

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, June 14, 2005

Present: Chairman Hugh Parke, Commissioners Mike Bouwhuis, Kathy Hyde, Sharon Esplin, Dave Pratt, Ron Stallworth, Robert Langford and Brent Allen

Absent: Commissioner Matt Henderson

Others Present: Staff members Scott Carter, Kem Weaver, Kory Iman and Gayla Thompson

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

Chairman Parke announced that there would be no action taken on Item #5, the amendment to Indian Springs Subdivision.

Commissioner Hyde made the motion to approve the minutes of April 26, May 10 and May 24, 2005, as corrected. The correction being that Commissioner Langford was not present for the May 10, 2005 meeting. Commissioner Stallworth seconded the motion that passed unanimously.

CLASSIC FUN CENTER – CONDITIONAL USE REQUEST

Location: 867 North 1200 West

Zoning: M-2

Kem Weaver stated that this item had been tabled at the last meeting so that Officer Jones could give the Commission the history the Police Dept. has with Classic Fun Center.

Officer Jones explained the e-mail they had received from Alisa Thompson who lives north and east of the Fun Center. Ms. Thompson complained that every Friday and Saturday night the Fun Center turns up the volume so much that it rattles their walls and windows. He stated that Ms. Thompson had provided the City a petition with ten signatures of residents who live within the area, some as far north as 1050 North, opposing the noise.

To date there have been eight complaints. Five of those were prior to March 29th. Officer Jones stated that since January of 2004 there have been 108 incidents with the business, with a majority of those incidents being since January of 2005. He clarified his statement by saying the “incidents” refer to a lot of other things other than noise. Officer Jones stated that the majority of the officers who have responded to the incidents stated that they couldn’t hear the noise (outside the building).

Officer Jones stated that the manager has met with the neighbors and has agreed to turn down the volume.

Chairman Parke stated that it appeared to him that the business owners have tried to work with the neighbors and the Police, and that it appears the noise is coming through the HVAC system.

Chairman Parke said that they have agreed to work out a way to sound proof the building and will close the business at 11:00 p.m. on Friday and Saturday nights.

Alisa Thompson approached the Commission. She stated that the neighborhood spokes person, Loyce Bowman has been working with the manager and that there is a difference of opinion on the noise issue. Ms. Thompson said that it is pretty sad when it has to come to this, but this has been going on for five years.

MOTION: Commissioner Bouwhuis made the motion to approve the conditional use request for neon lighting, subject to the owner working out a way to sound proof the building and that they will close the business at 11:00 p.m. on Friday and Saturday nights. Commissioner Stallworth seconded the motion that passed unanimously.

IVORY HOMES – CONDITONAL USE REQUEST

Location: Approximately 1725 West Hill Field Road

Zoning: R-S

The conditional use request is for a model home in the Cold Water Creek Subdivision, located on West Hill Field Road.

The model home will be adjacent to the recently approved Club Ivory site, which is Ivory's open space and recreation area for the residents of the subdivision.

The staff recommends conditional use approval be granted, subject to the developer meeting all City codes.

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

KEEPSAKE HOMES – CONDITIONAL USE REQUEST

Location: Approximately 50 South Highway 89

Zoning: R-1-10

The conditional use request is for a model home in the Bromsfield Subdivision, located on the east side of Highway 89.

The model home will be on the first lot at the base of the subdivision. The staff recommends conditional use approval be granted, subject to the developer meeting all City codes.

MOTION: Commissioner Esplin 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 that passed unanimously.

RUYBAL/DRAKOS PARCEL SPLIT REQUEST

Location: Approximately 929 East Highway 193

Zoning: M-1

The request is to split a .69 acre parcel and create two lots to form a future light manufacturing use.

Kem Weaver explained that the future building(s) would have to meet the setbacks for both streets. The staff recommends the future developer access the property from 935 East to eliminate having to meet the UDOT standards.

The staff recommends the parcel split be approved, subject to future developers meeting all City codes.

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 Hyde seconded the motion that passed unanimously.

INDIAN SPRINGS SUBDIVISION – AMENDMENT REQUEST

Location: Approximately 1300 East 1750 South

Zoning: R-1-8

Commissioner Hyde made the motion to table this item until the developer can address the concerns of the staff. Commissioner Bouwhuis seconded the motion that passed unanimously.

KNOWLTON/TERRAVENTURE REZONE REQUEST

Location: Approximately 1200 North Fairfield Road

Zoning: From A to CP-1, B-RP, RM-1, and R-2

The property was viewed on the overhead screen. A copy of the proposed zoning locations were also shown. The staff recommends this item be continued until the staff and the developer can negotiate a development agreement to work out the utility issues.

One resident asked what the different zoning designations were. She did not state that she opposed or approved the concept.

MOTION: Commissioner Pratt made the motion to table this item until further notice. Commissioner Esplin seconded the motion that passed unanimously.

Commissioner Bouwhuis made the motion to adjourn the meeting. The meeting adjourned at 7:40 p.m.

Gayla Thompson, Secretary