

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
TUESDAY, OCTOBER 25, 2011**

MEMBERS PRESENT: Brian Bodily, Sharon Esplin, Kristin Elinkowski, Tim Pales, Dave Weaver

ALTERNATE MEMBERS PRESENT: Jeremy Davis, Dawn Fitzpatrick

MEMBERS ABSENT: Gerald Gilbert

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Andrew King, Steve Garside, Julie Jewell

PUBLIC REVIEW:

1. WINCO FOODS – REQUEST FOR CONDITIONAL USE APPROVAL EXTENSION

This property is located 170 South Fort Lane in a CP-2 (Planned Community Commercial) zoning district. The applicant, WinCo Foods, is requesting a six-month extension to the conditional use approval granted on October 26, 2010, for a big box retailer greater than 80,000 square feet. WinCo Foods is represented by Jeff Kochevar of Galloway.

Planner II, Kem Weaver presented the request for a six-month conditional use approval extension for WinCo Foods. There was a discussion regarding the moving of the pile of dirt on the property and Mr. Weaver said condition #10 would be added as follows:

10. WinCo Foods shall cause the dirt to be removed from the site with the participation of all parties that brought the dirt to the site. Work must commence to remove all of the dirt piles and grade the site to a level condition within 60 days of the extension approval, or the conditional use extension will be revoked by the Planning Commission.

WinCo representative, Jeff Kochevar, agreed with the addition of condition #10.

2. GREYHAWK PLAZA SUBDIVISION – PLANNED DEVELOPMENT SIGN

The applicant, Matt Gertge, is requesting to place a planned development sign on Lot 404 of Greyhawk Plaza Commercial Subdivision. The property is zoned CP-1(Planned Neighborhood Commercial).

Mr. Weaver presented the request for a planned development sign at the Greyhawk Plaza Commercial Subdivision and also an additional detached sign for the Layton Medical buildings based on the frontage of the Layton Medical property being greater than 300 feet. The following conditions on the signage were explained and discussed.

1. The planned development sign shall be architecturally integrated with the commercial subdivision.

2. All detached signs shall be placed outside of any clear view area.
3. The planned development sign clearance shall not be less than six (6) feet from the bottom of the sign to the average grade of the ground.
4. The electronic message sign area shall not exceed 75 percent of the total sign area.
5. The electronic message sign shall only operate from 6:00 am to 10:00 pm.
6. The electronic message sign shall dedicate five (5) percent of daily use to community services.
7. The electronic message sign shall not cause glare to motorists and adjacent property owners.
8. The electronic message sign shall not be flashing rapidly at any time or be intensely lit. The electronic message sign shall be dimmed to 40% between sunset and sunrise.
9. The planned development sign shall reserve space for other tenants within the commercial subdivision.
10. The planned development sign shall be setback a minimum two (2) feet from the leading edge of the sign to the property line.
11. The Layton Medical monument signs shall be setback a minimum five (5) feet from the front property line. Monument signs shall have a maximum height of six (6) feet.
12. Each monument sign shall have the building name, letter or number to which it applies.
13. The planned development sign shall have a maximum height of twenty (20) feet.

3. OTHER

The Commission asked for several electronic signs to be reviewed with regarding to compliance to the conditions of the associated conditional use permits as follows:

Davis Hospital North sign
Bowden Chiropractic sign
Burger King sign at Main Street and West Hill Field Road

In addition, it was suggested that the recent conditional use for a mobile store to sell tacos at North Main and Antelope Drive be reviewed for compliance since it appears the applicant is running power to the mobile store through an extension cord from an adjacent building.

Planner I, Andrew King, gave an overview of an ordinance rewrite of Chapter 19.21 regarding mobile stores and kiosks to be renamed Temporary and Seasonal Uses. Allowed, disallowed and exempt uses were discussed. The Commission gave input and discussed this ordinance re-write that will come before the Planning Commission at a future date.


Julie K. Jewell, Planning Commission Secretary

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OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Andrew King, Steve Garside, Julie Jewell

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 by Commissioner Weaver.

