

MINUTES OF LAYTON CITY PLANNING WORK COMMISSION MEETING
May 27, 2008

MEMBERS PRESENT: Commissioners Sharon Esplin, Tim Pales, Dave Pratt, Gerald Gilbert, Kristin Elinkowski

ALTERNATE MEMBERS PRESENT: Blake Hazen, Ryan Stevenson

MEMBERS ABSENT: Ron Stallworth

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Brandon Rypien, Ben Hart, Julie Jewell, and Steve Garside. Councilman Scott Freitag.

PUBLIC REVIEW:

(1) R & L FENCING & DECK – CONDITIONAL USE – OUTDOOR STORAGE

968 McCormick Way

This property is located in a M-2 (Heavy Manufacturing/Industrial) Zoning District.
The applicant is Richard Bourne, DLaney LLC.

Peter Matson, Long Range Planner, asked the Planning Commission to table the item indefinitely until necessary information is received from the applicant.

(2) NEVER BETTER AUTO SALES – CONDITIONAL USE – AUTO SALES

1365 North Main Street

This property is located in a C-H (Highway Regional Commercial) Zoning District.
The applicant is David Bell.

Brandon Rypien, Planning Technician, presented David Bell's conditional use request for auto sales. He said the site met the requirements for parking and exceeded the requirements for landscaping. The applicant will also be required to meet all sign requirements. Mr. Rypien clarified the areas where stored cars and display cars would be located. Chairman Esplin asked that a fourth condition be added to stipulate that only three parking stalls adjacent to Main Street be used for display autos for sale. All other autos for sale shall be parked in the rear of the lot.

(3) V2 DANCE CLUB – AMENDMENT TO CONDITIONAL USE HOURS OF OPERATION

865 West Gordon Avenue.

This property is located in a C-H (Commercial Highway).
The applicant is Gary McFarland.

This conditional use request is a proposal to amend a previous conditional use for a teenage dance club at this site. Club Chrome's teenage dance club. The applicant is requesting to amend the hours of operation. The current conditional use hours of operation are 9 to 11:30 p.m. from Monday thru Sunday and allows patrons not held to curfew to stay until 1:00 a.m. The applicant is requesting the hours of operation be extended to 12:00 a.m. from Monday thru Thursday with patrons not subject to curfew allowed to stay until 1:00 a.m. On Friday and Saturday, minors would be allowed to stay until the 12:00 a.m. new curfew ordinance for minors and those not subject to curfew would be able to stay until 2:00 a.m. Chairman Esplin asked if Layton City Police Chief Terry Keefe had any concerns with the hours of operation. Mr. Rypien replied that Chief Keefe did not have any concerns. Mr. Rypien said an off duty police officer hired by the Club would be patrolling the parking lot and there were be two security guards at the door checking identification and enforcing the dress code. Commission Gilbert asked if the proposal by the applicant could be incorporated as part of the conditional use. Commissioner Esplin asked that Item #7 be added to state that the proposal submitted by Venture Holdings, LLC, for the V2 Dance Club be incorporated as part of the conditional use amendment. Mr. Matson asked Steve Garside, Assistant City Attorney, if the Venture Holdings, LLC,

proposal for the V2 Dance Club could be incorporated as part of the conditional use. Mr. Garside replied in the affirmative.

(4) IHC – GENERAL PLAN AMENDMENT AND REZONE – C-TH, MU-TOD to B-RP

41.80 Acres at approximately 700 South Flint

This property is located in the C-TH (Condo/Town House) and MU-TOD (Mixed-Use/Transit Oriented Development) Zoning Districts.

The applicant is Thomas J. Uriona representing IHC Health Services, Inc.

Peter Matson, Long Range Planner, presented IHC's request for a General Plan Amendment and a rezone request for 41.80 acres at approximately 700 South Flint Street. Mr. Matson presented additional documents to the Planning Commission including maps, Fire Department memo, and a letter from the Davis Family Physicians group.

The proposal is to amend the Downtown element of the General Plan and to rezone the property from C-TH and MU-TOD to B-RP. A Development Agreement will also be reviewed on this proposal outlining restrictions on the development. Mr. Matson gave an overview of the property as it relates to the proposed 750 South Corridor and the history of the zoning of the property.

