

LAYTON CITY PLANNING COMMISSION MEETING
Thursday, February 8, 2005

Present: Commissioners Dave Pratt, Hugh Parke and Mike Bouwhuis

Absent: Chairman Kim Squire, Commissioners Robert Langford, Kathy Hyde and Keith Preece

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

Vice Chairman Hugh Parke brought the meeting to order. Petitioner Delyn Yeates volunteered to offer a prayer.

APPROVAL OF THE MINUTES:

Commissioner Bouwhuis made the motion to approve the minutes of November 9th and 23rd, December 14th, 16th and 28th, 2004, and January 11, 2005, as written. Commissioner Stallworth seconded the motion, which passed unanimously.

BROMSFIELD SUBDIVISION – AMENDED

Location: Approximately 50 South Highway 89

Zoning: R-1-10

Kem Weaver explained that the Commission approved the original plat for Bromsfield on August 10, 2004, and at that time the plat showed 19 lots on 10.9 acres, along with a detention basin and a debris basin. The developer has realized the number of lots needed to be reduced to provide more room for the lots at the base of the subdivision.

The City Engineer's recent memo states that approval can be given, but there are a couple of items that need to be completed before the plat can be recorded. Mr. Weaver stated that the developer has submitted all the paper work asked for in the City Engineer's memo with the exception of an erosion control plan and a water quality permit from the State. Delyn Yeates, the developer, was present and indicated that he would provide both the erosion control plan and the permit from the State.

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

LIGHTING DESIGN – CONDITIONAL USE REQUEST

Location: 1485 West Hill Field Road

Zoning: M-2

Kem Weaver presented the conditional use request for retail sales in a manufacturing zone. The site is located in the Layton Industrial Park.

Mr. Weaver stated that the applicant is finishing 4,000 sq.ft. of space in the “shell building”. He stated that the site has enough parking for customer and employees. He explained the parking requirements for the proposed use. If this tenant uses the 1600 sq.ft. for retail sales, there will be adequate parking for other businesses that include retail sales.

There were no comments from the audience.

MOTION: Commissioner Bouwhuis 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.

CHADWICK FARMS SUBDIVISION – ESCROW EXTENSION

Location: Approximately 2250 East Oakhills Drive

Zoning: R-1-10

The bonding agreement for Chadwick Farms will expired on February 21, 2005, at which time the subdivision will be “red tagged” and no new building permits will be issued. The developer has requested a one-year extension. The staff recommends the request be approved.

MOTION: Commissioner Pratt made the motion to recommend the City Council grant a one-year extension. Commissioner Stallworth seconded the motion, which passed unanimously.

ORDINANCE AMENDMENTS

Kem Weaver explained in the early work meeting that the staff is not prepared to discuss the issue of billboards at this time. He stated that the billboard companies have asked to have input on the ordinance amendment before it is adopted. No action was taken on the billboard issue.

Commissioner Bouwhuis made the motion to adjourn the meeting. The meeting adjourned at 7:10 p.m.

Gayla Thompson, Secretary