

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
MAY 27, 2014**

**MEMBERS PRESENT:** Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Robert Van Drunen, Tim Pales, Dave Weaver, L.T. Weese

**MEMBERS ABSENT:** Brian Bodily, Brett Nilsson,

**OTHERS PRESENT:** Staff Members Peter Matson, Kem Weaver, Andrew King, Tyson Willis, Julie Matthews and Councilmembers Tom Day and Joy Petro

City Planner, Peter Matson, thanked Commissioner Tim Pales for his three terms of service on the Planning Commission. The Commission talked about the notable events that had taken place in Layton City during Commissioner Pales terms.

**PUBLIC HEARING:**

**1. LAYTON CITY – ORDINANCE AMENDMENT – TITLE 19 (ZONING) CHAPTERS 19.02 and 19.06**  
-- Establishing Regulations Specific to Small Dealerships

Planner I, Andrew King, reviewed the proposed ordinance to establish regulations specific to small dealerships. He said that in Land Use Table 6.2, “Dealerships” were removed as a conditional use in the M-1 (Light Manufacturing/Industrial) zoning district.

With regard to regulations addressing auto repair in small dealerships, Mr. King said auto repair is permitted in the M-1 and M-2 zones and conditional in the CP-3 and C-H zones in the City. He said there was no way to eliminate auto repair at a small dealership in an area where auto repair is permitted or conditional. He said small dealerships are usually associated with some sort of auto repair.

Mr. King said the only distinguishing difference between a small and regular dealership is that a small dealership can only display two vehicles outside. All the other vehicles shall be stored inside the building. The intent was that if the business has a low impact, it should not need to have a conditional use. If the use is more intense, then a conditional use permit would be required. Item #1 in the ordinance will be changed as follows:

No more than two (2) vehicles shall be displayed outside at any one time. All other vehicles shall be stored inside a building. ~~or in an area screened from public view by a minimum six (6) foot solid fence.~~

Commissioner Van Drunen asked about vehicles stored for auto repair, which could actually be vehicles for sale. Mr. King said that if the City became aware that the stored vehicles were for sale rather than repair, the City would enforce on it.

Commissioner Pales said if a business has auto repair, then it already has outdoor storage of vehicles.

Commissioner Fitzpatrick asked if a business has a conditional use for auto repair, can the business rent space for trailer storage. Mr. Matson said trailer storage would be a separate conditional use permit. Commissioner Fitzpatrick said that the Hines building on West Gentile, which has a conditional use for auto repair, is offering trailer storage. Mr. Matson said he would ask Shannon Hansen in Code Enforcement to contact the property owner.

Mr. Matson explained Ms. Hansen's role in business licensing, sign code enforcement and conditional uses. He said she has had good experience as a building inspector.

Commissioner Gilbert asked if auto repair could be done inside the building of the small dealership. Mr. Matson said all repair would be inside the building.

Commissioner Fitzpatrick asked that in Item #6 in the ordinance, "may need" be changed to "will need." The following is the correction to #6. "Any amount of vehicle repair associated with small dealerships shall be subject to additional regulations and permits."

Commissioner Van Drunen asked if auto repair in the M-1 zone would come to the City for review. Mr. King said that prior to issuance of a business license, the site would be reviewed to assure it could accommodate auto repair.

**PUBLIC REVIEW:**

**2. WEAVER MEADOWS SUBDIVISION PHASE 4B – FINAL APPROVAL**

This 5.24 acre property is located at approximately 350 West 650 South in an R-1-8 (Single Family Residential) zoning district. The applicant, Perry Homes, represented by Marlin Bigler, is proposing 22 single family residential lots.

Planner II, Kem Weaver, presented the request for final approval for the Weaver Meadows Subdivision Phase 4B, which is a proposed 22 lot subdivision on 5.24 acres in an R-1-8 zoning district. He explained the street connectivity that would be put in place with this development. Mr. Weaver said Parcel A by the Kays Creek channel is too small to build a home on and will be deeded to Layton City as a parking area for the trail in exchange for impact fee credits based upon an agreed upon value by both parties. Laterals will be installed for a future public restroom. The Parks and Recreation Department will eventually improve Parcel A. Scott Carter from the Parks and Recreation Department requested, in his staff memo, that there be a secondary water connection to Parcel A.

Mr. Weaver pointed out lots that are restricted due to the creek channel and the FEMA flood plain mapping. He also reviewed the location of each phase of Weaver Meadows Subdivision.

Mr. Weaver was asked if secondary water, which had been approved by Weber Davis Water Company, was viable for this area, and Mr. Weaver replied in the affirmative.