Commissioner Kristin Elinkowski asked where on the property the proposed hospital would be placed. Mr. Matson replied that after the property is rezoned, IHC will request a conditional use for the hospital and propose a site plan that would pinpoint the footprint of the hospital. Commissioner Elinkowski felt it would be important to know the footprint of the hospital before considering the rezone request and expressed her preference that the hospital be closer to Main Street rather than Flint Street. Mr. Matson replied that the proposed 750 South Corridor would not leave enough property near Main Street for the hospital. He indicated that the hospital's primary access would be off 750 South rather than Flint Street.

The Commissioners discussed detention, utilities, sewer capacity, and ingress and egress to and from the facility. They also discussed concerns about the arrival and departure of ambulances and helicopters. In addition, the Commissioners discussed the future I-15 Interchange. Other points of discussion were traffic circulation and control, buffers and setbacks. Mr. Matson explained that the hospital building could be no closer than 150 feet to the residential area. Commissioner Tim Pales asked why the applicant had not proposed all the available acreage for rezone. Mr. Matson said the applicant would be prepared in the regular Planning Commission Meeting with a presentation that may answer some of the Commissioners' questions.

Mr. Matson emphasize that Staff feels the medical campus can be a viable part of the downtown area. With the public transportation and access to interchange job opportunities would be provided. He said Staff is recommending that the Planning Commission forward a positive recommendation for both the General Plan Amendment and the Rezone to the City Council with the items in the Development Agreement to be adopted by the City Council by resolution.

Chairman Sharon Esplin asked about the results of the Public Meeting on April 9 at Layton Elementary School and what the public response had been thus far. Mr. Matson indicated the letter from Davis Family Physicians was the only written comment. Ben Hart, Layton City Economic Development/CDBG Administrator, said about 200 people attended the open house at Layton Elementary and that IHC was responsive to their concerns. The most significant area of question as to whether 200 East would become a through street and about children walking to school from the neighborhood south of the proposed hospital site. He said attendees were generally positive but wanted more information.

Community Development Director, Bill Wright, spoke about the timeline for the completion of the interchange. He also spoke about the proposed enhanced streetscape along Flint Street and the possible connection of a peripheral walking path around the facility to the Kay's Creek trail and to the rail station. He said a critical part of the Kay's Creek Trail system is the trail's connection to Dawson Street.

OTHER CONSIDERATIONS:

(5) PHEASANT PLACE SUBDIVISION – ESCROW AGREEMENT EXTENSION

Approximately 550 South 1200 West (101 lots)

This property is located in a R-S (Residential Single Family) Zoning District.

The applicant, Doug Hamblin, is asking for a six-month extension of the bonding agreement for this subdivision.

Mr. Matson said Pheasant Place is requesting a six-month extension to its bonding agreement.

(6) ALEX PROPERTY SUBDIVISION – ESCROW AGREEMENT EXTENSION

Approximately 1100 North 2225 West (12 lots)

This property is located in a R-1-8 (Residential Single Family) Zoning District.

The applicants, Brad Larsen and Jerry Cronquist, are asking for a one-year of the bonding agreement for this subdivision.

Mr. Matson said the Alex Property Subdivision developers are requesting a one-year extension of the subdivision's bonding agreement.

Mr. Matson gave an over view of the location of the two subdivisions requesting bonding agreement extensions.

By Julie K. Jewell
Julie K. Jewell, Secretary to the Planning Commission

MINUTES OF LAYTON CITY PLANNING COMMISSION MEETING
May 27, 2008

MEMBERS PRESENT: Commissioners Sharon Esplin, Tim Pales, Dave Pratt, Gerald Gilbert, Kristin Elinkowski

ALTERNATE MEMBERS PRESENT: Blake Hazen, Ryan Stevenson

MEMBERS ABSENT: Ron Stallworth, Brent Allen

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Brandon Rypien, Ben Hart, Julie Jewell, and Steve Garside. Councilman Scott Freitag

Planning Commission Chairman, Sharon Esplin, called the meeting to order at 7:02 p.m.

The Pledge of Allegiance was recited, and the invocation was given by Commissioner Kristin Elinkowski.

Chairman Esplin called for a motion to accept the minutes from the April 22, 2008, Planning Commission Meeting. Commissioner Elinkowski moved to approve the April 22, 2008 minutes. The motion was seconded by Commissioner Tim Pales and the voting was unanimous.

