LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, OCTOBER 26, 2010

MEMBERS PRESENT:	Sharon Esplin, Kristin Elinkowski, Dave Weaver, Tim Pales, Blake Hazen
ALTERNATE MEMBERS PRESENT:	Brian Bodily, Dawn Fitzpatrick
MEMBERS ABSENT:	Gerald Gilbert
ALTERNATE MEMBERS ABSENT:	
OTHERS PRESENT:	Staff Members: Bill Wright, Peter Matson, Kem Weaver, Nannette Larsen, Steve Garside, Julie Jewell and Councilman Barry Flitton

PUBLIC HEARING:

1. YUMI ADACHI – REZONE APPLICATON – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL.
This .24 acre property is located at 183 East Antelope Drive in an A (Agriculture) zoning district. The owner/applicant is Yumi Adachi (Animal Angels).

Community & Economic Director Bill Wright explained that the property proposed for rezone from A to M-1 had been previously placed on the agenda for a conditional use in the A zone but the property didn't include the minimum lot acreage for the request. The applicant is requesting a rezone to M-1 for a kennel, however, after further analyses, Mr. Wright said staff is recommending a rezone to PB since the business is a philanthropic venture to provide an adoption process for cats. He said the operation is not really kenneling but a process that allows the non-profit corporation to quarantine the cats before placing them off-site for adoption typically at a pet store.

Mr. Wright said the applicant still wants to continue to pursue the M-1 zoning and will have an opportunity to present her reasons to the Planning Commission. He said Staff will explain why the PB is the appropriate zoning which can accommodate her situation. He said the Planning Commission recommendation can be a different zoning than requested by the applicant.

There was a discussion regarding the length of time the animals could be kept at the facility. People could not pay to board their animals at the facility. The facility would be regulated by the Health Department and Davis County Animal Control.

Mr. Wright stated that with a rezone to M-1 or PB, the property will need to be brought into compliance with commercial zoning and building codes. Section 4 of the development agreement that will accompany the rezone (the Owner's Undertakings section) was reviewed. He said that Hill Air Force had approved the proposed use as being an acceptable use in the Accident Potential Zone (APZ).

City Planner, Kem Weaver said the site would have to meet commercial parking regulations whether zoned M-1 or PB. The drive entrance would need to be relocated with parking on the east side of the

building. He also discussed landscaping and storm water detention and presented a draft of a development agreement to be approved with the rezone. He reviewed standards the applicant must meet including ADA requirements.

PUBLIC REVIEW:

2. FASTBUCKS OF LAYTON – CONDITIONAL USE FOR A PAWN SHOP
This property is located at 470 North Main Street, Suite A in a C-H (Highway Regional Commercial) Zoning District. The applicant is FastBucks of Layton represented by district manager, Krystal Smith.

Planning Technician, Nannette Larsen presented the request for conditional use for a pawn shop. The requirements of the conditional use would limit the pawn shop to gold purchases and sales. Signage cannot indicate that the business is a pawn shop.

3. ALL-STAR GLASS & TINTING – CONDITIONAL USE FOR AUTO SALES
This property is located at 334 North Marshall Way, Suite F in an M-2 (Heavy Manufacturing/Industrial) Zoning District. The property owner is Bradley R. Tolman represented by the applicant H. Sami Mansour.

This item was not discussed due to lack of time.

4. LOVE ESTATES LOT 15– REQUEST TO AMEND A LOT WITHIN THE SUBDIVISION PLAT – FINAL APPROVAL
This property is located at approximately 982 East Mountain Shadow Drive in an R-1-8 (Single Family Residential) Zoning District. The subdivision consists of 15 lots on 8.12 acres with the request to reduce the size of an existing lot to create a common space area. The applicant is Brighton Homes represented by Jim Boyden.

City Planner, Kem Weaver, explained how the boundary line of Lot 15 in Love Estates would be adjusted to eliminate the tapered portion of the lot and create a 3,500 square foot lot to be used for common area. This area will have a neighborhood sign (entry monument) with turf landscaping and a buffer of trees next to the residential lot. Mr. Weaver presented elevations of the 8 foot sign and asked the Planning Commission as part of their recommendation to approve the neighborhood identification sign.

