

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, June 8, 2004**

Present: Commissioners Hugh Parke, Keith Preece, Mike Bouwhuis, Ron Stallworth, Chad Curtis and Dave Pratt

Absent: Chairman Kim Squire and Commissioner Kathy Hyde and Robert Langford

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

Vice Chairman Hugh Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Chad Curtis offered the invocation.

**BALL/WIGHT/STAPLES REZONE (continued)**

**Location:** Approximately 525 North Church Street  
**Zoning:** From R-1-8 to R-1-8 PRUD

Peter Matson stated that the applicants have withdrawn their petition. He indicated that the property owner is still interested in selling the property so there may be some action at some point in the future.

No action was taken on this item.

**KENT WALLACE REZONE (continued)**

**Location:** Approximately 770 West 100 North  
**Zoning:** From R-1-8 to R-2

Peter Matson stated that the petitioner has been unable to obtain the required easements for connection of the utilities to Gentile. The staff recommends this item be tabled until further notice.

**MOTION:** Commissioner Mike Bouwhuis made the motion to table this until further notice. Commissioner Ron Stallworth seconded the motion which passed unanimously.

**DIX ROBERTS ANNEXATION AND REZONE REQUEST**

**Location:** Approximately 800 South 1200 West  
**Zoning:** From Agriculture to R-S

Peter Matson presented the requests. The property contains approximately 60 acres and is located on the west side of 1200 West, north of Heritage Elementary and the Roberts Farms Subdivision.

Mr. Matson reviewed the City Engineer's input regarding utility requirements. Mr. Matson stated that as the subdivision is presented for review, issues regarding the power corridor, various utility issues and the 750 South corridor will need to be addressed and reflected on the subdivision plat.

The original annexation plat submitted for acceptance did not include the Roberts parcel that has frontage on Weaver Lane. The City Council accepted the petition with an amended plat that eliminates the island created by leaving that parcel along Weaver Lane in the County.

There were no comments from the audience.

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

**MOTION:** Commissioner Preece made the motion to recommend the Council approve the rezone from Agriculture to R-S. Commissioner Bouwhuis seconded the motion which passed unanimously.

### **CUTRUBUS MOTORS – REQUEST FOR DEVELOPMENT SIGN**

**Location:** 1234 North Main

**Zoning:** C-H

Kem Weaver presented the request to locate a commercial development sign within the new Cutruba car dealership behind the existing Cutruba Motors, next to the I-15 frontage.

Mr. Weaver explained that there is a provision in the sign ordinance that allows additional detached signs on the same parcel as long as they are architecturally compatible with the building to which they belong. There will be a total of five (5) new signs on the site.

The site plan and elevations for the proposed sign were reviewed by the Commission.

**MOTION:** Commissioner Stallworth made the motion to approve the request for a “planned development sign”, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Preece seconded the motion which passed unanimously.

### **MATTHEW BATE – CONDITIONAL USE REQUEST**

**Location:** 21 East Gentile

**Zoning:** C-H (Downtown)

Kem Weaver explained the change in the City’s zoning ordinance that now allows for the indoor sales of motor vehicles in the Downtown Overlay area.

The request is to allow for the sales of recreational motor vehicles and sporting goods. The property owner has recently done extensive remodeling on the building and had a new façade installed. The site has no landscaping and it is difficult to place any landscape in the site because of the sidewalk and it’s close proximity to Gentile Street. The staff suggests the property owner install planter boxes along the south elevation to break up the building and the parking areas.

The Fire Dept.’s requirement to eliminate the parking stalls on the east side of the building was addressed. Those stalls will hinder traffic movement.

The outdoor display issue was discussed. Dave Crapo stated that he is a partner with Matthew Bates and that it is very important that they be allowed to have outdoor display to compete with the next door business. He indicated there would be no problem with meeting the staff and Planning Commission requirements.

**MOTION:** Commissioner Bouwhuis 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; and, to waive the required 10% landscape and allow the property owner to install planter boxes along the frontage of the building. Commissioner Stallworth seconded the motion which passed unanimously.

### **EVANS MEADOWS SUBDIVISION – FINAL APPROVAL**

**Location:** Approximately 2283 West 1000 North

**Zoning:** R-S

The request is to develop a 24 lot single-family development on 10.8 acres located on the south side of 1000 North.

Kem Weaver outlined the comments from the City Engineer relative to the wastewater to the east of this site. It has not been determined where the wastewater is going until it is televised. If it cannot be verified, the developer will have to pipe the irrigation line.

Mr. Weaver reviewed the landscape and fencing requirements. The developer does not want a homeowners association to be responsible for maintenance of the landscape buffer. The plat will have to include a notation that the property owner of Lot 1 will be required to maintain and irrigate the required buffer along his frontage (Gordon Avenue).

**MOTION:** Commissioner Stallworth 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 Dave Pratt seconded the motion which passed unanimously.

### **TOTAL FITNESS CENTER – CONDITIONAL USE REQUEST**

**Location:** 876 North 1200 West

**Zoning:** C-H

Kem Weaver explained the request to convert the Classic Skating building into a fitness center. The applicant provided a synopsis of the amenities available.

Mr. Weaver indicated that the site itself will not change with regard to parking and landscaping. However, if the façade of the building is to change or be upgraded, they will have to apply for permits.

There were no comments from the audience.

**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 Curtis seconded the motion which passed unanimously.

**COBALT MOTORSPORTS – CONDITIONAL USE REQUEST**

**Location:** 1449 North 1200 West

**Zoning:** C-H

The application is for an auto broker business in one of the tenant spaces at the above referenced address. There are similar businesses within this strip center.

The applicant has been designated three parking spaces for his business. The applicant has indicated they wish to store up to six vehicles inside the building for dealers to view. There will be no cars displayed outside.

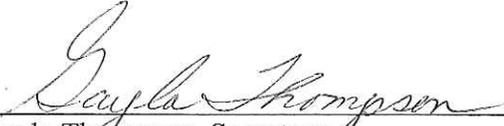
The staff recommends conditional use approval be granted.

There were no comments from the audience.

**MOTION:** Commissioner Curtis 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 Stallworth seconded the motion which passed unanimously.

Commissioner Preece made the motion to adjourn the meeting. Commissioner Bouwhuis seconded the motion which passed unanimously.

The meeting adjourned at 7:40 p.m.

  
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Gayla Thompson, Secretary  
Layton City Planning Commission