

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, JULY 27, 2010

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

ALTERNATE MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick

MEMBERS ABSENT:

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Amanda Jorgensen, Nannette Larsen, Steve Garside, Julie Jewell, and Councilman Barry Flitton

PUBLIC HEARING:

City Planner, Amanda Jorgensen, updated the Planning Commission on the SYS Storage conditional use status. This business is located at 1728 West Gordon Avenue. Ms. Jorgensen said the applicant does not have the funds needed to install the permanent sign required as part of his conditional use permit. She suggested that the Planning Commission recommend one of the following: (1) require the applicant to return to the Planning Commission; (2) give the applicant more time to install the required permanent signage; (3) discuss the possibility of the current sign meeting the new sign ordinance.

After a discussion about the type of sign and sign placement, the Commission requested that the applicant return to the Planning Commission with a proposal for installing a permanent sign or justification for requesting a delay in installing the permanent signage.

1. TEXT AMENDMENT – ALLOWING ELECTRONIC MESSAGE CENTER SIGNS IN A B-RP (Business Research Park) ZONING DISTRICT.

City Planner, Amanda Jorgensen, presented the text amendment proposal that would allow electronic message center signs in a B-RP zone. Ms. Jorgensen said this ordinance amendment was instigated by James and Carmen Hardy who are proposing an electronic message center sign for Boston's Pizza at 649 West Antelope Drive which is in the B-RP zone. If the ordinance amendment is approved, requests for electronic message signs in the B-RP will be approved administratively.

Ms. Jorgensen said that based on recommendations from other cities, the LED should exceed 75 percent of the total sign area.

In answer to Chairman Esplin's question as to why the B-RP was initially omitted from zones allowing electronic message signs, Long Range Planner, Peter Matson, said there was a concern at the time about the impact on surrounding uses. However, new technology has made the signs less bright than in the past.

There was a discussion on sign height which Ms. Jorgensen said would be no higher than a monument sign. Other points of discussion were monitoring of the five percent daily requirement for community service display and buffering from residential uses.

PUBLIC REVIEW:

2. KARLENE FULLER – CONDITIONAL USE FOR A PRIVATE KENNEL (ANIMAL ANGELS)

This property is located at 183 East Antelope Drive in an A (Agricultural) zone. The property owner is Yumi Adachi presented by the applicant, Karlene Fuller.

Planning Technician, Nannette Larsen, stated that the request for a conditional use permit for a private kennel had been removed by Staff after finding that the proposed use does not meet zoning requirements. She said the Planning Commission would, therefore, take no action on the item.

Commissioner Elinkowski asked if the owners were aware of the decision, and Mr. Matson responded that they had been informed.

There was a discussion regarding the boarding of cats, ventilation of the facility, parking and turnarounds, staffing, and the possibility of a rezone of the property to M-1. The Hill Air Force Base Planner has stated that the proposed use would meet the Base requirements in the APZ (Accident Potential Zone).

Bill Wright, Community & Economic Development Director, said the proposed use moves the property to a use that complies with the APZ overlay.

Other entities that would be involved in decisions regarding the proposed facility would be Davis County Animal Control, and the Utah State Board of Health.

3. OTHER

City Planner, Kem Weaver, welcomed recently appointed Planning Commissioner, Dawn Fitzpatrick

4. FAIRFIELD ESTATES AT MUDDY LANE PHASES 1 & 2 – FINAL APPROVAL

This 9.78 acre property (32 lots) is located at approximately 350 South Fairfield Road in an R-1-6 (Single Family Residential) zoning district. The applicant is Brighton Homes represented by Nate Pugsley.

Mr. Weaver presented the request for final approval for Fairfield Estates at Muddy Lane. He said the developer is proposing two phases with 14 lots in Phase 1 and 18 lots in Phase 2. He described the location of each phase. The subdivision will have a home owners association.

Mr. Weaver explained that part of the motion should include that final approval by City be dependent upon the City receiving a signed copy of the covenants and a letter from Davis County Flood control regarding the discharge of storm water into a County storm drain detention basin.

Mr. Weaver explained the location and reason for the land drain easements, and Nate Pugsley from Brighton Homes mentioned that the developer would like to add a waste water ditch as well.

Commissioner Hazen confirmed with the developer that no surrounding properties would be claiming rights to the surface water.

Mr. Weaver said that the existing fence between the development and agricultural land could not be used and that a six-foot chain link fencing was required.

Commissioner Gilbert asked if there would be an acceleration lane on and off Fairfield. Mr. Weaver said there would be no additional lane, but the road would be widened to its full width and the widening would not affect the landscaping.

By Julie K. Jewell
Julie K. Jewell, Secretary to the Planning Commission

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Weaver.

