

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, December 10, 2024**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, December 10, 2024**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:30 PM** for review of the agenda items listed below.

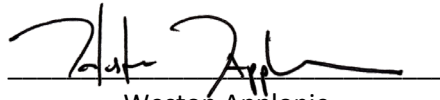
PRESENTATION

1. Station Area Plan – ADDENDUM TO GENERAL PLAN (15 min.)

PUBLIC HEARING

2. Permanent Makeup – TEXT AMENDMENT (15 min.)

ADJOURNMENT



Weston Applonie
City Planner

*Disclaimer: Times noted are an approximate duration for each item. Each item will be discussed by the Planning Commission without public input and may take more or less time than allotted.

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, December 10, 2024**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, December 10, 2024** in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

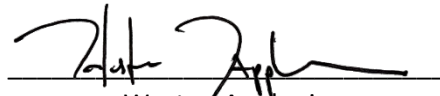
APPROVAL OF MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETINGS – NOVEMBER 26, 2024

ADMINISTRATIVE REVIEW

1. Permanent Makeup – TEXT AMENDMENT

The City proposes to amend Title 19 “Zoning”, Chapter 19.02 “Definitions”, and Chapter 19.06 “Land Use Regulations”, Section 19.06.000 “Tables 6-1, 6-2, and 6-3” to add permanent makeup as a land-use and establish a definition.

ADJOURNMENT



Weston Applonie
City Planner

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DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
NOVEMBER 26, 2024**

MEMBERS PRESENT: Chair Trevor Steenblik, Vice Chair Lindsey Hamilton, Commissioners Scott Carter, Wesley Felice, Bret Nielsen, Julie Pierce, and Justin Whitworth

MEMBERS ABSENT: Vice Chair Lindsey Hamilton, and Commissioner Peter McDonough

OTHERS PRESENT: Staff: Director Chad Wilkinson, Planner Whittney Black, Planner Jeffrey Montague, Secretary Michelle Williams, and Assistant City Attorney Jadyn Applonie

Chair Steenblik called the work meeting to order at 6:45 p.m.

ADMINISTRATIVE REVIEW

1. V & O Party Rentals – CONDITIONAL USE

Planner Montague presented a request for a conditional use permit for a high-impact home occupation. The property is located in the R-1-8 (Single Family Residential) zoning district. A conditional use is an allowed use that comes before the Planning Commission for the determination of any impacts to the neighborhood that need to be mitigated with conditions.

V & O Party Rentals plans to rent inflatable bouncy houses and party décor. Clients will come to the house to pick up the rental items, which makes this a high-impact home occupation. The business will accept clients between the hours of 7:00 a.m. and 8:00 p.m. as is allowed by the City's home occupation ordinance.

The business will have two employees who both reside at the home. Any expansion would require additional review and approval. The home occupation ordinance allows for the use of up to 150 square feet of the home to be used for the business as long as it doesn't intrude with parking requirements of the home. The business is proposing to use 18 square feet of the garage for storage of décor and it does not intrude with the required parking for the home.

V & O Party Rentals will have one vehicle associated with the business, a 2017 Ford Explorer. The Explorer's GVW is 6,100 and is not considered a commercial vehicle.

Pick up and drop offs will be schedule so there isn't any client overlap. Staff recommends the Planning Commission approve the high-impact home occupation for V & O Party Rentals.

PUBLIC HEARING

2. 915 West Gordon Avenue – REZONE

Planner Black presented a rezone request for a portion of property at 915 West Gordon Avenue. The rezone request is from R-1-8 (Single Family Residential) to C-H (Planned Highway Commercial). The Church of Jesus Christ of Latter-day Saints owns both parcels and is in the process of a lot line adjustment which will transfer this portion of property from the FamilySearch Center to the north to Deseret Industries to the south for additional parking for Deseret Industries. The area is already striped for parking. The rezone keeps the south parcel from being split-zoned. There won't be shared parking between the two parcels, and there aren't any plans for further development.

