

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, March 8, 2005

Present: Commissioners Dave Pratt, Hugh Parke, Robert Langford, Ron Stallworth and Mike Bouwhuis

Absent: Commissioner Kathy Hyde

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

Vice Chairman Hugh Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Robert Langford volunteered to offer a prayer.

MARSHALL WAY COMMERCIAL SUBDIVISION – PLAT AMENDMENT

Location: Approximately 925 North Marshall Way

Zoning: M-2

Kem Weaver presented the request to amend the plat. The site is located in the Layton Industrial Park. Mr. Weaver explained that the person purchasing Lot 6 also owns the property to the north of this development. In order to meet the current Fire and Building Codes, the building must have a 20' buffer from the property line. The property owner would like to access his building from the north side.

The staff recommends approval of the amended plat.

MOTION: Commissioner Bouwhuis 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 Stallworth seconded the motion, which passed unanimously.

CLEARWATER COVE PRUD, PHASES 15, 19-23 – FINAL APPROVAL

Location: Approximately 800 South Main

Zoning: R-1-6 PRUD

Kem Weaver pointed out the new phases on the overhead screen. The phases consist of two duplex units, three five-plex units and one four-plex unit, for a total of 22 units. Building elevations and a landscaping plan have been submitted. Mr. Weaver indicated that the units will have the same attractive architecture that has been used on previously built units within the project.

Dave Adams, developer, approached the Commission and stated that the Davis County storm drain line easement is on the Kaysville City side of Kays Creek.

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

SIMMONS/GOLDEN WEST CREDIT UNION – REZONE REQUEST

Location: Northeast Corner of Hill Field Road and 1225 North

Zoning: From R-MH and R-1-8 to P-B

Peter Matson presented the request to rezone approximately 1.31 acres located on the northeast corner of Hill Field Road and 1225 North, for Golden West Credit Union.

Mr. Matson stated that the proposed P-B zoning designation is consistent with the General Plan policy recommendations for small professional business uses along high traffic arterial streets. There was no public at the meeting. Mr. Matson stated that he had received some calls from neighbors within the area. Some of the people have been approached by real estate agents.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the rezone request. Commissioner Bouwhuis seconded the motion, which passed unanimously.

Commissioner Bouwhuis made the motion to adjourn the meeting. The meeting adjourned at 7:20 p.m.

Gayla Thompson, Secretary