Mr. Weaver said he had reviewed and approved the restrictive covenants presented by Brighton Homes, the new owners of the subdivision. The restrictive covenants will be recorded against the entire subdivision including Lot 15.

In answer to Commissioner Bodily's question about bonding, Mr. Wright explained that the bond for 10% of the improvements, of which there are no outstanding items, is in the form of a cash bond with Layton City.

5. WINCO FOODS– CONDITIONAL USE FOR A BIG BOX RETAILER GREATER THAN 80,000 SQUARE FEET
This property is located at 170 South Fort Lane in a CP-2 (Planned Community Commercial) Zoning District. The applicant is WINCO Foods represented by Ty Morrison.

Mr. Weaver outlined the proposed location for the WINCO store on the southwest corner of the proposed Fort Lane Village Commercial Subdivision. He said retail stores are permitted in the CP-2 zone, however the size of the building at 94,682 square feet, requires a conditional use.

Mr. Weaver said the store will be aesthetically different from most WINCO stores as staff has worked with the WINCO architect for over a year to come up with an agreeable design for the site. He presented the elevations that had been reviewed by the Design Review Committee (DRC) consisting of an architect and a landscape architect who approved of the design.

Topics of discussion included the flow of the delivery traffic, screening walls, orientation of the building, and a future junior anchor. Mr. Weaver said Staff will approve signage with the exception of development signage which will be reviewed by the Planning Commission.

6. FORT LANE VILLAGE COMMERCIAL SUBDIVISION – PRELIMINARY APPROVAL
This 22.639 acre property is located on the southwest corner of Fort Lane and Gentile Street in a CP-2 (Planned Community Commercial) Zoning District. The applicant is Fort Lane Village, LC represented by Doug Durbano.

City Planner, Kem Weaver, gave an overview of the site including the landscaping at the entrances and in the parking lot. He reviewed the DRC's landscaping suggestions. There was a discussion on the possible closure some entrances/exits on the property as well as a right turn lane to be included at the Wasatch/Gentile intersection and possibly at the Gentile/Fort Lane intersection.

Mr. Wright explained the plans and resolution of issues for Elm Street.

7. OTHER

Commissioner Elinkowski announced the ribbon cutting on November 20, 2010 for the new interchange.

By Julie Jewell
Julie Jewell, Planning Commission Secretary

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Planning Commission Chair, Sharon Esplin called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited and an invocation was given by Commissioner Weaver.

Chairman Esplin called for a motion to approve the September 28, 2010 and the October 12, 2010 Planning Commission and Work Meeting minutes. Commissioner Hazen moved to approve both the September 28, 2010, and October 12, 2010, Planning Commission and Work meeting minutes as written. Commissioner Pales seconded the motion, and the voting was unanimous.

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

PUBLIC HEARING:

1. YUMI ADACHI – REZONE APPLICATON – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL.

This .24 acre property is located at 183 East Antelope Drive in an A (Agriculture) zoning district. The owner/applicant is Yumi Adachi (Animal Angels).

City Planner, Kem Weaver, presented the request to rezone .24 acres from A (Agriculture) to M-1 (Light Manufacturing/Industrial). He said the applicant's proposed business model to run a non-profit animal adoption out of an existing home does not comply with the requirements of the A zone. He gave an overview of the surrounding area including zoning.

Mr. Weaver said that the proposed use, which is philanthropic in nature (non-profit animal adoption agency) with an accessory use (quarantine process to help cats become adoptable), would be approved in a PB (Professional Office) zone. Mr. Weaver reported that the applicant is proposing the M-1 zone which allows for kenneling and boarding of animals as a permitted use. He said Staff's recommendation is that since the business plan does not involve boarding but involves adoption, the PB zone could accommodate the use as institutional and philanthropic in nature.

Mr. Weaver said with the change of land use from residential to commercial, the existing house would have to meet current commercial building codes and zoning codes including upgrading the site to meet

ADA requirements including a ramp from the parking to the house, widening of the doorways to three feet to accommodate a wheelchair, and making the restroom ADA compliant. In addition, the overall structure and HVAC would have to meet commercial requirements. Other requirements would be shifting the parking lot ingress/egress to the east side of the property since the existing driveway is not compliant with commercial zoning requirements, landscaping across the front of the site to a depth of 8 feet, and installing and landscaping the required detention pond in the southwest corner of the site. Six parking spaces, including one handicap parking stall, would be required and must be properly located.