The only item before the Commission tonight is the rezone of the portion being transferred. The lot line adjustment is an administrative process.

Commissioner Felice asked if the property was subdivided. Planner Black stated it was a meets-and-bounds property.

ADJOURNMENT:

At 6:51 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 26, 2024**

MEMBERS PRESENT:

Chair Trevor Steenblik, Commissioners Scott Carter, Wesley Felice, Bret Nielsen, Julie Pierce, and Justin Whitworth

MEMBERS ABSENT:

Vice Chair Lindsey Hamilton and Commissioner Peter McDonough

OTHERS PRESENT:

Staff: Director Chad Wilkinson, Planner Whitney Black, Planner Jeffrey Montague, Secretary Michelle Williams, Assistant City Attorney Jadyn Applonie

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Chair Steenblik conducted the pledge of allegiance and offered the invocation.

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING –
November 12, 2024.**

Chair Steenblik called for a motion for the approval of the minutes. Commissioner Felice moved to accept the Planning Commission Work and Regular Meeting Minutes for November 12, 2024. Commissioner Carter seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. V & O Party Rentals – CONDITIONAL USE

The applicant, Otto Dubon, is requesting a conditional use permit for a high-impact home occupation to provide inflatable bouncy house and party décor rentals. The property is located at approximately 1739 North 250 West.

Planner Montague presented the item.

Background: *The applicant, Otto Dubon, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation V & O Rentals will provide inflatable bouncy house and party décor rentals. Clients will be able to pick up rented products from the home. The home occupation will occupy 18 square feet of the attached garage, which complies with the square footage requirements for a home occupation. There is sufficient off-street parking on the property for the residential occupants and business clients.*

Alternatives to the Motion: Alternatives are to: 1) Grant conditional use approval of the High-Impact Home Occupation subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for the High-Impact Home Occupation with additional conditions if the Planning Commission identifies additional reasonably anticipated detrimental effects of the proposed use that need to be mitigated.

Recommendation: Staff recommends the Planning Commission grant conditional use approval of the High-Impact Home Occupation, subject to meeting all conditions listed in the Staff Report

Planning Commission Discussion:

NONE

Public Comment:

NONE

MOTION:

Commissioner Carter motioned the Planning Commission grant conditional use approval of the High-Impact Home Occupation, subject to meeting all conditions listed in the Staff Report. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

PUBLIC HEARING

2. 915 West Gordon Avenue – REZONE

The applicant, Scott Chatwin, representing The Church of Jesus Christ of Latter-day Saints, is requesting to rezone a portion of the property from R-1-8 (Single Family Residential) to C-H (Planned Highway Commercial). The property is located at approximately 915 West Gordon Avenue.

Planner Black presented the item.

Background: The applicant, Scott Chatwin, representing The Church of Jesus Christ of Latter-day Saints, is requesting to rezone a portion of the property located at 915 West Gordon Avenue (FamilySearch Center) from the R-1-8 zoning district. This rezone request is for the southern portion of the property containing approximately 0.75 acres. The subject property is surrounded by C-H zoning to the south, east, and north. The property to the west is zoned R-S (Residential Suburban).

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request for a portion of the property located at 915 West Gordon Avenue from R-1-8 zone to C-H zone; or 2) Recommend the City Council deny the rezone request.

Recommendation: *Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at 915 West Gordon Avenue, subject to meeting all City requirements and General Plan guidelines.*

Planning Commission Discussion:

NONE

Public Comment:

Chair Steenblik asked for a motion to open the public hearing. Commissioner Felice moved to open the public hearing. Commissioner Pierce seconded the motion; which was approved unanimously following a roll-call vote.

Michael Christensen, 1157 North 2275 West – stated he didn't have an objection to the property being used as a parking lot; however, he was concerned that the parcel had a Main Street Mixed-Use Corridor overlay in the General Plan and it wasn't being considered for rezoning to MU (Mixed-Use). Mr. Christensen objected to the prime residential property being restricted for commercial use for the rest of its existence. It appears this should be zoned MU as it is next to Main Street and Gordon Avenue which will become a major transportation hub. There is no reason to lock this down as a commercial zone when the same use can be had with a less restrictive zoning of MU.

