

LAYTON CITY PLANNING COMMISSION MEETING
Thursday, January 25, 2005

Present: Chairman Kim Squire, Commissioners Dave Pratt, Robert Langford, Hugh Parke, Kathy Hyde, Keith Preece and Mike Bouwhuis

Absent: Commissioner Ron Stallworth

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

Chairman Kim Squire brought the meeting to order. The Pledge of Allegiance was said. Commissioner Preece volunteered to give an opening prayer.

Commissioner Bouwhuis made the motion to approve the minutes of October 12, 2004, as written. Commissioner Hyde seconded the motion which passed unanimously.

RANDY CRAIG – PARCEL SPLIT REQUEST

Location: Approximately 947 North Fort Lane

Zoning: R-1-8

Kem Weaver presented the request to subdivide the Craig parcel and create a 2.72 acre parcel for a new electrical substation on the southeast corner of Fort Lane and Gordon Avenue.

Mr. Weaver indicated that the Commission approved a conditional use for the substation at the last meeting. The legal descriptions close properly and property lines will be clearly defined by a white vinyl fence that was a condition of the approval.

The City Engineer's memo was addressed. The staff recommend approval of the parcel split, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof.

There were no comments from the audience.

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

700 WEST STREET DEDICATION – PLAT APPROVAL

Location: 700 West and Antelope Drive

Kem reviewed the street dedication plat for the new street connecting Antelope Drive to the Harrisburg Subdivision to the north. The street will be dedicated as "700 West/Harris Boulevard".

The staff recommends approval of the dedication plat.

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

LDS CHURCH – CONDITIONAL USE REQUEST

Location: Approximately 1400 North Fort Lane

Zoning: Agriculture

Kem Weaver stated that this agenda item includes a request for a parcel split of the Elwin Roberts property to allow for the construction of the new church.

Commissioner Preece disclosed that he is an employee of the LDS Church, but that he is not directly involved with this proposal.

Mr. Weaver reviewed the landscape plan and building elevations with the Commission. Mr. Roberts addressed the Commission and indicated that he had requested a 6' white vinyl privacy fence be installed around the church property. The architect representing the Church was present and indicated that there would be no problem granting Mr. Roberts request.

There were no comments from the audience.

MOTION: Commissioner Parke made the motion to grant conditional use approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; with the inclusion that the Church install the white vinyl privacy fence as requested by the property owner, Mr. Roberts. Commissioner Hyde seconded the motion which passed unanimously.

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

YOUNG CHEVROLET – CONDITIONAL USE REQUEST

Location: 652 North King Street and 501 West 500 North

Zoning: C-H

Kem Weaver presented the conditional use request submitted by Young Chevrolet to attach neon lighting to the roof lines of both the new Fast Track Car Wash and the new auto body shop.

He explained that a thin blue neon border will underscore the signage of both buildings.

There were no comments from the audience.

MOTION: Commissioner Bouwhuis made the motion to grant conditional use approval. Commissioner Hyde seconded the motion which passed unanimously.

ROCKWELL ESTATES SUBDIVISION – BONDING AGREEMENT EXTENSION

Location: Approximately 3500 West Gentile

Zoning: R-S

The bonding agreement for Rockwell Estates expired December 12, 2004. The developer has requested a one-year extension. The staff recommends approving the one-year extension.

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

Commissioner Bouwhuis made the motion to close the meeting. The meeting adjourned at 7:21 p.m.

Gayla Thompson, Secretary