Chairman Esplin introduced Dawn Fitzpatrick as a newly appointed Planning Commissioner. He explained that Commissioner Pratt had served the Commission well for approximately 9.5 years and would no longer be on the Planning Commission. He expressed appreciation for Commissioner Pratt's service.

Chairman Esplin explained that Item 2, which is the request by Karlene Fuller for a conditional use permit for a private kennel, does not meet requirements of the current zone of the property. Therefore, no action would be taken on the item by the Planning Commission.

Chairman Esplin called for a motion to approve the July 13, 2010 Planning Commission and Work Meeting minutes. Commissioner Bodily moved to approve the July 13, 2010 Planning Commission and Work Meeting minutes as written. Commissioner Gilbert seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to open the Public Hearing. Commissioner Pales moved to open the Public Hearing. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

PUBLIC HEARING:

1. TEXT AMENDMENT – ALLOWING ELECTRONIC MESSAGE CENTER SIGNS IN A B-RP (Business Research Park) ZONING DISTRICT.

City Planner, Amanda Jorgensen, presented the text amendment proposal that would allow electronic message center signs in a B-RP zone. Ms. Jorgensen said this ordinance amendment was instigated by James and Carmen Hardy who are proposing an electronic message center sign for Boston's Pizza at 649 West Antelope Drive which is in the B-RP zone.

Ms. Jorgensen pointed out the change to subsection 4a of the ordinance, which states that the electronic message sign shall not exceed 75 percent of the total sign area.

Ms. Jorgensen said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the ordinance amendment as presented.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Elinkowski moved that the Planning Commission forward a positive recommendation to the City Council to approve the ordinance amendment to Section 20.04.150 of the sign ordinance for Electronic Message signs as presented. Commissioner Hazen seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close the Public Hearing. Commissioner Hazen moved to close the Public Hearing. Commissioner Pales seconded the motion, and the voting was unanimous.

PUBLIC REVIEW:

2. KARLENE FULLER – CONDITIONAL USE FOR A PRIVATE KENNEL (ANIMAL ANGELS)

Removed by Staff from agenda.

3. FAIRFIELD ESTATES AT MUDDY LANE PHASES 1 & 2 – FINAL APPROVAL

This 9.78 acre property (32 lots) is located at approximately 350 South Fairfield Road in an R-1-6 (Single Family Residential) zoning district. The applicant is Brighton Homes represented by Nate Pugsley.

City Planner, Kem Weaver, presented an aerial of the proposed Fairfield Estates at Muddy Lane. He outlined the location of each phase and explained that the proposed subdivision would have 14 lots in Phase 1 and 18 lots in Phase 2. He also pointed out the location of the roads in the subdivision. He described the use of shrubs and trees in both the Fairfield Road landscape buffer and in the entry way which also include a subdivision sign. A homeowners association and covenants are required to maintain and water the landscape buffers. He said that Staff is waiting for final covenants (CC & R's) from the developer, which must be received by the City prior to review by the City Council for final approval of the subdivision. An approval from Davis County Flood Control to allow storm drainage into a County detention basin is also required before final review and approval at City Council.

Mr. Weaver said staff recommends the Planning Commission forward a positive recommendation to the City Council to give final approval to the Fairfield Estates Subdivision Phases 1 and 2 based on the applicant meeting all Staff requirements as well as receipt by the City of the CC & R's for this subdivision and a Davis County Flood Control letter of approval to discharge storm water into a County detention basin.

Commissioner Weaver asked what type of fencing would be installed along Fairfield Field Road on the west boundary of the Subdivision. Mr. Weaver replied that at least a six-foot solid vinyl fence would be required preferably a color other than white. In addition, a six-foot chain link with a top rail would be required between the subdivision and any agricultural property.

Commissioner Weaver also asked about a piece of property along Fairfield Road to the south of the subdivision. Mr. Weaver responded that the property would be dedicated to the City when the road is widened as the subdivision is developed.

Drainage easements were discussed, and Mr. Weaver said the easement would be shown on the plat and that the construction drawings would address the easements.

There were no other questions or comments from the Commission or audience. Chairman Esplin called for a motion on the item.

Commissioner Hazen moved that the Planning Commission forward a positive recommendation to the City Council to grant final approval to Fairfield Estates at Muddy Lane Phase I and II subject to the developer meeting all Staff requirements, subject to the developer providing notarized C C & R's for the subdivision to the City, and subject to the developer providing a letter of approval from Davis County Flood Control to allow storm water from the subdivision to be discharged into a County detention basin.

Commissioner Pales seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review. Commissioner Weaver moved to close Public Review. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to adjourn the Planning Commission meeting. Commissioner Weaver moved to adjourn the Planning Commission meeting. The voting was unanimous, and the meeting adjourned at 7:15 p.m.

By Julie K. Jewell
Julie K. Jewell, Secretary to the Planning Commission