

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, APRIL 27, 2010

MEMBERS PRESENT: Sharon Esplin, Kristin Elinkowski, Gerald Gilbert, Dave Pratt, Blake Hazen, Dave Weaver

ALTERNATE MEMBERS PRESENT: Brian Bodily

MEMBERS ABSENT: Tim Pales

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Amanda Jorgensen, Nannette Larsen, Steve Garside, Julie Arguello, Sergeant Rod Dixon, Julie Jewell and Councilman Barry Flitton

Code Enforcement Officer, Julie Arguello, reported on a follow-up visit to Andrescapes to verify that the landscaped area has been hooked up to a sprinkling system. She stated that although Mr. Andre had stated, at a Planning Commission meeting, that the landscaped area was connected to the sprinkling system, the sprinkling system was not connected. Chairman Esplin asked Officer Arguello to follow up with Mr. Andre within a week regarding the issue. The parking of vehicles was also discussed.

Commissioner Hazen asked if the Legacy Village trailer had gone to the Board of Adjustment. Ms. Jorgensen responded that there was not a need for a Board of Adjustment review as it was a routine and uncontested variance and there were no appeals received by adjacent property owners regarding the variance. Commissioner Weaver said he didn't remember the trailer being proposed for hiring purposes as well as sales. Community and Economic Development Director, Bill Wright, said the applicant's intent to use the trailer for hiring was indicated in his letter of intent submitted with his application. Commissioner Weaver expressed concerns about traffic once the trailer is open for sales and employment services.

Commissioner Hazen asked about the non-profit status of caregiver facilities. Assistant City Attorney, Steve Garside, and Mr. Wright both stated that State guidelines for non-profit organizations must be followed for the facility to maintain non-profit status.

TEMPORARY SIGN ORDINANCE:

City Planner, Amanda Jorgensen, led a discussion on the proposed changes to the temporary sign ordinance.

Window Wraps

Sergeant Dixon of the Layton City Police Department was present to discuss business window wrap safety. Sergeant Dixon asked that for safety reasons and for the police to be able to see into a building, window wraps should not cover more than 30 percent of the exterior windows including transparent coverings.

Chairman Esplin stated his opinion that an area at the bottom of the windows should be left completely uncovered. Sergeant Dixon indicated that an uncovered area from the bottom of the window up to at least 6 feet in height would be desirable from a safety standpoint.

Ms. Jorgensen said the sign committee and the Commission wanted all buildings, and not just two-story, to be eligible for window wraps. The six-foot clearance from the bottom of the windows could eliminate single-story buildings.

Chairman Esplin reiterated that for safety reasons there should be an exposed area at the bottom of the window, and Mr. Wright said that if there is a real safety issue, it must be dealt with.

Commissioner Gilbert said companies could choose graphics that work safety-wise.

There was a discussion on whether the ordinance differentiated between the location of the windows and the 30 percent coverage. Long Range Planner, Peter Matson, said the ordinance states total window area and doesn't specify front or side windows. Mr. Wright said that 70 percent of the window needs to be open which would be included in the height limit and would include the front of the building. He suggested that the 30 percent exposed window requirement not be changed.

A-Frame signs

The Commission was in agreement with the proposal (see attached).

Banner Signs

Commissioner Weaver asked that a requirement to secure the banners both on the top and on the bottom be included in the ordinance. The Commission asked that temporary banners on fences for new companies be removed after no more than 30 days. Ms. Jorgensen said the signs should be removed by the time the company received final occupancy as they would have a banner and sign permit by that time.

Balloons

Ms. Jorgensen said Rocky Mountain Power stated that stationary balloons without metallic writing would be best. OSHA requirements state that balloons must be less than 10 feet from power lines or other wires. Ms. Jorgensen said no time limit language would be included in the ordinance and Commissioner Elinkowski agreed that stating a time limit was not necessary. Ms. Jorgensen said no lettering would be allowed on the balloons to avoid a cluttered look.

Inflatables

Ms. Jorgensen said a limit of 90 days per year is proposed for the use of inflatables. Chairman Esplin and Commissioner Elinkowski felt there should be a limit of 30 consecutive days within the 90-day time limit.

Directional Signs

Ms. Jorgensen said the sign committee proposed the allowance of directional signs for residential sales including open house advertisement, homes for sale, and model homes. Two signs would be allowed on corner lots. The signs need to be removed daily.

Business Flags

Ms. Jorgensen said business flags would be allowed with the business name included but not pricing. Business signs could be mounted on flag poles.

Commissioner Bodily asked about fines for non-compliance with regard to temporary signage, and Ms. Jorgensen said that after a set number of violations, the signs would be destroyed.

MOBILE STORE ORDINANCE:

Ms. Jorgensen led a discussion on proposed revisions to the mobile store ordinance (see attached presentation). She reviewed the requirements that must be met before vendors can receive a business license and said food vendors would only be allowed in the downtown area and could have a cart but not a trailer.

PUBLIC REVIEW:

(1) GREYHAWK PLAZA COMMERCIAL SUBDIVISION PHASE 2 – FINAL APPROVAL

This 1.023 acre property is located at Highway 193 and Church Street in a CP-1 (Planned Neighborhood Commercial) zoning district. The applicant is Ken Golding.

This item was not discussed.

The meeting adjourned at 7:02 p.m.

By: 
Julie K. Jewell, Planning Commission Secretary

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:05 p.m.

The Pledge of Allegiance was recited and an invocation given.

Chairman Esplin called for a motion to approve the April 13, 2010 Planning Commission and Work Meeting minutes. Commissioner asked that page 4 of the Work Meeting Minutes --“Mr. Weaver reiterated the risks of on-street parking . . .”-- be corrected to read “Commissioner Weaver . . .”

Commissioner Elinkowski moved to approve the April 13, 2010 Planning Commission and Work Meeting minutes with the noted correction. Commissioner Hazen seconded the motion and voting was unanimous.

Chairman Esplin called for a motion to open Public Review.

Commissioner Hazen moved to open Public Review. Commissioner Bodily seconded the motion and the voting was unanimous.

PUBLIC REVIEW:

(1) GREYHAWK PLAZA COMMERCIAL SUBDIVISION PHASE 2 – FINAL APPROVAL

This 1.023 acre property is located at Highway 193 and Church Street in a CP-1 (Planned Neighborhood Commercial) zoning district. The applicant is Ken Golding.

City Planner, Kem Weaver, presented Greyhawk Plaza Commercial Subdivision Phase 2 for final approval. Commissioner Gilbert asked if a sidewalk was included in the development and Commissioner Hazen asked who would maintain the sidewalk. The property owner would be responsibility for the sidewalk maintenance.

There was a question as to whether children walking to school could access the sidewalk and Mr. Matson replied that the students are most likely bussed to the school.

There were no further questions from the Commission or the audience.

Chairman Esplin called for a motion on the item.

Commissioner Bodily moved to forward a positive recommendation to the City Council for final approval of Greyhawk Plaza Subdivision Phase 2. The motion was seconded by Commissioner Hazen and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review.

Commissioner Weaver moved to close Public Review and adjourn the meeting. Commissioner Elinkowski seconded the motion. The voting was unanimous.

The meeting adjourned at 7:13 p.m.

By: 
Julie K. Jewell, Planning Commission Secretary