

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, May 24, 2005

Present: Chairman Hugh Parke, Commissioners Mike Bouwhuis, Kathy Hyde, Sharon Esplin, Dave Pratt and Matt Henderson

Absent: Commissioners Ron Stallworth and Robert Langford

Others Present: Staff members Scott Carter, Kem Weaver, Peter Matson, Gayla Thompson and Councilman Winslow Hurst

Chairman Parke brought the meeting to order. The Pledge of Allegiance was said. Commissioner Pratt offered an invocation.

Commissioner Bouwhuis made the motion to approve the minutes of April 12, 2005, as written. Commissioner Hyde seconded the motion that passed unanimously.

Chairman Parke announced that the review of the development agreement for the Terraventure Rezone would not be discussed at tonight's meeting.

SPRING CREEK PRUD – ALTERNATE STREET CROSS-SECTION/SIDEWALK

Location: Approximately 2300 North University Park Blvd.

Zoning: R-1-6 PRUD

Kem Weaver reviewed the typical street cross-section that was originally approved for the private street within the Spring Creek PRUD. It was explained that the new developer has installed a 3' wide meandering sidewalk with a park strip that varies from 3' to 6' wide.

The staff has had to deal with a lot of problems with changes in developers and homeowners in this development. The PRUD was approved years ago and has taken a lot of time and is still not complete. The staff recommends the Planning Commission approve the alternate street cross-section for this portion of the private street.

MOTION: Commissioner Hyde made the motion to approve the alternate street cross-section as explained by staff. Commissioner Henderson seconded the motion that passed unanimously.

LUXURY AUTO – REVOCATION OF CONDITIONAL USE

Location: 1685 North Main

Zoning: C-H

There was no representation from Luxury Auto.

This item was continued from the last meeting because the motion made by Commissioner Hyde to revoke the conditional use did not pass because there was not a quorum affirmative vote.

Commissioner Henderson had left the meeting prior to this agenda item and Commissioner Pratt was the dissenting vote.

Kem Weaver stated that the business owner has made no attempt to comply. He also stated that the owner has already made an appeal to the City Council.

MOTION: Commissioner Bouwhuis made the motion to revoke the conditional use for Luxury Auto, due to non-compliance. Commissioner Hyde seconded the motion that passed with a 4:1 vote.

Opposed: Commissioner Pratt

CLASSIC FUN CENTER – CONDITIONAL USE REQUEST

Location: 867 North 1200 West

Zoning: C-H

There was no representation from the business at the time this item was heard.

Kem Weaver stated that Officer Jones is out of town and has not submitted anything to the staff regarding registered complaints. He stated that it was considered in the early work meeting to go ahead and approve the conditional use for neon lighting with the condition that if one complaint was registered with the City, the business would be placed on the next agenda for revocation of the conditional use permit.

Commissioner Hyde stated that she would like the opportunity to hear from Officer Jones before making a decision.

MOTION: Commissioner Hyde made the motion to table this to June 14, 2005. Commissioner Esplin seconded the motion that passed unanimously.

JOSHUA GRIFFIN – CONDITIONAL USE REQUEST

Location: 1241 North Main

Zoning: C-H

This item was tabled at the last meeting until a landscape plan could be submitted. The applicant was not present.

Kem Weaver mentioned the suggestions that were made in the early work meeting regarding the landscaping in the rear of the building. K.C. Halls, property owner, was present. He provided the Commission with several photographs of the existing landscaping. Mr. Halls stated that Mr. Griffin's business will be occupying only the top (front) of the building and that the rear area is utilized for employee parking only. Mr. Halls stated that he doesn't have any problems with having to put in more landscape, but the last time he did, some of the trees disappeared. He stated that he assumed the resident who wanted to access his rear yard through Mr. Hall's property removed the trees.

MOTION: Commissioner Bouwhuis made the motion to approve the conditional use with the condition that six additional trees be planted along the rear yard, and subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof. Commissioner Esplin seconded the motion that passed unanimously.

RHINO LININGS – CONDITIONAL USE REQUEST

Location: 1449 North 1200 West, Suite 6

Zoning: C-H

The applicant was present. Kem Weaver presented the conditional use request. It was noted that in the early work meeting, Chairman Parke had explained how the product is sprayed on truck bed liners and that nothing is disposed down any sewer or storm drain lines. The applicant confirmed.

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

DAVIS COUNTY – CONDITIONAL USE REQUEST

Location: 2501 East Gentile

Zoning: Agriculture

Kem Weaver presented the request by Davis County to install a 45' high communications pole at the Valley View Golf Course. The communications pole will provide a wireless network signal for County operations. The wiring inside the pole will run underground to the clubhouse where the rest of the communication equipment will be placed.

Clair Neiderhouser, who lives across the street, suggested the pole be moved to a more inconspicuous location.

Mark Langston from Davis County IT Dept. indicated that this looked like the best spot but that nothing was sacred about it. He stated that the pole needs to be within 75' of the building. He stated they tried different types of poles but needed to go with the one provided with the application because of the "wind factor".

