LAYTON CITY PLANNING COMMISSION
WORK MEETING
Tuesday, December 14, 2004

Present:	Commissioners Robert Langford, Dave Pratt and Kathy Hyde
Absent:	Chairman Kim Squire, Commissioners Mike Bouwhuis, Hugh Parke, Ron Stallworth and Keith Preece
Others Present:	Staff members Scott Carter, Peter Matson, Kem Weaver and Gayla Thompson

Peter Matson reviewed the Darrel Farr Rezone Request with the Commissioners. The .46 acres proposed for rezone will be included in the adjacent parcel, which is zoned P-B, to create a larger, more usable parcel for development. The additional property will also accommodate a new drive access on 3200 West that will be located further from the intersection with Gordon Avenue.

Peter provided the Commissioners a sketch showing possible locations for a detached accessory residential dwelling on two different, but typical lots.

Kem Weaver reviewed The Vineyards Subdivision, Phase 3 with the Commission. The City Engineer's input was reviewed. The staff recommends final approval, subject to the developer meeting all staff requirements.

Kem reviewed the proposed amendment to Lot 301 in Sugar Street Industrial Park. The lot is being subdivided to create three lots. The staff recommends approving the amendment.

Kem reviewed the request for a tattoo business on North Main. Kem went through his recommendations should the Planning Commission decide to approve the request.

Kem reviewed the overall preliminary drawings for Phases 5, 6 & 7 of Roberts Farms. Kem indicated that the Parks & Recreation Dept. was not aware that the developer wishes to dedicate acreage for a public park.

Rob Miller, Symphony Homes, and Alan Johnson, representing the HOA for Peacefield PRUD, were present to discuss the proposed modifications to the landscape. They explained that their proposal is to eliminate the water features and do more landscaping. Mr. Miller explained that both Symphony Homes and the HOA prefer to eliminate the water features because of the maintenance problems the HOA has had with the existing water features. Mr. Johnson asked that the developers be kept "on a short leash". The staff has indicated that the developer will be

required to bond for the improvements and will be required to meet a deadline date for completion.

The meeting adjourned at 7:15 p.m. No regular Planning Commission meeting was held because there was not a quorum.

Gayla Thompson

Gayla Thompson, Secretary