Mr. Weaver said the reason Staff is proposing the PB zone rather than the M-1 zone is based on findings that the M-1 zone does not meet the General Plan requirements for parcels along arterial streets. However, the PB zone does meet the General Plan requirements for parcels along arterial streets when adjacent to residential properties providing an appropriate buffer between the arterial street and the residential properties. Also, the M-1 zone doesn't allow for the philanthropic nature of the proposed business, and should the applicant sell the property in the future, if zoned M-1, the property could bring a use that would impose an undesirable impact on the area.

Mr. Weaver reviewed a draft development agreement based on the property being rezoned to PB. He referred to the "Owner's Undertaking" section of the agreement stating that cat kennels and animal veterinaries will not be allowed on the site which would limit the length of stay of any cats brought to the site.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone from A to PB with an accompanying development agreement based on consistency with the General Plan recommendations for professional business uses along arterial streets.

Zane Froerer, attorney for the applicant Yumi Adachi, presented four points he wanted the Commission to review or recommend additional findings to Staff:

1. The zoning request is M-1, not PB.
2. The applicant is not altering the facility and should be exempted from the (commercial) standards because it has no plans to alter the building.
3. A need for further explanation as to why the property should be zoned PB, with some M-1 zoning in the area.
4. A concern that by rejecting the applicant's proposal Layton is stating it doesn't want a humane society in Davis County since the applicant feels Animal Angels is the only humane society in Davis or Weber counties.

Commissioner Elinkowski asked, as the applicant had implied, if it was true the applicant wouldn't have to comply with building code and zoning standards if the property were rezoned to M-1 rather PB. Mr. Weaver replied that the applicant would have to comply with commercial building code and zoning requirements whether the zone were PB or M-1 because either way, it would be commercially used.

Mr. Wright interjected that the building code doesn't refer to zoning. It is the change of use from residential to commercial that triggers the commercial building code requirements to be met.

The applicant was requested to submit a section from the Utah Uniform Building Standard Act Rule (606.2.1) that she had quoted to the Layton City Building Official for review. She was informed that there is an appeals board for building code issues.

There was continued discussion of parking requirements. Mr. Froerer said there may have been mis-communication between the applicant and the Planning Staff because Animal Angels is not necessarily planning to run the adoption operations out of the proposed facility. The adoptions may be done at the pet shops. The proposed facility is for short-term kennel for overflow from the Davis County Animal Control facility where cats are quarantined before being taken to pet stores. He said there would be no public drop off or pick up of pets.

The applicant, Dr. Yumi Adachi, presented a PowerPoint presentation which is included in its entirety with these minutes.

Mr. Froerer asked for a waiver of the requirements for this facility due to its non-profit status. Mr. Wright reiterated that no matter the zone, the driveway would still have to be moved to the east side of the property. He said the City does not have the right to waive requirements that would apply to any other buyer of the property. He said the changes required to meet the site design zoning requirements cannot be waived. He said the M-1 requires the same site changes as the PB zone.

Mr. Froerer said whether the zoning is M-1 or PB, the applicant doesn't want to do the work to meet requirements and then be told she cannot use the site as she has proposed. Mr. Froerer was told that the development agreement would state that the business could operate as a philanthropic venture with an accessory use allowing for the animals to be adopted.

Mr. Wright was asked by Commissioner Fitzpatrick if the property were zoned to M-1 where true kennels are permitted if the applicant could begin business without returning to the Planning Commission for review. Mr. Wright responded in the affirmative but stated there would have to be a lot of restrictions in the development agreement to keep the use compatible with the surrounding area.

Ben Brown, a Bountiful, Utah veterinarian associated with Animal Angels, spoke in behalf of the volunteer adoption organization.

There were no other comments. Chairman Esplin called for a vote on the item. Commissioner Elinkowski moved that the Planning Commission forward a recommendation to the City Council to rezone the property from A to PB with a development agreement based on consistency with the General Plan's recommendation for uses along an arterial street. Commission Pales seconded the motion which passed by a margin of 5 in favor to 1 against the motion with Commissioners Pales, Hazen, Elinkowski, Fitzpatrick and Bodily voting in favor and Commissioner Weaver voting against the motion.