Commissioner Pierce asked if there was anything precluding this parcel from being rezoned to MU in the future. Planner Black stated it could be considered if an applicant came forward and the request met the current General Plan.

Mr. Christensen asked why the City would opt for a more restrictive zoning when a less restrictive option was available. Chair Steenblik acknowledged Mr. Christensen's point and stated this piece is already prepared for this purpose.

Commissioner Felice added that one problem with this is that from an administrative perspective, it is easier to rezone the portion to C-H because the parcel it will be attached to is already zoned C-H. Administratively it makes more sense to do it now because it will save the City time and money.

Mr. Christensen noted that doing things right is better than doing what is easy. The less restrictive option is completely viable for the intended purpose.

Commissioner Nielsen noted it appeared that the General Plan doesn't actually include this parcel in the Main Street Corridor. Planner Black affirmed.

Director Wilkinson shared the background of the 2019 General Plan, the Mixed-Use overlay was left undefined for a reason, because a number of the parcels were different sizes. There are different depths along the corridor as you can see along the east side of Main Street. Those parcels are quite large and the designation splits them. It was left that way so there could be some discretion.

This is a legislative decision and is up to the Council on how they would like to proceed. It is Staff's recommendation that the Commission forward a recommendation of approval as it is consistent with the General Plan.

This is an existing situation and the City doesn't want to have split zones on a parcel. Everyone feels mixed-use is important and that means having a mix of uses in the area. The City wants robust neighborhoods and a mix of uses. C-H is a consistent use with Mixed-Use overlay.

Mr. Christensen stated that ambiguity is the whole reason this should be zoned to the least restrictive measure possible.

Commissioner Felice noted that the Church itself would need to bring the motion to rezone to MU and they are not here at this time. Therefore, the Commission cannot consider MU as a rezone option.

Chair Steenblik asked for a motion to close the public hearing. Commissioner Pierce moved to close the public hearing. Commissioner Whitworth seconded the motion; which was approved unanimously following a roll-call vote.

MOTION:

Commissioner Felice motioned that the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at 915 West Gordon Avenue, subject to meeting all City requirements and General Plan guidelines. Commissioner Whitworth seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:15 PM, Commissioner Whitworth motioned to adjourn. Commissioner Pierce seconded the motion, which was approved unanimously following a roll-call vote and the meeting was adjourned.



Michelle Williams
Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Proposed amendments to Layton City Municipal Code, Title 19 “Zoning”, Chapter 19.02 “Definitions”, 19.06 “Land Use Regulations”, Section 19.06.000, Table of Land Use Regulations, Tables 6-1, 6-2, and 6-3 to add permanent cosmetics as a land use and establish definitions.

Staff Contact: Weston Applonie

Background:

At the request of the City Council staff has prepared a draft amendment to codify the separation between permanent cosmetics and tattooing. The draft amendment includes a definition for “permanent cosmetics” and “tattooing” as well as expanding the Table of Land Use Regulations Table 6-1 and 6-2 to include permanent cosmetics as a separate land-use. The amendment would also establish the zoning districts where permanent cosmetic use would be allowed.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the proposed amendments to Title 19 “Zoning”, Chapter 19.02 “Definitions”, 19.06 “Land Use Regulations”, Section 19.06.000, Table of Land Use Regulations, Tables 6-1, 6-2, and 6-3 to add permanent cosmetics as a land use and establish definitions.

19.02.020

“Permanent Cosmetics” means a semi-permanent application of pigments under the skin for areas of the body such as the eyebrows, eyelids, lips, and/or other parts of the body for beauty marks, hair imitation, lash enhancement, or areola re-pigmentation. The cosmetic implantation technique deposits pigment in between the epidermis and dermis. Permanent cosmetics include permanent makeup, micro-pigmentation, micro-pigment implantation, micro blading, demographics.

