

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, December 27, 2005**

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

Absent: Commissioners Kathy Hyde and Mike Bouwhuis

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

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

**APPROVAL OF THE MINUTES**

Commissioner Stallworth made the motion to approve the minutes of November 22, 2005 and December 13, 2005, as written. Commissioner Esplin seconded the motion that passed unanimously.

**WILLIAMS/JONES REZONE REQUEST AND PARCEL SPLIT**

**Location:** Approximately 3100 East Boulder Drive

**Zoning:** Request from A to R-S

Peter Matson presented the request to rezone a .62 acre parcel located on the south side of Boulder Drive. The property was illegally subdivided a few years ago, creating the .62 acre parcel that is smaller than the one acre minimum of the existing Agricultural zone. The rezone request includes approval of the parcel split.

The City Engineer's memo was addressed. Mr. Matson stated that the petitioner has been made aware of the requirements necessary to develop the property.

Chairman Parke asked if there was anyone in the audience who had any comments regarding this petition. There were no comments.

**MOTION:** Commissioner Langford made the motion to recommend the City Council approve the parcel split. Commissioner Allen seconded the motion that passed unanimously.

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

**HAMBLIN REZONE REQUEST**

**Location:** 640 West Gentile

**Zoning:** From R-1-8 to P-B

Peter Matson presented the request to rezone a .26 acre parcel located on the northeast corner of Gentile Street and King Street, to allow for a professional business zone.

There is an existing single-family residence on the site. The request is in anticipation of converting the existing home into a small professional office building at some point in the future.

Mr. Matson reviewed the uses intended to provide services in the proposed zone. He pointed out that these districts should be located along arterials or collector streets.

Chairman Parke asked if there was anyone in the audience who had any comments regarding this petition. There were no comments.

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

**COLDWATER CREEK SUBDIVISION, PHASE 2 – FINAL APPROVAL**

**Location:** Approximately 1700 West Gentile

**Zoning:** R-S

The request is approval of 40 single-family lots on 16.87 acres located on the north side of west Gentile Street at approximately 1700 West.

The staff comments were reviewed. The developer is required to install a minimum of a 5' landscape buffer along the Gentile Street frontage, and provide a landscape plan. The staff recommends final approval be granted.

**MOTION:** Commissioner Allen made the motion to recommend the City Council grant final approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Stallworth seconded the motion that passed unanimously.

**ISLAND OVERLOOK SUBDIVISION – FINAL APPROVAL**

**Location:** Approximately 3500 West Gentile

**Zoning:** R-S

Kem Weaver explained that the name of the subdivision has been changed from Island Overlook to Island View Ridge Subdivision. The development consists of 54 single-family lots on 24.85 acres located on the south side of west Gentile Street at approximately 3500 West.

Mr. Weaver explained how arterial streets surround the project site on three sides. He explained the lot-averaging rule that allows for 47 of the lots to be a minimum size of 13,000 sq.ft.

**MOTION:** Commissioner Allen made the motion to recommend the City Council grant final approval subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

Chairman Parke, on behalf of the Planning Commission, thanked Commissioners Kathy Hyde and Mike Bouwhuis, for their years of service on the Planning Commission and congratulated them as newly elected Council members.

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

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Gayla Thompson, Secretary