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

PUBLIC REVIEW:

2. FASTBUCKS OF LAYTON – CONDITIONAL USE FOR A PAWN SHOP

This property is located at 470 North Main Street, Suite A in a C-H (Highway Regional Commercial) Zoning District. The applicant is FastBucks of Layton represented by district manager, Krystal Smith.

Planning Technician, Nannette Larsen, presented the request for a pawn shop. She gave an overview of the zoning, businesses and parking in the area. Ms. Larsen said Staff recommends the Planning Commission grant the conditional use request subject to the applicant meeting the following conditions:

1. Because the pawn business is accessory to the main business, there may be no signage indicating there is a pawn shop business conducted at this location.
2. Pawning will be limited to gold and jewelry only.
3. The business is required to provide at least 7 parking stalls for employees and customers.
4. The applicant is required to comply with the sign ordinances, including permanent and temporary signage.
5. The business must comply with all Fire, Police, Building, and Engineering Division requirements.

The applicant was not present but had been provided with the conditions. Ms. Larsen related that the applicant indicated she understood the conditions including the restriction on signage.

There were no questions or comments. Chairman Esplin called for a motion on the item. Commissioner Pales moved to approve the conditional use subject to the applicant meeting all Staff conditions which are hereby adopted as requirements. Commissioner Hazen seconded the motion, and the voting was unanimous.

3. ALL-STAR GLASS & TINTING – CONDITIONAL USE FOR AUTO SALES

This property is located at 334 North Marshall Way, Suite F in an M-2 (Heavy Manufacturing/Industrial) Zoning District. The property owner is Bradley R. Tolman represented by the applicant H. Sami Mansour.

Long Range Planner, Peter Matson, presented the request for conditional use for auto sales. He gave an overview of the tenants in the building as well as the parking layout. Mr. Matson said the applicant proposes to keep 1-3 vehicles on site for no more than two weeks at which time they will be replaced with other vehicles. The vehicles will be advertised on the internet, and customers will view the vehicles by appointment only. Mr. Matson reviewed the number of parking stalls and said the parking for the area is sufficient. He said Staff recommends the Planning Commission grant the conditional use request subject to the applicant meeting the following conditions:

1. A maximum of three (3) parking stalls shall be used to display vehicles for sale. These three (3) vehicles are required to be in running condition.
2. The business must comply with all Fire Department, Building, Planning and Engineering Division requirements.
3. The applicant is required to comply with the sign ordinances, including permanent and temporary signage.
4. The business is not allowed to park any vehicles on landscaping or on the street.
5. The applicant must complete all of the conditions prior to receiving a letter of approval for the conditional use permit.

After a discussion on signage or advertising, a condition was added that no signage could be put on or in the vehicle.

The applicant, Sami Mansour, said he understood the conditions and no signage would be put in the car nor would there be advertising in the parking lot as all advertising is on-line.
Another owner in the business, Vinni Phaysounaphony, 1765 West 2175 South, Syracuse, confirmed that the Commission was just addressing signage in the cars but not on the buildings. Chairman Esplin replied that building signage must comply with the City sign ordinance.

There were no other questions or comments. The applicant was provided a copy of the conditions.

Chairman Esplin called for a motion on the item. Commissioner Hazen moved to grant the conditional use for auto sales at 334 North Marshall Way, Suite F subject to the applicant meeting all Staff conditions including the addition of #6 that there be no signage in or on the vehicles, with the conditions hereby adopted as requirements. Commission Elinkowski seconded the motion, and the voting was unanimous.

4. LOVE ESTATES LOT 15– REQUEST TO AMEND A LOT WITHIN THE SUBDIVISION PLAT – FINAL APPROVAL

This property is located at approximately 982 East Mountain Shadow Drive in an R-1-8 (Single Family Residential) Zoning District. The subdivision consists of 15 lots on 8.12 acres with the request to reduce the size of an existing lot to create a common space area. The applicant is Brighton Homes represented by Jim Boyden.

City Planner, Kem Weaver, explained how the boundary line of Lot 15 in Love Estates would be adjusted to eliminate the tapered portion of the lot and create a 3,500 square foot lot to be used for common area. This area will have a neighborhood sign (entry monument) with turf landscaping and a buffer of trees next to the residential lot. Mr. Weaver presented elevations of the 8 foot sign and asked the Planning Commission as part of their recommendation to approve the neighborhood identification sign.

