

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, September 14, 2004

Present: Commissioners Kathy Hyde, Ron Stallworth, Keith Preece, Mike Bouwhuis, Robert Langford and Dave Pratt

Absent: Chairman Kim Squire and Commissioner Hugh Parke

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

The meeting was brought to order. The Pledge of Allegiance was said. Commissioner Kathy Hyde offered the invocation.

Commissioner Hyde made the motion to nominate Commissioner Mike Bouwhuis as acting Chairman in the absence of Chairman Kim Squire and Vice Chair Hugh Parke. Commissioner Keith Preece seconded the motion which passed unanimously.

Commissioner Robert Langford made the motion to approve the minutes of May 25, 2004, June 8, 2004 and June 22, 2004, as written. Commissioner Hyde seconded the motion which passed unanimously.

Acting Chairman Bouwhuis welcomed the two scout troops that were present.

CLARK HUTCHINSON – CONDITIONAL USE REQUEST (continued)

Location: 2160 East Country Oaks Drive

Zoning: R-1-10

Kem Weaver, City Planner, explained that this item was automatically continued from the last meeting because the motion that was made did not receive a quorum vote.

Acting Chairman Bouwhuis announced that there would be no public comments on this item as the public portion has been heard.

Commissioner Pratt acknowledged that Lori Petersen, one of the Hutchinson's neighbors, had contacted him.

Mr. Weaver stated that the staff had not had any response or contact from the applicant since the last meeting. He reviewed his memo of August 24, 2004.

Commissioner Pratt asked how providing one designated parking space would eliminate the parking problems. Commissioner Preece stated he has issues with the parking, aesthetics and landscaping.

Mr. Weaver explained the intent of the ordinance for “accessory residential dwellings”. He stated that the elevations that have been submitted do meet the aesthetics of the primary residence; and the Planning Commission could require more or adequate landscaping. Mr. Weaver did agree that there is a parking problem.

MOTION: Commissioner Langford 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; specifically Kem Weaver’s memo and require additional landscaping. Commissioner Hyde seconded the motion that failed with a 2:3 vote.

Voting aye: Commissioners Hyde and Langford

Opposed: Commissioners Pratt and Preece

Acting Chairman Bouwhuis broke the tie and voted against the motion.

This matter is then automatically continued to the next regularly scheduled meeting.

DESTINATION OFFICE PLAZA – CONDO PLAT APPROVAL

Location: Approximately 2250 North University Park Blvd.

Zoning: P-B

Kem Weaver explained that Destination Homes currently owns an existing building on this site and is in the process of constructing a second building on the other pad site. The request is to file a condo plat for both buildings.

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

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

STONEFIELD VILLAGE TOWNHOMES, PLAT E – FINAL APPROVAL

Location: Approximately 1850 North 25 East

Zoning: R-1-6 PRUD

The City recently approved the plat vacation of North Park Village Townhomes. The development is under new ownership and is being developed in phases. Plat E consists of the 14 existing townhomes. The purpose for this meeting is to go through the public hearing process to allow for the plat to be recorded without all property owners signing the mylar. It has been impossible for the developer to get all property owners signatures.

There were no comments from the audience.

MOTION: Commissioner Stallworth made the motion to recommend the City Council approve the final plat for Stonefield Village Townhomes, Plat E. Commissioner Preece seconded the motion which passed unanimously.

REQUEST TO AMEND PLANNING COMMISSION BY-LAWS & RULES

Steve Garside, Assistant City Attorney, explained the proposed amendment to the by-laws and rules. The amendment will allow for the Chair or Acting Chair to vote in case of a tie and for the Secretary to sign the minutes of the meetings after they have been approved. They also require the vote of four (4) Commissioners to effectuate any action before the Commission.

MOTION: Commissioner Pratt made the motion to recommend the City Council approve and adopt the change to the by-laws and rules as explained by staff. Commissioner Hyde seconded the motion which passed unanimously.

Commissioner Preece made the motion to adjourn the meeting. The meeting adjourned at 7:35 p.m.

Gayla Thompson, Secretary to the Planning Commission