

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MARCH 12, 2024**

MEMBERS PRESENT: Chair Trevor Steenblik, Vice Chair Lindsey Hamilton, Commissioners Scott Carter, Peter McDonough, Julie Pierce, and George Wilson

MEMBERS ABSENT: Commissioners Bret Nielsen and Justin Whitworth

OTHERS PRESENT: Staff: Director Chad Wilkinson, City Planner Weston Applonie, Planner Kem Weaver, Planner Curtis Poole, Planner Zachary Kadin, Secretary Michelle Williams, and Deputy City Attorney Darren Curtis

City Council Representatives Dave Thomas and Tyson Roberts

Chair Steenblik called the work meeting to order at 6:15 p.m.

1. Utah Communications Authority – CONDITIONAL USE

Planner Kadin presented the conditional use request for a telecommunications expansion at 445 North Wasatch Drive. The existing facility currently has a tower and the expansion will include the construction of a walk-in cabinet to be used by the Emergency Operations Center (EOC). The facility expansion will be 466 square feet.

Commissioner McDonough asked for clarification on the use of the Davis Arts Council building. Planner Kadin stated it would be converted to an EOC and dispatch center for Davis County. Director Wilkinson stated that Davis County, Clearfield City, and Layton City dispatch services have recently combined into one EOC for police, ambulance, and fire dispatch services.

2. Double J Investments – GENERAL PLAN MAP AMENDMENT, REZONE, & DEVELOPMENT AGREEMENT

Planner Poole presented that the item is a three-motion item for a rezone, general plan map amendment, and development agreement. The property is located at the intersection of Antelope Drive and Fort Lane. The full parcel is about 35 acres; however, the applicant is requesting a rezone of about 3 acres from A (Agriculture) to M-1 (Light Manufacturing/Industrial).

The existing corner is already zoned M-1 and the applicant owns the corner parcel. The future development of the rezoned parcel will be tied to the current use on the corner.

The General Plan identifies certain parcels of property within the APZ (Accident Potential Zone) to be zoned M-1. This is one of the two identified areas. The General Plan map amendment is to align the map with the General Plan text. This is the last parcel identified in the General Plan to be considered for rezone. The text of the General Plan does specify Fort Lane and Antelope as M-1 but the map doesn't reflect that verbiage. This amendment would unify the text and the map.

The easements within the APZ would continue with the consideration of the rezone. The easements put limits on the number of people allowed in the APZ area. The Development Agreement will further limit the types of uses allowed on the parcel. For example, there won't be any retail, gasoline sales, or storage due to the number of people who would congregate in the area. The easement and the Development Agreement would limit future development. Hill Air Force Base does review the proposed developments in the APZ and does comment back to the City.

Commissioner Pierce clarified that the property owners were compensated for the easement on the development. Planner Poole affirmed.

Planner Poole stated one benefit to the rezone would be that the applicant has indicated they will redo the parking and storage of the cars for the corner business. The street parking has caused some traffic issues as it proceeds north on Fort Lane. The overflow parking will be contained on the site. The rezone fits within the General Plan text and Staff asks the Commission to forward a positive recommendation to the Council.

Chair Steenblik asked if there are plans to combine the two M-1 parcels. Planner Poole stated that hasn't been presented. City Planner Applonie noted that the small rezone portion is part of a larger 35-acre parcel. The M-1 lot will need to be subdivided off the larger parcel.

Commissioner McDonough clarified that the use is currently unknown. City Planner Applonie stated it would be an industrial use only, no commercial is permitted. Commissioner McDonough asked if the Base has had any input. Planner Poole stated the Base has reviewed the proposal and deferred to the City on the rezone but will review any development proposals.

Planner Poole noted that one citizen, who lives east on Antelope Drive, called the office concerned about her property devaluation due to the rezone.

Commissioners discussed the amendment to the General Plan map and its correlation to the General Plan text. Director Wilkinson stated one reason to amend the General Plan would be to correct an inconsistency. By amending the General Plan map the inconsistency between the text and the map would be corrected. This area was specifically called out in the text to permit rezoning to industrial, those areas are limited, and there are only two.

Commissioner McDonough referenced the statement that this is "the last parcel", and asked what would happen if the applicant returned with a petition for a larger parcel. Planner Poole affirmed that in

accordance with the General Plan, this is the last agriculturally zoned parcel that could be rezoned in the APZ to M-1, and shared that if the applicant decided to return with a desire to rezone a larger area the City would likely recommend denial.

Director Wilkinson stated that another neighbor reached out to the Engineering Department expressing concerns about the land-uses. The Development Agreement will limit the number of possible uses.

Commissioner Carter asked if anyone specifically would enforce the easements on the property. Director Wilkinson stated the Base has done a good job of being aware of the land-uses. As an example, a gymnastics business was operating in the area, which had violated the number of occupants on the premises, and with cooperation between the Base and the City, the business had to find a new location to operate. Through the compatible land-use study and the review process for potential rezones the City has committed to the Base that it will be in contact with them about land-use applications.

Commissioner Carter expressed that typically those easements regulate light, smoke, and gas emissions, and anything else that may attract birds.

3. Smith's Food King Properties – REZONE

Planner Weaver presented the rezone for Smith's Food King Properties from A (Agriculture) to M-2 (Heavy Manufacturing/Industrial). Smith's owned the property for years with the intent of expansion. The warehouse and distribution facilities will be expanded. The concept plan was shown.

The expansion will provide better circulation for the truck traffic and parking. The north side would have the distribution trucking docks. The General Plan allows for the M-2 zone in this area and the property is surrounded by M-2 zoning.

Councilmember Thomas stated that the expansion will likely bring in more trucks, and asked if the increased volume of trucks staging and parking has been planned for in the plan. Director Wilkinson stated that information could be gathered and shared when this item goes before the Council. The proposal will also have to go through a site plan review but added that there is only so much control that can be exerted over private truck owners using a public street. Smith's is aware of the traffic impacts and this is a good step to help with the congestion on Sugar Street.

Commissioner McDonough asked if a Traffic Impact Study (TIS) was planned. Planner Weaver stated the TIS is required with the site plan.

City Planner Applonie reminded Commissioners about training requirements and shared that videos would be sent out to them to assist them in getting their required training hours.

ADJOURNMENT:

At 6:39 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary