

LAYTON CITY PLANNING COMMISSION MEETING MINUTES
APRIL 22, 2014

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Robert Van Drunen, Tim Pales, Dave Weaver

MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Peter, Kem Weaver, Steve Garside, Tyson Willis, Shannon Hansen and Councilmember Tom Day

Chairman Gilbert called the meeting to order at 7:10 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Hansen.

Chairman Gilbert welcomed new Commission Members, Brett Nilsson and L.T. Weese. These Commissioners will receive the Oath of Office at the May 13, 2014, Planning Commission Meeting.

Chairman Gilbert called for a motion to approve the April 8, 2014, Planning Commission and Work Meeting Minutes. Commissioner Fitzpatrick moved to approve the minutes as written. Commissioner Pales seconded the motion, and the voting was unanimous.

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

PUBLIC HEARING:

1. PETER ALEX REZONE REQUEST – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL)

This .815 acre property is located at approximately 2400 West 1125 North in an Agriculture zoning district. The property is proposed for rezone for a single family residential home. The applicant, Peter Alex, is represented by Jamie Bateman.

Planner II, Kem Weaver, presented the request for rezone for the purpose of building a single family home. Mr. Weaver said Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the rezone from A to R-1-8.

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

Commissioner Weaver moved that the Planning Commission forward a positive recommendation to the City Council to approve the rezone from A to R-1-8. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

2. YOUNG AUTOMOTIVE – CONDITIONAL USE REQUEST FOR AN AUTO SALES LOT

This property is located at 683 North Main Street in a C-H (Highway Regional Commercial) zoning district. The applicant, Young Automotive, is represented by Garth Robinson.

Mr. Weaver presented the request for conditional use for an auto sales lot to expand parking for car sales. He said landscaping would be completed to match existing landscaping. He said Staff recommends the Planning Commission approve the conditional use subject to meeting the following condition:

1. The site shall meet all Fire Department, Engineering and Planning Division requirements as stated in the attached memorandums.

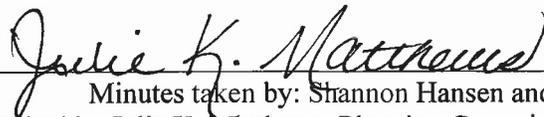
There was some discussion on the location of the display pad.

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

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission approve the conditional use subject to the applicant meeting Staff's condition, which is hereby adopted as a requirement. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Van Drunen moved to close Public Review and adjourn the meeting. Commissioner Pales seconded the motion and the voting was unanimous.

The meeting adjourned at 7:21 p.m.



Minutes taken by: Shannon Hansen and
Transcribed by Julie K. Matthews, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
APRIL 22, 2014**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Robert Van Drunen, Tim Pales, Dave Weaver

MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Peter Matson, Kem Weaver, Brandon Rypien, Steve Garside, Tyson Willis, Shannon Hansen and Councilmember Tom Day

Chairman Gilbert welcomed new Commission Members, Brett Nilsson and L.T. Weese.

City Planner, Peter Matson, reviewed the changes to the Planning Commission By-Laws, discussed future training and gave the Commissioners new zoning maps.

PUBLIC HEARING:

1. PETER ALEX REZONE REQUEST – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL)

This .815 acre property is located at approximately 2400 West 1125 North in an Agriculture zoning district. The property is proposed for rezone for a single family residential home. The applicant, Peter Alex, is represented by Jamie Bateman.

Planner II, Kem Weaver, presented the request for rezone for the purpose of building a single family home. Commissioner Bodily asked why the zone would not be the R-S (Residential Suburban) zone. Mr. Weaver said the lot did not have enough frontage to satisfy the requirements of the R-S zone. There was a discussion of the irrigation head gate on the property. Mr. Weaver said water would be piped from that head gate to the other property. Commissioner Gilbert asked about the upkeep requirements for the subject property and Mr. Weaver said if the property was not kept up, it would be a code enforcement issue.

PUBLIC REVIEW:

2. YOUNG AUTOMOTIVE – CONDITIONAL USE REQUEST FOR AN AUTO SALES LOT

This property is located at 683 North Main Street in a C-H (Highway Regional Commercial) zoning district. The applicant, Young Automotive, is represented by Garth Robinson.

Mr. Weaver presented the request for conditional use for an auto sales lot. He said the purpose is to expand the current car sales lot and add an additional display pad. One egress/ingress will be removed where the home on the property was located. The following is Staff's requirements for this conditional use:

1. The site shall meet all Fire Department, Engineering and Planning Division requirements as stated in the attached memorandums.

OTHER:

Auto Brokerage Ordinance

Mr. Matson reviewed a draft of the proposed Auto Brokerage Ordinance. Mr. Matson asked if the Planning Commission was comfortable with establishing a set of rules that Staff could approve administratively.

There was a discussion as to how to determine how many for sale vehicles could be parked outside a property with no determination reached. Mr. Matson cautioned against using the building size for this determination. There was also a discussion about using the number of vehicles sold as a criterion.

Mr. Matson summarized the discussion stating that the Planning Commission has asked for a summary of recent or past approvals including details and current license status as well as a photo of the location. He said the number of vehicles sold was not as much an issue with the Commission as the number of vehicles displayed.

B & R Rides Conditional Use Review

Planner I, Brandon Rypien, discussed the B & R Rides conditional use with the Commission. Items discussed were the paving and the fencing.

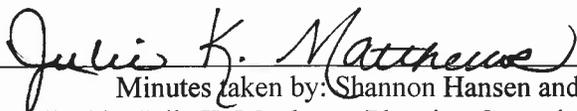
Andrescapes Conditional Use Review

Mr. Rypien said that Andrescapes had 45 days to become compliant (May 9, 2014). He said they had submitted hand drawn landscape plans. Mr. Matson said a spreadsheet is being kept of staff site visits, and compliance is evaluated daily.

Commissioner Bodily asked if an incomplete item would be the drivable surface. Mr. Rypien said the surface area will need to be measured to see if it meets Fire Department requirements to be able to turn around on a compacted area.

Other issues discussed were the resolution of the west property line issue, walls and vinyl fencing, bins on the property, and landscape buffers. Chairman Gilbert requested clarification from Hines as to who is leasing and occupying space in the buildings.

There was no discussion on other items on the Work Meeting Agenda.


Minutes taken by: Shannon Hansen and
Transcribed by Julie K. Matthews, Planning Commission Secretary