Mr. Weaver said Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the subdivision amendment subject to the approval of the neighborhood identification sign and subject to Staff requirements.

There were no questions or comments. Chairman Esplin called for a motion on the item. Commission Weaver moved that the Planning Commission forward a positive recommendation to the City Council to amend Love Estates Lot 15. Commissioner Bodily seconded the motion, and the voting was unanimous.

Commissioner Weaver moved that the Planning Commission approve the monument sign. Commissioner Bodily seconded the motion, and the voting was unanimous.

5. WINCO FOODS– CONDITIONAL USE FOR A BIG BOX RETAILER GREATER THAN 80,000 SQUARE FEET

This property is located at 170 South Fort Lane in a CP-2 (Planned Community Commercial) Zoning District. The applicant is WinCo Foods represented by Ty Morrison.

City Planner, Kem Weaver, reviewed the history of the property. He said a conditional use permit is required for any retail store in a CP-2 zone over 80,000 square feet. The proposed WinCo is 94,682 square feet.

Mr. Weaver presented the proposed elevations for the building, reviewed landscaping, access points, and storm water detention, and explained screening of trash compactors, truck docks, and temporary storage. He clarified that the grass for the landscaping will not be Kentucky Blue Grass, but will be a Texas Hybrid Blue Grass that is more drought tolerant and requires less maintenance. He also reviewed the changes to trees recommended by the Design Review Committee (DRC).
Mr. Weaver said Staff recommends the Planning Commission approve the conditional use and site plan per the following conditions:

1. All parking lot and building accent lighting shall be designed to light the WinCo site only. If light glare is an issue for vehicles on I-15, then shields shall be added to the pole light fixtures.
2. The WinCo building shall be constructed per the approved architectural elevations, which were approved and recommended by the City staff and the DRC.

3. Provide access to grassed landscape areas to place snow storage. Prevent damaging designed landscaped areas in the winter.
4. All landscaping shall be installed and inspected before receiving a certificate of occupancy.
5. All HVAC equipment shall be screen from public view from Fort Lane.
6. A minimum eight foot high screen wall shall be built behind the building to hide trash compactors, truck docks, and temporary storage areas.
7. Outside storage shall not be allowed unless it is placed in designated areas behind screened walls.
8. The approved landscape plan shall be followed regarding installation of trees, shrubs, grasses and plants.
9. All subdivision signage shall be architecturally integrated with the overall development and meet the sign ordinance.

Ty Morrison, WinCo Project Manager, 650 North Armstrong Place, Boise, ID, said he is familiar with the conditions and Staff recommendations and has no concerns.

There were no other comments. Chairman Esplin called for a motion on the item. Commissioner Bodily moved to approve the conditional use request and proposed site plan subject to the applicant meeting all Staff conditions which are hereby adopted as requirements. Commissioner Hazen seconded the motion, and the voting was unanimous.

6. FORT LANE VILLAGE COMMERCIAL SUBDIVISION – PRELIMINARY APPROVAL
This 22.639 acre property is located on the southwest corner of Fort Lane and Gentile Street in a CP-2 (Planned Community Commercial) Zoning District. The applicant is Fort Lane Village, LC represented by Doug Durbano.

Mr. Weaver presented the request for preliminary approval of the Fort Lane Village Commercial Subdivision which consists of 8 parcels with WinCo being planned for Parcel 1, Zion's Bank being built on parcel 3, and Wells Fargo Bank remaining on the parcel where it currently resides. WinCo, Zion's Bank, and Wells Fargo Bank will own their own parcels with the other parcels being under the ownership of Fort Lane Village, LC. Mr. Weaver said all lots meet the 20,000 square foot minimum lot size. He reviewed the results of a traffic study done on Gentile Street as well as accesses to the property from Gentile Street.
Mr. Weaver explained the landscaping plan which coincides with the previously submitted master plan for an attractive mixed-use project.

