

**LAYTON CITY PLANNING COMMISSION MEETING
TUESDAY, JANUARY 24, 2006**

MEMBERS PRESENT: Chairman Hugh Parke, Commissioners Dave Pratt, Robert Langford, Ron Stallworth and Sharon Esplin

ABSENT: Commissioner Brent Allen

OTHERS PRESENT: Staff Members: Scott Carter, Kem Weaver, Doug Pierce, Gayla Thompson

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

APPROVAL OF THE MINUTES

Commissioner Stallworth made the motion to approve the minutes of December 27, 2005, as written. Commissioner Esplin seconded the motion that passed unanimously.

LOVE ESTATES SUBDIVISION – PRELIMINARY APPROVAL

Location: Approximately 2525 North Fairfield Road

Zoning: R-1-8

Kem Weaver presented the proposal to develop 25 single-family lots on 8.12 acres located on the east side of Fairfield Road. This development abuts Wyndom Highlands Subdivision that is located to the east.

The City Engineer has made the developers aware that the annexation agreement regarding sanitary sewer states that development of the property will not be approved until the construction of the new sewer main located to the north of the subject property is completed and the line is in operation.

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 Langford seconded the motion that passed unanimously.

PHEASANT PLACE SUBDIVISION, PHASES 1 & 2 – FINAL APPROVAL

Location: Approximately 550 South 1200 West

Zoning: R-S

Kem Weaver presented the proposal to develop 101 single-family lots on 46 acres located on the west side of Angel Street (1200 West). The entire development will be done in two phases.

The staff comments were reviewed. The easements for storm water detention, storm drain and sewer lines have been obtained. The developer has been working with the residents on Angel Street that front the subdivision, to deed property that would have been remnant pieces.

MOTION: Commissioner Esplin 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.

LDS CHURCH – EXTENSION REQUEST FOR CONDITIONAL USE

Location: Approximately 1400 North Fort Lane

Zoning: Agriculture

Mr. Weaver explained that the Planning Commission granted conditional use approval for the LDS Church building on January 25, 2005. If no progress has been made within a year's time, the approval expires. The Commission can approve a six-month extension.

The architect submitted a letter which indicated the reason for the process taking so long and indicated that a site plan and building construction drawings would be submitted in the near future.

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

MOTION: Commissioner Langford made the motion to grant a six-month extension. Commissioner Stallworth 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