

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
OCTOBER 25, 2016

MEMBERS PRESENT: Dave Weaver, Daniela Harding, Brian Bodily, Brett Nilsson, George Wilson, Dawn Fitzpatrick, Robert Van Drunen, Tricia Pilny and Wynn Hansen

MEMBER ABSENT:

OTHERS PRESENT: Staff: Tim Watkins, Christy Wixom and Woody Woodruff

City Council Member: Mayor Bob Stevenson

PUBLIC HEARING

1. HANSEN REZONE – CP-1 to C-TH

This 4.413 acre property is located at approximately 800 East Gordon Avenue. This property is zoned CP-1 (Planned Neighborhood Commercial) and is proposed for C-TH (Condominium/Townhouse) zone. The applicant is John Hansen representing the owner Intermountain Health Care.

Mr. Watkins said that the applicant has requested additional time to further explore design opportunities for a live/work option in the C-TH zone district. The request is for this item to be tabled to a date certain of November 22, 2016.

PUBLIC REVIEW

2. JUNE BAXTER – PARCEL SPLIT

This 1.41 acre property is located at 876 E. Rosewood Lane in an R-1-10 (Single Family Residential) zoning district. The applicant is June Baxter.

Mr. Watkins said the applicant, June Baxter, is requesting parcel split approval. The proposed parcel split will separate 1.41 acres into two parcels and create a single family detached buildable lot within the R-1-10 zone. The parcel being split off is vacant with the potential to receive a building permit from the City for a future single family home. Once split, the east parcel with the existing single family home is proposed to be .79 acres with 122 feet of street frontage. The new vacant parcel to the west is proposed to be .631 acres with 98 feet of street frontage.

Commissioner Nilsson asked if there was a timeframe for building a new home on the new lot. Mr. Watkins said he was not sure if the applicant had specific plans.

Commissioner Pilny asked about the shed and wanted to know who it belonged to or what they had planned for the shed. Mr. Watkins suggested that this would be a question to pose directly to the applicant.

UPDATES:

Commissioner Weaver stated his concern that there are dozens of signs from Eastridge Park advertising the pricing of the homes all over Layton City. Madam Chair said she had mentioned it to Mr. Wright.

Mayor Bob Stevenson said a year ago he met with the developers regarding the signs to limit the time and spacing, in particular on weekends. Mayor Stevenson suggested inviting some developers to attend a meeting with the Planning Commission to explore possible solutions between marketing needs and the City's sign ordinance.



Christy Wixom, Planning Commission Secretary

(Please see other side)

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a Planning Commission meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

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MEMBERS ABSENT:

OTHERS PRESENT: Staff: Tim Watkins, Woody Woodruff and Christy Wixom

City Council Member: Mayor Bob Stevenson

Madam Chair Fitzpatrick called the meeting to order at 7:03 p.m.

The Pledge of Allegiance was recited and an invocation was given by Commissioner Bodily.

Madam chair Fitzpatrick asked for a motion to open public hearing. Commissioner Van Drunen made a motion to open public hearing and Commissioner Weaver seconded the motion. All in favor. Voting was unanimous.

PUBLIC HEARING

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Mr. Watkins said this item is recommended to be tabled to a date certain of November 22, 2016 while the applicant considers development options under the C-TH zone that were recently suggested by staff.

Madam Chair Fitzpatrick asked for a motion on this item. Commissioner Weaver made a motion to table ord. 16-40 regarding the Hansen Rezone to a date certain of November 22, 2016. Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to close public hearing and open public review. Commissioner Hansen made a motion to close public hearing and open public review. Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

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Once split, the east parcel with the existing single family home is proposed to be .79 acres with 122 feet of street frontage. The new vacant parcel to the west is proposed to be .631 acres with 98 feet of street frontage.

Per the parcel split site plan, both lots meet the minimum frontage and area requirements of the R-1-10 zone.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the June Baxter parcel split subject to meeting staff requirements as outlined in staff memorandums.

Madam Chair Fitzpatrick asked for a motion on this item. Commissioner Van Drunen made a motion to recommend to City Council approving the June Baxter parcel split subject to meeting all staff recommendations as outlined in Staff memorandums. Commissioner Nilsson seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to adjourn the meeting. Commissioner Bodily made a motion to adjourn the meeting and Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 7:10 p.m.



Christy Wixom, Planning Commission Secretary