Commissioner Gerald Gilbert moved to open Public Review. The motion was seconded by Commissioner Pales and the voting was unanimous.

PUBLIC REVIEW:

(1) R & L FENCING & DECK – CONDITIONAL USE – OUTDOOR STORAGE

968 McCormick Way

This property is located in a M-2 (Heavy Manufacturing/Industrial) Zoning District. The applicant is Richard Bourne, DLaney LLC.

Chairman Esplin explained the item would be tabled indefinitely until more information is received from the applicant. Commissioner Pales moved to table the conditional use request from R & L Fencing & Deck indefinitely. Commissioner Pales seconded the motion and the voting was unanimous.

(2) NEVER BETTER AUTO SALES – CONDITIONAL USE – AUTO SALES

1365 North Main Street

This property is located in a C-H (Highway Regional Commercial) Zoning District. The applicant is David Bell.

Brandon Rypien, Planning Technician, presented a conditional use for auto sales from applicant, David Bell. Mr. Rypien gave an overview of the area stating that there adjacent uses that are similar to this location. Mr. Rypien said the business, which will be part of Dave's Complete Auto, meets parking requirements and exceeds landscaping requirements. Mr. Rypien said the business will be required to meet lighting and signage requirements.

The following conditions are required for the conditional use permit with Item 4 being added at the recommendation of the Commissioners during work meeting.

1. The business shall be limited to 21 parking spaces and shall not occupy any required parking for other businesses.
2. Any additional lighting shall be shielded to keep all lighting on site.
3. The applicant must meet all signage requirements.

4. Only three parking stalls adjacent to Main Street shall be used to display autos for sale. All other autos for sale shall be parked in the rear of the lot.

Chairman Esplin asked the applicant, who was present, if he understood the four conditions. The applicant said he understood the conditions but wondered with the landscaping exceeding the required amount if possible changes to the parking of autos in the front could be proposed in the future. Chairman Esplin said it may be possible to review additional parking requests in the future. The applicant said he would accept the conditional use recommendations as currently proposed.

There were no questions from the audience or the Commissioners.

Commissioner Dave Pratt moved to grant the conditional use request for auto sales subject to the applicant meeting the four items recommended by Staff and the Planning Commission which are hereby adopted as requirements. Commissioner Ryan Stevenson seconded the motion that was approved unanimously.

(3) V2 DANCE CLUB – AMENDMENT TO CONDITIONAL USE HOURS OF OPERATION

865 West Gordon Avenue.

This property is located in a C-H (Commercial Highway).

The applicant is Gary McFarland.

Mr. Rypien presented a conditional use request amendment for the V2 Dance Club. Mr. Rypien said the V2 Dance Club is a non-smoking and non- alcoholic establishment. The applicant is requesting to amend the hours of operation of the current conditional use permit for the site. The current conditional use hours of operation are 9 to 11:30 p.m. from Monday thru Sunday and allows patrons not subject to curfew to stay until 1:00 p.m. The applicant is requesting the hours of operation be extended to 12:00 a.m. from Monday thru Thursday with patrons not subject to curfew allowed to stay until 1:00 p.m. On Friday and Saturday, minors would be allowed to stay due to the new 12:00 a.m curfew ordinance for minors and those not subject to curfew would be able to stay until 2:00 a.m. Mr. Rypien said Police Chief Terry Keefe has approved the amended hours of operation.

Mr. Rypien said an off duty police officer in uniform, hired by the Club, would be patrolling the parking lot and there would be two security guards at the door checking identification and enforcing the dress code. More lighting will be added to the parking lot behind the club.

Mr. Rypien said Staff is recommending approval subject to the following conditions.

1. On-site security is provided inside and outside of the facility with two security officials at the main entrance checking for identification and one police officer patrolling the parking lot at all times.
2. Additional lighting is added to the rear parking lot and is maintained on-site.
3. All minors are vacated from the premises by 12:00 a.m. (Midnight) Monday thru Sunday.
4. All signage requirements shall be met in the Sign Ordinance.
5. All Building and Fire Division requirements shall be met.
6. All of the following requirements shall be met by the time of occupancy.

An additional condition was recommended by the Planning Commission during Work Meeting.