There were no other questions or comments from the Commission or audience. Chairman Esplin called for a motion on the item. Commissioner Weaver moved to forward a positive recommendation from the Planning Commission to the City Council to approve the Fort Lane Village Commercial Subdivision preliminary plat subject to the applicant meeting all Staff conditions. Commissioner Elinkowski seconded the motion, and the motion passed by a margin of 5 votes in favor and one against. Commissioners Hazen, Weaver, Elinkowski, Bodily, and Fitzpatrick voted in favor and Commissioner Pales voted against the motion.
Chairman Esplin called for a motion to close Public Review and adjourn the meeting. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

The meeting adjourned at 8:49 p.m.

By Julie Jewell
Julie Jewell, Planning Commission Secretary

Animal Angels

Applying Zoning Change
from A (Agriculture) to M-1 (Light Manufacture)

Prepared by Dr. Yumi Adachi, Ph.D.

M-1 NOT PB

- Animal Angels is applying M-1 rezoning.
- Animal Angels intends to use existing facility built in 1942, located at 183 E. Antelope Dr.

ADA Guide for Small Business

- In recognition that many small business can not afford to make significant physical change to their stores or place of business to provide accessibility to wheelchair users and other people with disabilities, the ADA requirements for existing facilities built before 1993 that are less strict than ones built after early 1993 or modified after early 1992

ADA Compliance

- All business, that do not service the public, must comply with accessible design standards **when constructing or altering facilities**.

  Source: ADA Business Connection

- Animal Angels is not constructing or altering the facility, therefore, the facility should be exempted by "grandfather provisions".

UTAH UNIFORM BUILDING STANDARD ACT RULE

- 606.2.1 Parapet bracing, wall anchors, and other appendages. Buildings constructed prior to 1975 shall have parapet bracing, wall anchors, and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. evaluated by a licensed engineer when said building is undergoing reroofing, or alteration of or repair to said feature.
- Animal Angels has no plan to alter or modify the building, therefore, codes should be exempted by "grandfather provisions"

Current Zoning in The Area

- See the panel

M-1 Requirement

- M-1 requirement for front yard is 15 feet, whereas, PB required 20 feet.
- The proposed property meets M-1, but PB requirement.

Impact on Community

Positive impact

- Animal Angels adopted out 153 kitties as of October 25. If we cannot operate our cause, they were euthanized by animal controls
- Animal Angels is only no kill rescue & adoption agency in Layton, further more, it is only humane society in Davis and Weber counties.
- Contributes local business

Negative Impact

- M-1 rezoning does not fit the city's project plan

Finally

Animal Angels' mission is rescue less fortunate kitties. Not have a beautiful building nor please a developer.

All we want is:

"legally operate our organization"

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

General Plan Amendment and Rezone Request (Wayne Belleau) – 1597 North Woodland Park Drive – Proposal to amend the General Plan from Business Research Park to Commercial and to rezone .94 acres from B-RP (Business & Research Park) to CP-3 (Planned Regional Commercial).

Background:

The subject property is owned by Wayne Belleau. Mr. Belleau was one of the original developers of the Woodland Park office/restaurant project, which includes the property at 1597 North Woodland Park Drive. In the application from Mr. Belleau, he states that the reason for the General Plan amendment and request to change the zoning from B-RP to CP-3 is to allow for some flexibility in the type of uses for the building and the site, including the relocation of a billboard. He has had inquiries about commercial uses in the building and a billboard use on the site that is not allowed under the current General Plan and zoning. The proposed CP-3 zoning would allow a broader range of use in the building and on the site, including a billboard adjacent to Interstate 15, "restaurant row," office uses and other commercial uses. The property was zoned CP-3 until 1995, when the zoning was changed to B-RP to support the Woodland Park office park concept for a larger area north of the Layton Hills Mall.

Notice of Public Hearing:

The Public Hearing on October 12, 2010 was opened and continued to the November 9, 2010 Planning Commission agenda. The applicant's representative has requested to continue the Public Hearing and full discussion and decision on this General Plan amendment and rezone request again because decisions with UDOT concerning the relocation of a billboard have not been conclusive. In order to avoid the expense to re-advertise the public hearing in the newspaper, the Planning Commission should open the public hearing, receive any comments and continue the public hearing to the December 14, 2010 Planning Commission agenda.

Recommendation: Staff recommends the Planning Commission open the public hearing, receive any comments and continue the public hearing to the December 14, 2010 Planning Commission agenda.