

**LAYTON CITY PLANNING COMMISSION MEETING**  
**Tuesday, March 22, 2005**

Present: Commissioners Hugh Parke, Robert Langford,  
Mike Bouwhuis and Sharon Esplin

Absent: Commissioners Dave Pratt, Ron Stallworth and  
Kathy Hyde

Others Present: Staff members Scott Carter, Kem Weaver, Doug  
Pierce, Steve Garside and Gayla Thompson

Vice Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Bouwhuis volunteered to give a prayer.

Vice Chairman Parke introduced Sharon Esplin as the newest member to the Planning Commission.

**APPROVAL OF THE MINUTES**

Commissioner Bouwhuis made the motion to approve the minutes of February 22, 2005 and March 8, 2005, as written. Commissioner Langford seconded the motion, which passed unanimously.

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

Nominations for Chairman and Vice Chairman were opened. Commissioner Langford made the motion to elect Hugh Parke as Chairman and Michael Bouwhuis as Vice Chairman. Commissioner Sharon Esplin seconded the motion, which passed unanimously.

**DAVIS/WEBER CANAL/GREATER SALT LAKE UTAH LAND INVEST. REZONE**

**Location:** Approximately 2300 North 1000 West

**Zoning:** From A to R-1-6

Kem Weaver presented the request to rezone approximately 8.50 acres located directly east of Spring Creek PRUD, to allow for the development of single-family housing.

Mr. Weaver explained that the property is owned by the Davis/Weber Canal Company and was intended for use as a water reservoir. Apparently there is no longer a need for the reservoir so they are selling the land.

The proposed zoning designation is consistent with the General Plan land use and density recommendation for this area, which is single-family residential at 3-6 units per acre.

The City Engineer's input was reviewed. The developer will be required to meet all staff requirements when the property is developed.

The applicant was not present. There were no public comments.

**MOTION:** Commissioner Langford made the motion to recommend the City Council approve the rezone request based on consistency with the General Plan recommendation for single family residential at 3-6 units per acre. Commissioner Bouwhuis seconded the motion, which passed unanimously.

**DAVE HALES CONDITIONAL USE REQUEST**

**Location:** 3125 North 750 East, Suite 3

**Zoning:** M-1

Kem Weaver explained that the applicant is requesting conditional use approval for an auto brokerage. There are similar auto type businesses within this building and adjacent properties.

The site plan was reviewed. Mr. Weaver pointed out that there is no additional room on this site for outside storage and outside storage will not be allowed in the parking areas.

The applicant was present. He indicated that he plans to have an inventory of 10 to 15 cars that are low mileage, 2003 and newer. He plans to wholesale and some retail. He indicated the vehicles would be dropped off and stored inside the building.

There were no public comments.

**MOTION:** Commissioner Bouwhuis 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 Esplin seconded the motion, which passed unanimously.

**SWAN MEADOWS SUBDIVISION, PHASE 3 – FINAL APPROVAL**

**Location:** Approximately 2550 West 725 North

**Zoning:** R-S

The request is to develop 39 lots on 18 acres located south of Gordon Avenue. The plat meets the requirement with regards to density. The staff recommends final approval be granted.

**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 Bouwhuis seconded the motion, which passed unanimously.

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

**Location:** Northeast corner of 1225 North and Hill Field Road

**Zoning:** P-B

Kem Weaver reviewed the site plan with the Commissioners. The property was recently rezoned to P-B. Three homes and an apartment complex have been demolished and removed as well as the entry portion of the mobile home park to the east. A new entry design is planned off 1225 North instead of Hill Field Road.

The property owner will have to apply to amend the plat of the Riley Subdivision and vacate the three single-family lots along with easements to accommodate the new credit union.

The one-story, 4,550 square foot building will be reddish brick with a green metallic roof. There will be a drive-through canopy on the east side.

The time was turned over for public comments.

Robert Walthoff, a resident of Riley Subdivision, asked what the City has planned for the rest of the area. Chairman Parke explained that the City has no plans for any of the property and that development starts with the individual property owners. Kem Weaver explained how many of the property owners along arterials such as Hill Field Road may petition the City to change the zoning to allow for professional business zones. He explained that the land use recommendations of the General Plan call for such uses along arterials.

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

### **JOHANSEN-THACKERAY CONDITIONAL USE REQUEST**

**Location:** Approximately 750 North Main

**Zoning:** C-H

Kem Weaver explained the request by Yesco Sign Company is to locate a 45' pylon sign along the I-15 frontage road, in the Layton Gateway Crossing Shopping Center that was developed by Johansen-Thackeray.

Mr. Weaver stated that the request had been discussed earlier in the work meeting and it was the consensus of the Commissioners that all the signs in the shopping center are not architecturally attractive. It was the consensus of the Commission that approval of this request would be contingent upon all signage being redesigned to meet the architecture of the buildings.

Jeff Krantz, with YESCO, agreed that the sign is lacking in design but that he is meeting the request of his client. He explained the importance for monopolizing the readable surface as it faces the freeway.

**MOTION:** Commissioner Bouwhuis made the motion to grant conditional use approval, subject to the developer having all on-site signage re-designed so that all signs are architecturally integrated with the buildings. Commissioner Esplin seconded the motion, which passed unanimously.

### **NORTH DAVIS MEDICAL OFFICE BUILDING – PARCEL SPLIT REQUEST**

**Location:** 2064 North 1700 West

**Zoning:** C-H

Kem Weaver presented the request to split a 1.69-acre parcel on the east side of Robins Drive, just north of Antelope Drive.

The parcel currently houses two separate medical office buildings. Mr. Weaver explained that the two buildings are joined together, but are in fact two separate buildings and will not be required to file a commercial condominium plat.

Mr. Weaver stated that each parcel is required to meet the 10% landscape requirement. If the two parcels are going to share utilities, the developer/owner will need to submit a copy of restrictive covenants establishing the method for payment of utility and maintenance costs. If the utilities are separate, then a utility easement will need to be established and granted to the parcel on the east side.

Kent Beckstrom, a partner in the medical building, indicated that it would be difficult to meet the 10% landscape requirement. He indicated that the owners of the two buildings will have an agreement between them regarding utilities.

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

#### **ORDINANCE AMENDMENTS/REVIEWS**

Steve Garside presented the proposed amendment. He explained that the Legislature recently approved amendments to State law clarifying how cities can regulate schools. The law states that cities must allow charter schools as a “permitted” use in all zoning designations. The law also states that cities may regulate the schools based on objective standards for items such as setbacks, height, off-street parking and traffic circulation. Mr. Garside stated that the staff is particularly concerned with addressing “drop-off” areas.

The Commissioners were provided a copy of the sections of the zoning ordinance that should be amended to address the new State law.

**MOTION:** Commissioner Bouwhuis made the motion to recommend the City Council adopt the amendments to the zoning ordinance as explained by staff. Commissioner Langford seconded the motion, which passed unanimously.

Commissioner Bouwhuis made the motion to adjourn the meeting. The meeting adjourned at 8:15 p.m.

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Gayla Thompson, Secretary