7. Venture Holdings, LLC, proposal for the V2 Dance Club, will be incorporated as part of the conditional use permit.

At Commissioner Stevenson's request, Condition #1 was modified to read that the patrolling officer will be one off duty sworn police officer hired by the business.

Chairman Esplin asked if the applicant was present and if he understood the addition of item #7. The applicant, Gary McFarland, 5343 South 200 West, Roy, Utah, replied that he was in favor of adding item #7 to the conditional use.

There were no questions from the Commission or the audience.

Commissioner Gilbert moved to grant the conditional use request for the V2 Dance Club subject to Staff recommendations with the addition of Item #7 to include the proposal for the V2 Dance Club as submitted by Venture Holdings LLC, with the recommendations from Staff and the Planning Commission to be hereby adopted as requirements. Commissioner Elinkowski seconded the motion and the voting was unanimous.

(4) IHC – GENERAL PLAN AMENDMENT AND REZONE – C-TH, MU-TOD to B-RP

41.80 Acres at approximately 700 South Flint

This property is located in the C-TH (Condo/Town House) and MU-TOD (Mixed-Use/Transit Oriented Development) Zoning Districts.

The applicant is Thomas J. Uriona representing IHC Health Services, Inc.

Chairman Esplin recognized the applicant and citizens in attendance and outlined the following procedure that would be followed so that those with interest and concern could present their views:

1. Staff presentation
2. Applicant presentation
3. Commission questions
4. Public input

The applicant is Intermountain Health Services (IHC). The proposal is to amend the Downtown element of the General Plan and to rezone the 41.80 acre property at approximately 575 South Flint Street from C-TH and MU-TOD to B-RP. A Development Agreement will also be reviewed on this proposal outlining restrictions on the development. He said the approximated Flint Street address is used because Flint Street is the only street on which the property currently has frontage. If approved, the applicant will submit a request for a Conditional Use and a site plan for the proposed medical campus.

Mr. Matson mentioned the Public Meeting held on April 9 to inform the public of the proposed development and to answer their questions.

Mr. Matson said the area proposed for rezone is adjacent to I-15 and the area of the South Layton Interchange. Mr. Matson explained the proposed alignment for the interchange access road, 750 South. The zoning ordinance indicates that the proposed B-RP zone is for office and research type facilities. He said the area is compatible with a medical campus facility. The requirements for this zoning designation are higher for landscaping (25%) which is a higher percentage of landscaping than the C-TH or MU/TOD zone. The applicant is proposing an open medical campus with generous landscaping.

Mr. Matson said this property is the only site west of the railroad tracks that is included in the Downtown Plan. Staff feels the medical campus would be a way to integrate the west side of the tracks with the Downtown area. Staff is recommending that the B-RP be considered over other zones and that specific items addressing utilities, transportation, and landscaping be integrated into a Development Agreement that can be contractually tied with the rezone of the property. He said the main access point to the hospital would be 750 South with secondary access along Flint Street. The exact size of the hospital will be determined with the site plan approval.

Any increase in storm drain needs would need to be contained on site. A geotechnical report would be required to determine the land drain sizes and areas. The applicant would need to comply with City water exaction requirements. Mr. Matson discussed landscaping plans including recreation trails and an enhanced streetscape along Flint Street. The applicant will partner with the City for the extension of the trail system along Kay's Creek.

Mr. Matson said transportation issues are critical to this type of land use, and the applicant has hired a traffic consultant to analyze trip generation associated with this type of facility.

Mr. Matson said Staff is proposing that the stub streets not connect into the property per the Development Agreement. He said it is likely with the interchange process that 200 East may become a cul de sac, however, the future of this street as to whether it connects to 750 South is still in question. He said Staff feels cut through traffic issues would outweigh the convenience issue of traffic from the subdivision connecting with 750 South. He said Staff asks the Planning Commission to consider in their recommendation whether or not 200 East connects with 750 South. If 200 East is not connected to 750 South, then the applicant can place the footprint of the hospital farther to the east and away from the residential area.

Mr. Matson mentioned possibilities for United Transit Authority (UTA) parking options on the west side of the tracks. He also talked about concerns with school children walking along Flint Street to Layton Elementary School. He said the interchange project may warrant a signal at Flint Street and 750 South. A crossing guard at that location would be critical with or without a signal. The City, IHC, and Utah Department of Transportation (UDOT) would coordinate safety at that intersection.

