

**Minutes of Layton City Planning Commission Meeting
Tuesday, November 14, 2006**

MEMBERS PRESENT: Commissioners Hugh Parke, Sharon Esplin, Gerald Gilbert, Brent Allen, Dave Pratt, Bob Langford, Tim Pales, Kristin Elinkowski, Ron Stallworth

MEMBERS ABSENT:

OTHERS PRESENT: Staff: Amanda Jorgensen, Kem Weaver, Judy Bell, Steve Garside, Doug Pierce, Scott Carter,

***NO Tape, taken from staff notes**

The Pledge of Allegiance was recited and the invocation was said by Commissioner Robert Langford. Chairman Hugh Parke called the meeting to order.

Commission opened public review.

PUBLIC HEARING

PUBLIC REVIEW:

1) BURGER KING-CONDITIONAL USE- ADDING RED LIGHT BAND AROUND BUILDING

Approximately 803 N Main Street

Amanda Jorgensen presented conditional use permit for Burger King. The applicant is proposing a backlit read parapet band on the north, south, and west sides of the building. Applicant wants this additional lighting to help customers identify the fast food chain. The building is located next to Flying J and Wal-Mart; lights will not cause a nuisance to residential neighborhoods. Staff recommended approval subject to the following conditions.

- The red parapet band (LED) must not produce an excessive or dangerous amount of light and must be contained on site
- Said sign shall not cause glare, nor be intensely lighted that may create a nuisance or hazard to vehicular traffic, pedestrians properties
- Said signs must comply with all city standards

Commissioner Stallworth moved to grant conditional use subject to applicant meeting all staff requirements. Commissioner Esplin seconded the motion and it passed unanimously.

Commission closed public review

OTHER CONSIDERATIONS:

2) RIDGE PARK CONDOMINIUMS – FINAL CONDOMINIUM PLAT APPROVAL

Approximately 2300 N Hill Field Road

Kem Weaver presented final condominium plat approval for Ridge Park Condominiums. The plat consists of two parcels; parcel one will have the first building being built and parcel two will have the other two buildings. The parking area and surrounding landscaped areas meet city ordinances. Covenants have been submitted for landscaping, parking and building maintenance. Staff recommended forwarding approval of the final condominium plat to the City Council

Commissioner Brent Allen moved to forward approval of the final condominium plat to the City Council subject to applicant meeting all staff requirements. Commissioner Stallworth seconded the motion and it passed unanimously.

3) PARKWAY VILLAGE PRUD-PRELIMINARY

Approximately 1100 W Gordon Ave

Kem Weaver presented preliminary approval for the Parkway Village PRUD. The project consists of 96 town homes. Applicant will need to submit a new landscape plan and restrictive covenants. Staff recommended preliminary approval be granted subject to applicant meet all staff and Design Review Committee requirements.

Commissioner Allen moved to grant preliminary approval for the Parkway Village PRUD subject to applicant meeting all Design Review Committee requirements before going before the City Council and landscape plan will come before Planning Commission before Final Approval is given. Commissioner Gilbert seconded the motion and it passed unanimously.

Planning Commission adjourned.

Julie K. Jewell, Planning Commission Secretary

(Transcribed by Tawnya McConkie)