

Planning Commission Work Session

JUNE 7, 2011

6:39 PM – 8:05 PM

COUNCIL CHAMBERS

FACILITATOR	Chairman Kenneth Hellewell
NOTE TAKER	Kent Andersen
ATTENDEES	Tyler Bodrero, Braxton Schenk, Gary Pratt, T.J. Jensen, Dale Rackham, Gregory Day, Curt McCuistion, and Michael Eggett

ITEM 1: COMMITTEE REPORTS

Kenneth reported on the 200 South Committee, stating that there had been some confusion between staff and him that resulted in the postponement of the 200 South Committee. They would be rescheduling the next meeting in the near future as soon as they were able to work through everyone's busy summer schedules.

Dale reported on the Antelope Drive Committee, stating that they reviewed the minutes from the prior meeting, the PRD and site changes, zoning changes along Antelope Drive, signs, impact fees, and UDOT signs. Gary referred to some language he distributed regarding proposed changes to the sign and lighting regulations in the Land Use Ordinance that their Committee discussed and recommended. Braxton suggested striking the word combination in the design standards for monument signs and simply requiring some sort of brick, stones, or other material that somehow tied the sign in with the architecture of the building. He then suggested, for electronic message centers, requiring less than 40% maximum capable output of light, which he said was not at all conservative. He also agreed with the elimination of the internal illumination restriction for monument and single-tenant pole signs. Since he was in the business of manufacturing signs, he pointed out that businesses all over the State in smaller towns with this same restriction ended up directing their ground illumination in the most obnoxious ways in order to get attention. Kenneth explained the reason behind these restrictions as motivation for businesses to advertise on multi-tenant signs and avoid the accumulation of too many single-tenant signs. Gary pointed out that the owners of strip centers rarely, if ever, allowed single-tenant signs. Braxton added that Layton did not count multi-tenant signs against their businesses' square footage allowances for signage. He also took issue with the six month time-frame for temporary signs. He believed other cities were only 30 to 60 days, which made much more sense by avoiding the deterioration of temporary signs that remained posted far too long. Gary agreed, stating that he would prefer 30 to 60 days with an option to renew or extend.

Commissioners discussed alcohol licenses and distance requirements. Gary asked City staff to look at the State requirements to make sure the City's ordinance complied with Utah's current regulations.

Gary explained his reasons for wanting clarification on site requirements for fencing adjacent to driveways. Commissioners discussed their views and referred to other cities' ordinances.

Gary's final suggested amendment to the ordinance related to pigeons, since residents raised them for recreational purposes. Large numbers of pigeons became nuisances in residential neighborhoods due to their numbers and flocking habits. The discussion turned to apiaries and the pros and cons for making them a conditional use. Mike offered to put in an article in the City newsletter regarding these issues.

TJ reported on the Transportation Committee.

ITEM 2: DEPARTMENT BUSINESS

Kenneth reminded Greg and Dale that their terms were ending that month, and they needed to decide whether they wanted to serve another term.

Kent reviewed the land use training recently given by the Utah League of Cities & Towns.