“Tattooing” means the application of permanently depositing pigments, not required for medical purposes, into the human skin by the use of a needle or other implement for the purposes of creating a mark, design, word(s), and/or body art placed on the skin. The implantation technique deposits color pigment below the dermis and into the epidermis.

19.06.000

TABLE OF LAND USE REGULATIONS																			
	TABLE 6-1											TABLE 6-2							
	A	R-S	R-16	R-18	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1
COMMERCIAL AND RELATED SERVICES																			
Bakery, Wholesale															L2	P	P	P	P
Bed & Breakfast	C	C					C	C	C	C				C				C	C
Building Materials Sales Wholesale															L2	L1		L1	P
Cleaning, Laundry or Dyeing															L1	L1	L1	P	P
Dance Hall or Night Club																	C	C	
Food Cart, Food Truck***	P	P	P	P	P								P		P	P	P	P	P
Hotel or Motel													C				C	C	C
Kiosk															P	P	P	P	P
Laboratory, Scientific or Research													P				P	P	P
Lumber Yard																	C	C	P
Medical Treatment Facility													P	P	P	P	P	P	L5
Milk Depot															P	P	P	P	C
Mixed Use Buildings																			P ²
Office and Indoor Storage													L1		L2	L2	L2	L1	P
Permanent Cosmetics													P	C	P	P	P	P	P
Pre-School													C	C	C	P	P	P	P
Railroad or Bus Passenger Station													C			C	C	C	C
Railroad Team Tracks, Freight Depot or Docks													C				C	C	P
Seasonal Outdoor Vendor															P	P	P	P	
Single Event															P	P	P	P	P
Snow Shack															P	P	P	P	P
Street Vendor*																	P	P	P
Tattooing-Parlor																		C	
Tent Vendor**															P	P	P	P	P
Trailer or Mobile Home Sales																	P	P	P
Transfer Storage Terminal																	C	C	P
Travel Trailer Park																C	P	P	C

LAYTON CITY AGENDA ITEM COVER SHEET

Item Number: 2

Subject: General Plan Amendment – Station Area Plan Adoption

Contact: Whitney Black

Background: During the 2022 Legislative Session, H.B.462 was signed into law. This bill requires cities with a fixed guideway public transit station to develop and adopt a station area plan on or before December 31, 2025. Since Layton City is home to a FrontRunner Station, it is one of the municipalities obligated to meet this requirement. The City has collaborated with the consultant group FFKR Architects and Wasatch Front Regional Council in this planning effort.

A Station Area Plan is a planning resource that establishes a vision, and the actions needed to implement that vision for development within half a mile of the FrontRunner Station. It will work in conjunction with the adopted General Plan to promote the following objectives:

- a) Increase the availability and affordability of housing, including moderate-income housing;
- b) Promote sustainable environmental conditions;
- c) Enhance access to opportunities; and
- d) Increase transportation choices and connections.

Years before it became a requirement from the State Legislature to plan development around transit stations, Layton City established a vision for the area around the FrontRunner Station. In 2007, the City worked with merchants, stakeholders, residents, and other government entities to create the Old Downtown Plan. The plan established recommendations and guidelines for design, mixed-use infill/redevelopment, and increasing the number of residential units. The Historic Downtown Plan was the basis for the creation of two mixed-use zones, the MU-TOD (Mixed-Use Transit Oriented Development) zone and the MU (Mixed-Use) zone. Subsequently, through a City-initiated process large portions of the historic downtown area were rezoned to MU-TOD and MU. The plan for the Historic Downtown area was further refined during the 2014-2019 General Plan process. The General Plan identified the area as an Urban District with a primary focus on residential and employment uses, as well as supplemental retail and restaurants. The creation of a Station Area Plan provides the City an opportunity to assess, refine, and enhance the existing planning efforts for the downtown area.

The purpose of this meeting is to introduce the concept of a station area plan to the Planning Commission. Once the plan is complete, the Commission will conduct a review of the plan, hold a public hearing, and make a recommendation to the City Council for its adoption.