APPROVAL OF THE MINUTES: September 27, 2011

Chairman Esplin called for a motion to approve the September 27, 2011, Planning Commission and Work Meeting Minutes. Commissioner Fitzpatrick requested a change in the first paragraph from "Commission Fitzpatrick" to "Commissioner Fitzpatrick. Commissioner Elinkowski moved to approve the September 27, 2011, Planning Commission and Work Meeting Minutes as corrected. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

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This property is located 170 South Fort Lane in CP-2 (Planned Community Commercial) zoning district. The applicant, WinCo Foods, is requesting a six-month extension to conditional use approval granted on October 26, 2010, for a big box retailer greater than 80,000 square feet. WinCo Foods is represented by Jeff Kochevar of Galloway.

Planner II, Kem Weaver presented the request for a six-month conditional use approval extension for WinCo Foods which was originally granted on October 26, 2010. He gave an overview of the Fort Lane Village Subdivision including the location of WinCo Foods. He explained the ordinance regarding conditional use approval extension and said the Planning Commission has the authority to grant a six-month extension for the conditional use to April 26, 2012. After that date, if no progress is being made on the project, the applicant would be required to re-apply and go through the conditional use process again.

Mr. Weaver said the City has been working with Ty Morrison of WinCo Foods to get the large dirt pile removed from the property. Condition #10 has been added to the original conditions requiring that WinCo cause work to commence (as clarified by Community & Economic Development Director, Bill Wright) on removing the dirt pile within 60 days from October 25, 2011, otherwise the conditional use extension will be revoked. WinCo representative, Jeff Kochevar, agreed with the addition of condition #10.

Mr. Weaver said the Layton City erosion control inspector will make sure that dust and mud are properly mitigated and controlled as the dirt is being moved.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the Commission approve a six-month (6) extension of the conditional use permit for WinCo Foods with the addition of condition #10. Commissioner Davis seconded the motion, and the voting was unanimous.

2. GREYHAWK PLAZA SUBDIVISION – PLANNED DEVELOPMENT SIGN

The applicant, Matt Gertge, is requesting to place a planned development sign on Lot 404 of Greyhawk Plaza Commercial Subdivision. The property is zoned CP-1 (Planned Neighborhood Commercial).

Mr. Weaver presented the request for a planned development sign for the Greyhawk Plaza Commercial Subdivision. He explained the dimensions of the sign with Layton Medical being the primary business on the sign allowing space for co-locations for other businesses in subdivision. A space for the subdivision name is required to be part of the sign.

Mr. Weaver explained that because the Layton Medical Offices property has more than 300 feet of frontage on Church Street, they can have an additional detached sign to the one detached sign already allowed for the development.

Mr. Weaver said that based on the information presented and subject to the conditions listed below, Staff recommends the Planning Commission approve the planned development sign as requested.

1. The planned development sign shall be architecturally integrated with the commercial subdivision.
2. All detached signs shall be placed outside of any clear view area.
3. The planned development sign clearance shall not be less than six (6) feet from the bottom of the sign to the average grade of the ground.
4. The electronic message sign area shall not exceed 75 percent of the total sign area.
5. The electronic message sign shall only operate from 6:00 am to 10:00 pm.
6. The electronic message sign shall dedicate five (5) percent of daily use to community services.
7. The electronic message sign shall not cause glare to motorists and adjacent property owners.
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9. The planned development sign shall reserve space for other tenants within the commercial subdivision.
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11. The Layton Medical monument signs shall be setback a minimum five (5) feet from the front property line. Monument signs shall have a maximum height of six (6) feet.

12. Each monument sign shall have the building name, letter or number to which it applies.
13. The planned development sign shall have a maximum height of twenty (20) feet.

Commissioner Fitzpatrick asked if both monument signs would be installed at once or if one would be installed later with the completion of the second building.

Braxton Schenk, from the sign company, stated that both signs would be installed upon approval.

In answer to Commissioner Davis' question, Mr. Weaver explained the spacing available on the planned development sign for businesses other than Layton Medical.

Chairman Esplin called for a motion on the item.

Commissioner Fitzpatrick moved to grant approval for the planned development sign and detached signs as requested for the Greyhawk Plaza Commercial Subdivision.

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

Chairman Esplin called for a motion to close Public Review and adjourn the meeting.

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

The meeting adjourned at 7:27 p.m.


Julie K. Jewell, Planning Commission Secretary