

**LAYTON CITY PLANNING COMMISSION
WORK MEETING
Thursday, December 16, 2004**

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

Absent: Chairman Kim Squire, Commissioners Hugh Parke and Ron Stallworth

Others Present: Staff members Scott Carter, Peter Matson, Kem Weaver and Gary Crane

The items on the regular meeting agenda were discussed.

The work meeting adjourned at 5:40 p.m.



Gayla Thompson, Secretary

**LAYTON CITY PLANNING COMMISSION
(SPECIAL) MEETING
Thursday, December 16, 2004**

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

Absent: Chairman Kim Squire, Commissioners Hugh Parke and Ron Stallworth

Others Present: Staff Members: Scott Carter, Peter Matson, Kem Weaver and Gary Crane

Commissioner Michael Bouwhuis, the appointed Chair, brought the meeting to order. The Pledge of Allegiance was said. Commissioner Hyde volunteered to give a prayer.

SUGAR STREET INDUSTRIAL PARK, LOT 301 – AMENDMENT

Location: Approximately 1575 West Hill Field Road

Zoning: M-2

Kem Weaver explained the background on the property and the request to divide the one parcel into three separate lots.

Mr. Weaver stated that cross easements would be recorded with the plat to ensure accessibility for trucks and employees that need to access the rear of the buildings. The staff recommends approval of the amendment.

Commissioner Langford joined the meeting at this time.

MOTION: Commissioner Preece made the motion to recommend the City Council approve the proposed amendment subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Hyde seconded the motion, which passed with a 4:0 vote. Commissioner Langford abstained because he had joined the meeting late.

COLONIAL BUILDERS GROUP – CONDITIONAL USE REQUEST

Location: Approximately 1095 West 2311 North

Zone: R-1-6 PRUD

Kem Weaver presented the conditional use request for a model home and a sales trailer in the Spring Creek PRUD. Mr. Weaver reviewed his recommendations for approval.

There were no comments from the audience.

MOTION: Commissioner Preece 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 Pratt seconded the motion, which passed unanimously.

HAFB/LAYTON CITY EASEMENT AGREEMENT

City Attorney Gary Crane presented Resolution 05-02 authorizing Layton City to grant an easement to the Department and Secretary of the Air Force for three extraction wells and the necessary utilities in and near Vae View Park.

Mr. Crane stated that the chemical (1-2 DCA) that has contaminated the ground water is from a cleaner, de-greaser used and dumped at HAFB many years ago. The extraction wells are part of an overall cleanup project for areas south of HAFB. He explained that the proposed easements would not interfere with the City's current use of the park.

MOTION: Commissioner Hyde made the motion to recommend the City Council adopt Resolution 05-02 as explained. Commissioner Langford seconded the motion, which passed unanimously.

DARREL FARR REZONE REQUEST

Location: Approximately 984 North 3200 West

Zoning: From A to P-B

Peter Matson presented the request to rezone a .58 acre parcel located on the west side of 3200 West. Mr. Matson explained that the subject property is directly south of the P-B property that was rezoned to allow for a beauty salon. The applicant is proposing to add this property to the existing property to create a larger, more usable parcel. In the future the applicant's desire is to convert an existing accessory structure into a beauty salon. The salon is presently in the Farr's home.

Mr. Matson went over the recommendations of the land use/population element of the General Plan. The staff recommends the rezone be approved.

There were no public comments.

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

Commissioner Hyde made the motion to adjourn the meeting. The meeting adjourned at 6:10 p.m.



Gayla Thompson, Secretary