

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, June 28, 2005

Present: Chairman Hugh Parke, Commissioners Mike Bouwhuis, Kathy Hyde, Dave Pratt, Ron Stallworth, Matt Henderson

Absent: Commissioners Robert Langford, Brent Allen and Sharon Esplin

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

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Hyde volunteered to give the invocation.

Chairman Parke welcomed Cub Scout Pack 525.

CIRCLE J ESTATES SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 3200 West 400 North

Zoning: R-S

Kem Weaver reviewed the preliminary plat for Circle J Estates. The project consists of 75 single-family lots on approximately 32 acres. This development will tie in with Wild Horse Meadows, Feathering Sands and Rockwell Estates in Layton and Sunset Farms in Syracuse.

Mr. Weaver explained how the lots were designed under the lot-averaging ordinance and 300-foot arterial road rule. A five-foot landscape buffer will be on both sides of the new arterial (3700 West). Utilities will run down 3700 West to Gentile. An easement has been provided from the property owner to the south to run the utilities through his property.

MOTION: Commissioner Stallworth made the motion to grant preliminary approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Bouwhuis seconded the motion that passed unanimously.

LAYTON CITY/RULON AND SALLY WEAVER PROPERTY EXCHANGE

Location: Approximately 500 West Weaver Lane

Scott Carter explained this agenda item in the early work meeting. Approval of the Resolution will allow the Mayor to enter into an agreement for the property exchange.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council adopt Resolution 05-44. Commissioner Stallworth seconded the motion that passed unanimously.

PEACEFIELD PRUD – EXTENSION OF LANDSCAPE BOND

Location: Approximately 1800 East Gentile

Zoning: R-1-10 PRUD

The bonding agreement for the landscape modifications in Peacefield will expire at the end of June. The developers have requested a 30-day extension. The staff recommends the bond be extended to July 31, 2005.

MOTION: Commissioner Hyde made the motion to recommend the City Council approve an extension to July 31, 2005, with the condition that no further extension will be granted and that the landscape be completed and approved by the City by that date. Commissioner Henderson seconded the motion that passed unanimously.

Commissioner Stallworth made the motion to adjourn the meeting. The meeting adjourned at 7:15 p.m.

Gayla Thompson, Secretary