Mr. Matson said the medical campus design would be presented to the Planning Commission after a detailed architectural review by Staff. Development of the site would integrate all proposed buildings with landscaping. The lighting plan would be submitted as part of the request for conditional use.

Mr. Matson said Staff recommends approval of the General Plan Amendment and rezone to B-RP based on City Council approval of a Development Agreement including the previously listed items. The Downtown Plan should be amended to include "medical campus" as part of the Plan.

The Commissioners discussed the proposed interstate exchange and the proposed and future location of 750 South as it continues west to Angel Street. Mr. Matson said it is the intent of the City's Master Street Capital Improvement Plan that the section of 750 South between Angel and Flint be a high priority with 750 South west of Flint being a City Street and east of Flint being a State facility.

Mr. Matson overviewed a buffer map which will be Exhibit C in the Development Agreement. Around the perimeter of the property is a 50-foot no build zone with landscaping only. This area may include the recreation trail. For the next 50 feet, parking but no vertical structures would be allowed. For the next 50 feet, no building over 40 feet in height would be allowed. Mr. Matson said these buffer requirements are beyond what the B-RP zone requires.

In response to Commissioner Gilbert's question about setbacks in the C-TH zone, Mr. Matson said that in a C-TH zone, the setback would only be 20 feet.

Commission Elinkowski expressed her concern about recommending a rezoning of the property without the footprint of the hospital being known.

Mr. Matson said that part of the due diligence for the applicant to acquire the property is to have the rezone in place. He said the applicant has a long term plan for the property and it may be several years before the conditional use request is submitted and a site plan application and commitment to uses outlined in the Development Agreement are received.

Thomas Hanrahan, Northern Region Vice-President for IHC explained that planning a hospital is a lengthy and expensive process. The applicant would want to know the amount of land available and the access points to design a master site plan to present to the Planning Commission.

(See presentation from IHC attached.) Presenting along with Mr. Hanrahan was Dr. John Grima, Region Planner of IHC.

IHC provided a list of frequently asked questions to the citizens. (See attached list of questions.) IHC understands and is prepared to accept the terms of the Development Agreement. They commit to pay for services and return to the City anything taken away. Services listed were water, sewer, storm drain, land drain and water exaction requirements. He said IHC understands the perimeter buffers and would like the 25% landscaping requirement to include the land

north of the proposed 750 South street. He said IHC would participate in the completion of the trail and also plan to have an on-site trail for neighborhood and hospital staff use. He said no specific plan was in place for lighting. He said IHC hopes to assure the community and City that by agreeing to the terms in the Development Agreement there will be assurance that the future site plan will be appropriate for the neighborhood and downtown Layton.

The applicant stated a traffic study had been commissioned from Hales Engineering. Hales Engineering coordinated with the City and Staff and Horrocks Engineering to insure that the data was consistent. The consultant, Ryan Hales, said that the results of the traffic study indicate trips generated from a community hospital will be fewer than if the property were to be developed under the current zoning of C-TH and MU-TOD. The C-TH zone generates less traffic and the MU-TOD zone more traffic. The consultant concluded that the hospital would not unduly increase the degree of congestion on the surrounding street and intersections.

IHC requested to terminate 200 East asking that as part of the Planning Commission's recommendation to the Council that the street may not be connected.

IHC said comments from the neighborhood meeting have helped to develop the landscaping and lighting plan. He listed and addressed neighborhood concerns, stating there would be more neighborhood meetings with opportunity for input.

Commissioner Esplin asked about the traffic survey particularly rezoning versus present zoning. The consultant, Ryan Hales, addressed traffic survey questions.

In response to Commissioner Elinkowski's questions about traffic and safety with emergency vehicles in the area, the IHC representatives addressed primary response routes and traffic as well as traffic from the hospital staff and patience visit peak times. The possible approach of emergency vehicles to the hospital was reviewed.

Commissioner Elinkowski also asked the about trauma level proposed for the hospital, and IHC stated that this hospital will not be a designated trauma facility.

