were no comments from the audience.

MOTION: Commissioner Pratt 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. Commissioner Langford seconded the motion which passed unanimously.

WILLOW COVE SUBDIVISION – ESCROW EXTENSION REQUEST

Location: Approximately 600 South 175 West

Zoning: R-1-8

The escrow agreement for this development expires on March 19, 2004. The developer is requesting a one-year extension. The staff recommends the request be approved.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council approve a one-year extension. Commissioner Hyde seconded the motion which passed unanimously.

LAYTON CITY SURPLUS PROPERTY

Location: Approximately 3200 North 750 East

Zoning: M-1

Scott Carter explained that the City presently owns a parcel of property which was obtained through a tax sale process several years ago. At no time did the City desire to own the property, therefore the staff proposes the City define the parcel as surplus and sell it at fair market value.

He explained that the parcel is approximately 25'x300' and has access through two adjacent parcels. Both adjacent property owners are interested in purchasing this property.

There were no comments from the audience.

MOTION: Commissioner Hyde made the motion to recommend the Council declare the property as surplus. Commissioner Bouwhuis seconded the motion which passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Peter Matson suggested this item be tabled to the March 23rd meeting and he would draft an ordinance addressing this issues that were discussed in the early work meeting.

MOTION: Commissioner Langford made the motion to table this to March 23, 2004. Commissioner Hyde seconded the motion which passed unanimously.

Commissioner Pratt made the motion to adjourn the meeting. Commissioner Hyde seconded the motion which passed unanimously. The meeting adjourned at 7:30 p.m.



Hugh Parke, Acting Chairman