

LAYTON CITY PLANNING COMMISSION MEETING
Tuesday, October 11, 2005

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

Others Present: Staff members Scott Carter, Kem Weaver, John Anderson, Brittany Huff and Gayla Thompson, Council Representative Joyce Brown

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

APPROVAL OF THE MINUTES:

Commissioner Stallworth made the motion to approve the minutes of August 9th and August 23, 2005, as written. Commissioner Esplin seconded the motion that passed unanimously.

LAYTON PLACE SUBDIVISION, PLAT "F" – REQUEST TO AMEND

Location: Approximately 121 West 1525 North

Zoning: R-1-6

The request is to amend the subdivision by combining three lots into two single-family building lots. As part of the request to amend, the applicant is asking to have the public utility easement (PUE) between lots 625 and 626 vacated. The applicant will be required to provide disclaimers from all the public utility companies before the easement can be vacated and the amended plat recorded.

There were no questions from the Commission. There were no comments from the audience.

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

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

DIANA McDONALD – CONDITIONAL USE REQUEST

Location: 338 East Gentile

Zoning: CP-2

The site is located on the south side of Gentile, across the street from the Pizza Hut. The request is to sell take and bake food items and hand made craft items.

The business will have to have the approval from the Davis County Health Dept., the building inspector and the fire marshall, prior to opening for business.

There were no comments from the audience.

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

WILLIAMS/JONES REZONE REQUEST

Location: Approximately 3100 East Boulder Drive

Zoning: From Agriculture to R-S

Kem Weaver presented the request in the absence of Peter Matson. The site is located on the south side of Boulder Drive and contains approximately .62 acres. The applicant is interested in building a single-family home on the property.

The proposed R-S zoning is consistent with the General Plan land use and density recommendations for this area.

The City Engineer's memo was reviewed. There are utility issues the property owner will have to deal with. The City Engineer noted that the property appears to have been subdivided without City approval.

There were no comments from the audience.

MOTION: Commissioner Stallworth made the motion to recommend the City Council approve the rezone request. Commissioner Hyde seconded the motion that passed unanimously.

KNOWLTON/TERRAVENTURE REZONE & DEVELOPMENT AGREEMENT

Location: Approximately 1200 North Fairfield Road

Kem Weaver presented the request in the absence of Peter Matson. The request is to rezone a 27.52-acre parcel located on the west side of Fairfield Road from A to R-2, RM-1, B-RP and CP-1. The proposed R-2 zoning contains approximately 10.15 acres; the R-M1 zoning contains approximately 5.60 acres; the B-RP zoning contains approximately 3.23 acres and the CP-1 zoning contains approximately 8.54 acres. The proposed zoning locations were shown on the power point presentation.

The City Engineer's input addressing infrastructure issues was pointed out. The development agreement was reviewed.

There were no comments from the audience.

MOTION: Commissioner Bouwhuis made the motion to recommend the City Council approve the development agreement including the section addressing architectural and building design criteria. Commissioner Langford seconded the motion that passed unanimously.

MOTION: Commissioner Pratt made the motion to recommend the City Council approve the rezones subject to meeting all staff recommendations, which are adopted as requirements and

made a part hereof and the approval of the development agreement. Commissioner Stallworth seconded the motion that passed unanimously.

GOLDEN WEST CREDIT UNION – TEXT AMENDMENT REQUEST

Location: 1278 North Hill Field Road

Zoning: P-B

The staff received a request for a text amendment to the sign ordinance to allow for electronic message signs in a P-B zone. Currently these types of signs are not allowed in the P-B or the CP-1 zoning designations because of close proximity to residential neighborhoods.

After discussing this request with the Commission in earlier meetings when reviewing the updates and changes to the sign ordinance, it was the consensus of both the staff and the Commission that these types of signs may be allowed as a conditional use with the condition that they only be allowed on arterial State roads and Antelope Drive between I-15 and Hill Field Road.

There were no comments from the audience.

MOTION: Commissioner Langford made the motion to recommend the City Council approve the amendment to the sign ordinance allowing for electronic message signs in P-B and CP-1 zoning designations with the conditions provided in the proposed amendment to 20.04.150. Commissioner Stallworth seconded the motion that passed unanimously.

AMENDMENTS TO TITLE 20 – SIGN ORDINANCE

This item was tabled at the last meeting to allow time for the Commissioners to review the proposed changes and updates, and to give input. It has been a number of years since the sign ordinance has been updated and with signs becoming a stronger focus in the City, the staff feels it necessary to clarify, add and clean up portions of the ordinance. The City is being challenged often about the interpretation of the sign ordinance and the staff feels it needs to be tightened down to protect the City’s intent to control signs and help the general public know what is allowed.

MOTION: Commissioner Stallworth made the motion to recommend the City Council adopt the amendments to the Sign Ordinance as explained and presented by staff. Commissioner Esplin seconded the motion that passed unanimously.

Commissioner Hyde made the motion to adjourn the meeting. The meeting adjourned at 8:00 p.m.

Gayla Thompson, Secretary