Commissioner Gilbert asked for clarification on the property to the north of 750 and IHC's request that it be counted as part of the 25% green space. He asked if the property may be sold to a developer at a later date. While it is not likely the property would be sold, Dr. Grima said IHC understands that if the property was sold, an adjustment in the percentage of green space on the hospital campus would have to take place.

Commissioner Elinkowski expressed reservations about the intended site plan indicating she would like to see the hospital closer to Main Street. Dr. Grima responded that the goal is to center the hospital on the site to create the ability for future expansion with the specified buffer remaining intact.

There were no additional questions from the Commissioners.

Commissioner Esplin gave the public an opportunity to ask questions and voice concerns.

Sherry Brophy, a resident at 647 South 125 West, asked if a commercial use was a possibility on the small piece of property on the north west corner of the proposed 750 South street. Mr. Matson explained that the B-RP zoning designation is primarily office space with supporting commercial uses but not retail use. At the citizen's request, Mr. Matson also gave an overview of the proposed route of 750 South.

Laurel Enz, a resident at 109 East 775 South, expressed concerns about the noise. IHC representatives responded that the hospital works with emergency response staff to silence vehicles as they approach the campus and emphasizes driving at a safe speed. A helicopter pad would be for pick up of patients only. Mr. Hanrahan said IHC staff in Ogden meet with neighbors frequently to discuss issues. Dr. Grima talked about the tree buffer around the perimeter that would mature over time.

Layton City Councilman, Scott Freitag, outlined the restrictions in the Uniform Traffic Code for emergency vehicles.

Jill Roberts, a resident at 754 South 125 West, Layton, asked for clarification on the overall height restriction in the B-RP zoning. Mr. Matson responded that the maximum height is 100 feet.

David Olson, a resident at 192 Flint Street, expressed concerns regarding the height of the development, traffic, and the disruption of the neighborhood during construction. Mr. Matson that the main utility construction impact to Flint Street would be the culinary line that would be extended from Gentile Street to the south. The storm drain and sewer lines would be from the property south on Flint Street with possible storm drains lines to the detention pond in the area.

Nole Nye, a resident at 618 South in Fruit Heights, stated he is a physician in Davis County and a member of the Davis County Medical Society. He expressed concerns about the impact of the proposed hospital on practices in the area. He expressed concern that with the new hospital not offering acute care, patients would be sent to McKay Dee or Murray Hospitals even though acute care services are available at Davis and Lakeview Hospitals. He presented a letter from the Davis Hospital Executive Committee (see attached letter). Chairman Esplin said the letter would also be presented to the City Council.

Christian Hess, a resident at 318 south 1445 West Syracuse and a practicing physician not associated with the medical association, expressed concerns about Davis County residents leaving the County for medical care and cited instances when he has been forced to leave the County to do surgical procedures for IHC insured patients. Mr. Hanrahan said that Davis Medical Center accepts IHC's insurance.

Jim Richards, a resident at 604 South Flint Street expressed concerns about the hospital being built and asked what would happen if the property is rezoned but then the hospital is not built there. Mr. Hanrahan said there had already been considerable expenditure and steps to toward development of the facility and IHC has no intention of building anything but a hospital. He spoke about there being a natural limit to the size and expansion of the hospital based on the relationship with McKay Dee Hospital as a teaching hospital.

Commissioner Esplin said the Development Agreement address issues of boundaries and buffers. He explained that the Development Agreement is a contract between the City and IHC to commit and solidify the boundaries so that boundaries are not encroached in the future. The intent is to get enough details in the agreement before the rezoning of the property.

A citizen asked if the zoning would return to the C-TH and MU-TOD zoning designations if the hospital is not built. Mr. Matson said the City Council would make that determination. Conditions would be written into the Development Agreement to deal with that possibility.

Steve Williams, a resident at 473 West 100 North in Layton, asked if 60% of the medical needs are leaving the county, what will IHC be bringing to Davis County that is not already offered here. He asked about the setbacks on the triangular portion of the property and about traffic where Flint connects with Gentile. Mr. Matson said the setbacks would be based on requirements for the zone. Mr. Hales responded, using the Wasatch Front Regional Counts as a model, stating the intersections would be mitigated to a reasonable level of service.

Commissioner Elinkowski asked about the intersection of Flint and 750 South, Mr. Matson said it was slated as a full 4-way intersection with a future planned traffic signal.