Chairman Parke suggested the Commission make a motion on the conditional use and leave the location of the pole to be worked out with the staff, the County and the adjacent residents.

MOTION: Commissioner Esplin made the motion to approve the conditional use request to locate a communications pole at the Valley View Golf Course, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof; and that the location and esthetics of the pole be worked out among the staff, the County and the adjacent residents. Commissioner Henderson seconded the motion that passed unanimously.

NILSON HOMES – CONDITIONAL USE REQUEST

Location: Approximately 150 West Antelope Drive

Zoning: RM-1 PRUD

The request is for a model home in the Evans Cove PRUD. The model home will consist of a 4-plex. Kem Weaver reviewed the application with the Commission.

There were no public comments.

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. Commissioner Esplin seconded the motion that passed unanimously.

KOREAN BAPTIST CHURCH – CONDITIONAL USE REQUEST

Location: 176 West Golden Avenue

Zoning: R-1-8

Kem Weaver explained the reason for conditional use approvals for signage within a residential zoning district.

The church is requesting a 14' detached illuminated sign in front of the building. A colored rendering of the sign was provided in the early work meeting.

There were no public comments.

MOTION: Commissioner Hyde 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. Commissioner Henderson seconded the motion that passed unanimously.

Chairman Parke announced, once again, that the Terraventure Rezone item would not be discussed at this time.

MORLOCK ANNEXATION AND REZONE REQUEST

Location: Approximately 16 West Phillips Street

Zoning: From Agriculture to R-1-8

Peter Matson presented the request to annex and rezone a .49 acre parcel located on the south side of Phillips Street.

The applicant would like to build one single-family residence on the .49 acre parcel. The request is consistent with the General Plan's land use and density recommendation for this area. The staff recommends the request be approved.

There were no public comments.

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

MOTION: Commissioner Hyde made the motion to recommend the Council approve the rezone from Agriculture to R-1-8. Commissioner Esplin seconded the motion that passed unanimously.

COLONIAL BUILDERS REZONE REQUEST

Location: Approximately 2250 North 1050 West

Zoning: From R-1-6 to R-1-6 (PRUD)

Peter Matson explained that this property was recently submitted for a rezone from Agriculture to R-1-6. The Council approved the rezone in April of this year. The applicant is now interested in developing the property with a “planned residential unit development” overlay. The proposal would be similar to the Spring Creek PRUD, which is to the west of this site.

The proposed R-1-6 (PRUD) zone 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.

Mr. Matson indicated that the Engineering Division has issues that will need to be addressed and clarified with a preliminary plat. The concept plat provided in the packet indicates that all of the landscape areas, outside of the footprint for each home, will need to be counted towards the required common open space for the project.

Mr. Matson explained the process that developers have to go through for approvals.

There were no public comments.

MOTION: Commissioner Pratt made the motion to recommend the Council approve the rezone request from R-1-6 to R-1-6 (PRUD) and conceptual approval of the PRUD, subject to meeting all staff recommendations, which are adopted as requirements and made a part hereof.

Commissioner Esplin seconded the motion that passed unanimously.

WEAVER MEADOWS SUBDIVISION, PHASE 2 – FINAL APPROVAL

Location: Approximately 600 West 850 South

Zoning: R-1-8

Kem Weaver presented the request by Perry Homes to develop Phase 2 of Weaver Meadows that will consist of 20 single-family lots on 6.579 acres along the Denver Rio Grande Railroad. This phase encompasses the southwestern end of the development, and is against Kays Creek and the trail easement.

The developer is required to provide letters from Davis County Flood Control, Chevron Gas Co. and Davis and Weber Canal Company approving the construction drawings and easement locations. These letters will be required before the developer can schedule a pre-construction meeting.

MOTION: Commissioner Hyde 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.

ROBERTS FARMS SUBDIVISION, PHASE 3 – ESCROW EXTENSION REQUEST

Location: Approximately 1000 South 1400 West

Zoning: R-S

The bonding agreement for Roberts Farms expired on May 3, 2005. The developer and his lending institution have request the bond be extended to November 6, 2005. The staff recommends approving the extension.

MOTION: Commissioner Henderson made the motion to recommend the City Council grant an extension of escrow to November 6, 2005, as requested by the developer. Commissioner Hyde seconded the motion that passed unanimously.

ORDINANCE AMENDMENTS/REVIEWS

Steve Garside provided the Commissioners with copies of the proposed ordinance changes to Title 20 (Sign Ordinance). It was explained that due to the increasing number of statement signs being displayed in residential areas of the City, the staff feels it is important to regulate these signs. The staff created a new category to regulate and enforce these types of signs. The ordinance will regulate the location and size of the signs, but not the content. The proposed amendments were discussed.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council adopt the ordinance amendment as reviewed, discussed and corrected. Commissioner Hyde seconded the motion that passed unanimously.

Commissioner Hyde made the motion to adjourn the meeting. The meeting adjourned at 8:30 p.m.

Gayla Thompson, Secretary