

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, November 8, 2005**

Present: Chairman Hugh Parke, Commissioners Robert Langford, Dave Pratt, Kathy Hyde, Brent Allen, Mike Bouwhuis, Ron Stallworth and Sharon Esplin

Absent: Commissioner Matt Henderson

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

Chairman Hugh Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Allen offered an invocation. Chairman Parke acknowledged Commissioner Bouwhuis who was sitting in the audience. Alternate member Allen was on the bench.

**UTAH CHIPS – PARCEL SPLIT REQUEST**

**Location:** Approximately 851 McCormick Way

**Zoning:** M-2

The site is located on the west side of McCormick Way in the Layton Industrial Park. The applicant would like to create a new parcel to the rear of the existing building.

The site plan is presently going through the approval process. It was viewed on the PowerPoint presentation. There are two accesses proposed for the new building. Cross easements will need to be provided to access the loading docks on the existing building.

The staff has reviewed the new legal descriptions for the parcel split and they close properly. The new parcel meets all the requirements for the manufacturing/industrial zone. The staff recommends the parcel-split request be approved.

**MOTION:** Commissioner Allen made the motion to open the meeting for public comments. Commissioner Esplin seconded the motion that passed unanimously.

There were no comments from the audience.

**MOTION:** Commissioner Stallworth made the motion to close the time for public comments and 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 Hyde seconded the motion that passed unanimously.

**WINDSOR SQUARE OFFICE/WAREHOUSE CONDOS – CONDITIONAL USE REQUEST**

**Location:** Approximately 2675 North Hill Field Road

**Zoning:** CP-2

The request is to build office/warehouse condominium space within the Windsor Square commercial subdivision on north Hill Field Road. Condos in the CP-2 zoning designation requires conditional use approval.

John Anderson reviewed the site plan and building elevations via power point. Outside storage is not allowed and the developer is not planning for any. The developer will install a 6' solid vinyl fence along the south boundary.

Chairman Parke asked if there were any comments from anyone in the audience. There were none.

**MOTION:** Commissioner Pratt made the motion to grant conditional use approval, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Allen seconded the motion that passed unanimously.

**GOLDEN WEST CREDIT UNION – CONDITIONAL USE APPROVAL**

**Location:** 1278 North Hill Field Road

**Zoning:** P-B

John Anderson presented the request submitted for Golden West to locate an electronic message sign at their new location. He went over the conditions of approval that were recently adopted in the sign ordinance.

Chairman Parke asked if there were any comments from the audience. There were no comments.

**MOTION:** Commissioner Esplin made the motion to approve the conditional use subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

**YOUNG PONTIAC – CONDITIONAL USE REQUEST**

**Location:** 570 North Main

**Zoning:** C-H

John Anderson reviewed the request submitted by Young Pontiac for approval to outline the roofline of the auto body shop with exposed neon tube lighting.

Chairman Parke asked if there were any comments from the audience. There were no comments.

**MOTION:** Commissioner Hyde 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 Esplin seconded the motion that passed unanimously.

**UTILITY EASEMENT TO UTOPIA**

**Location:** Northwest corner of Antelope Drive and Fort Lane

**Zoning:** Agriculture

The Utah Telecommunications Open Infrastructure Agency (UTOPIA) has made a request for a non-exclusive cable and facilities easement on City owned property. The proposed easement agreement will grant a non-exclusive easement to UTOPIA for the installation of its facilities. The location for the facility will not interfere with the City's planned use of the property.

**MOTION:** Commissioner Langford made the motion to recommend the City Council approve the easement to UTOPIA. Commissioner Hyde seconded the motion that passed unanimously.

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

---

Gayla Thompson, Secretary