Mr. Hanrahan said the new hospital would provide more accessibility to services and additional beds to a county where the number of residents per bed is three times that of other counties. There was a discussion on the proposed number of beds in the proposed hospital as well as current and under construction beds at Davis Hospital.

Steve Hatch, a resident 861 South 225 West Layton, expressed concerns about traffic on 900 South to Flint and possible traffic if 200 East is opened to 750 South. Mr. Hales responded with statistics on the traffic through the neighborhood.

Bill Hughes, a resident at 2675 East 2700 North and a physician at Davis Hospital, expressed concerns about market share and how the development will impact parking, businesses, and high density dwellings in the train station area.

Stuart Adams, a resident at 3271 East 1875 North, Layton, and member of the Davis Hospital Board of Directors, expressed his concerns about the use of the land being an appropriate use. He felt the development would cause the downtown area to lose a substantial part of the residential walkable element.

Mike Jensen, Davis Hospital administrator, felt there were ample beds in Davis County. He said there must be a certain population base for acute care. He said Davis hospital is trying to develop programs for a higher level of care but will struggle to do so if it loses patients to a new hospital.

Jay Dansie, a resident at 571 South Fort Lane, gave a history of medical facilities in Layton City, and said based on his experiences, there needs to be an additional hospital.

Chairman Esplin called for a motion from the Commission.

Commissioner Elinkowski asked if the item could be tabled until there was a footprint for the hospital. She said she was in favor of a new hospital but felt more information was needed before making a decision.

Commissioner Pales moved that the Planning Commission forward their approval of the General Plan Amendment and rezone based on the City Council approving the General Plan Amendment and the closure of 200 East, with a reversionary clause that if the hospital is not built, the zoning will revert back.

Commissioner Gilbert asked if the Planning Commission could suggest to the City Council that the rezone revert back to its original rezone of today. Steve Garside, Assistant City Attorney, said there have been reversionary clauses in the past, but the Development Agreement is binding on the property even if the hospital is not built.

Commissioner Gilbert seconded the motion which passed by a margin of 5 to 1 with Commissioners Pales, Gilbert, Pratt, Hazen, and Stevenson in favor of the motion, and Commissioner Elinkowski against the motion.

Commissioner Pales moved to close Public Review. The motion was seconded by Commissioner Hazen, and the voting was unanimous.

OTHER CONSIDERATIONS:

(5) PHEASANT PLACE SUBDIVISION – ESCROW AGREEMENT EXTENSION

Approximately 550 South 1200 West (101 lots)

This property is located in a R-S (Residential Single Family) Zoning District.

The applicant, Doug Hamblin, is asking for a six-month extension of the bonding agreement for this subdivision.

Mr. Matson presented the request from the applicant, Doug Hamblin, to extend the escrow agreement for the Pheasant Place Subdivision for sixth months. The existing agreement expired February 2, 2008, and the request is to extend the agreement to August 2, 2008. Staff is recommending the Planning Commission forward a recommendation for approval to the City Council.

Commissioner Elinkowski moved to forward a positive recommendation from the Planning Commission to the City Council to approve the extension of the escrow agreement for Pheasant Place Subdivision to August 2, 2008. Commissioner Hazen seconded the motion and the voting was unanimous.

(6) ALEX PROPERTY SUBDIVISION – ESCROW AGREEMENT EXTENSION

Approximately 1100 North 2225 West (12 lots)

This property is located in a R-1-8 (Residential Single Family) Zoning District.

The applicants, Brad Larsen and Jerry Cronquist, are asking for a one-year extension of the bonding agreement for this subdivision.

Mr. Matson presented the request for an escrow extension for the Alex Property Subdivision. The escrow agreement for the subdivision expired on April 30, 2008. The applicants are requesting a 1-year extension of the agreement to April 30, 2009, due to the impact of the hard winter on the subdivision. Staff is recommending the Planning Commission forward a recommendation for approval to the City Council.

Commissioner Hazen moved to forward a positive recommendation to the City Council for approval of the escrow extension. Commissioner Pales seconded the motion and the voting was unanimous.

Commissioner Elinkowski moved to adjourn the meeting. Commissioner Hazen seconded the motion. The meeting was adjourned at approximately 10:00 p.m.

By Julie K. Jewell
Julie K. Jewell, Secretary to the Planning Commission