  
Julie K. Matthews, Planning Commission Secretary

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**MEMBERS ABSENT:** Brian Bodily Brett Nilsson,

**OTHERS PRESENT:** Staff Members Peter Matson, Kem Weaver, Andrew King, Tyson Willis, Julie Matthews, Mayor Bob Stevenson and Councilmembers Tom Day and Joy Petro

Planning Commission Chair, Gerald Gilbert, called the meeting to order at 7:15 p.m. The Pledge Allegiance was recited and an invocation was given by Commissioner Weaver.

Commissioner Pales was recognized for his service by Chairman Gilbert, City Planner Peter Matson and Mayor Bob Stevenson who presented him with a clock in appreciation for his contribution to the Planning Commission in over eight years of service. He was noted for his understanding of the planning process and principals of good community design, which came through during critical times. Commissioner Pales said he couldn't believe the time had gone by so fast.

**APPROVAL OF THE MINUTES:** May 13, 2014

Chairman Gilbert called for a motion to approve the May 13, 2014, Planning Commission and Work Meeting Minutes. Commissioner Van Drunen moved to approve the minutes as written. The motion was seconded by Commissioner Fitzpatrick. The voting was unanimous.

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

**PUBLIC HEARING:**

**1. LAYTON CITY – ORDINANCE AMENDMENT – TITLE 19 (ZONING) CHAPTERS 19.02 and 19.06  
-- Establishing Regulations Specific to Small Dealerships**

Planner I, Andrew King presented the proposed ordinance amendment to establish regulations specific to small dealerships. He said that over the past several years the Planning Commission has reviewed and approved several conditional uses for small auto sale businesses that typically have had the same conditions applied. The proposed ordinance would allow small dealerships as permitted in the CP-3, C-H, M-1 and M-2 zoning districts.

Changes to the proposal were recommended as follows in the Work Meeting:

Item 1:

“No more than two (2) vehicles shall be displayed outside at any one time. All other vehicles shall be stored inside a building. ~~or in an area screened from public view by a minimum six (6) foot solid fence.”~~

Items 2:

“Any amount of vehicle repair associated with small dealerships shall be subject to additional regulations and permits.”

Commissioner Fitzpatrick asked if taking dealerships out of the M-1 zoning district would make any business non-conforming. Mr. King said it would impact one business.

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 adopt Ordinance 14-08 amending Title 19 (Zoning) chapters 19.02 and 19.06 with recommendations reviewed at the Work Meeting and the regular meeting as follows:

Item 1:

“No more than two (2) vehicles shall be displayed outside at any one time. All other vehicles shall be stored inside a building, ~~or in an area screened from public view by a minimum six (6) foot solid fence.~~”

Items 2:

“Any amount of vehicle repair associated with small dealerships shall be subject to additional regulations and permits

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

Chairman Gilbert called for a motion to close the Public Hearing and open the Public Review. Commissioner Hansen noted that the Public Hearing was opened in error as a Public Review. Commissioner Hansen then moved that the Public Hearing be closed and that Public Review be opened. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

## **PUBLIC REVIEW:**

### **2. WEAVER MEADOWS SUBDIVISION PHASE 4B – FINAL APPROVAL**

This 5.24 acre property is located at approximately 350 West 650 South in an R-1-8 (Single Family Residential) zoning district. The applicant, Perry Homes, represented by Marlin Bigler, is proposing 22 single family residential lots.

Planner II, Kem Weaver, presented the request for final approval for a Perry Homes subdivision, Weaver Meadows Phase 4B. This phase has 22 lots on 5.24 acres, which is a density of 4.1 units per acre.

Mr. Weaver pointed out the Kayscreek Trail and the lots that will be restricted until new flood plain boundaries are finalized by FEMA.

He said the Layton City Parks and Recreation Department is negotiating with Perry homes for Parcel A to be used as a parking lot for the Kays Creek trail. He explained the street connections and culvert to be installed in the Kays Creek channel to connect the subdivision to other existing subdivisions.

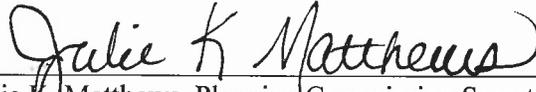
Mr. Weaver said there are minor corrections to the plat before recording. He said Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final approval to the Weaver Meadows Subdivision Phase 4B.

There were no questions from the Commission or the audience.

Chairman Gilbert called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission forward a positive recommendation to the City Council to grant final approval to the Weaver Meadows Subdivision Phase 4B. Commissioner Pales seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Pales moving to close Public Review and adjourn the meeting.

The meeting adjourned at 7:22 p.m.



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Julie K. Matthews, Planning Commission Secretary

