

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
OCTOBER 28, 2008**

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

**ALTERNATE MEMBERS PRESENT:**

**MEMBERS ABSENT:** Ron Stallworth, Blake Hazen , Dave Pratt

**ALTERNATE MEMBERS ABSENT:** Ryan Stevenson, Brent Allen

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Amanda Jorgensen, Julie Jewell, and Steve Garside.

**PUBLIC REVIEW:**

**(1) GREYHAWK DETENTION POND – ESCROW AGREEMENT EXTENSION**

Approximately 1800 East and 3100 North.

The applicant, Ed Green, is requesting a one-year extension of the bonding agreement to expire on October 28, 2009.

Long Range Planner, Peter Matson reviewed the escrow agreement between Layton City and Greyhawk Development, LC. The agreement was only a six-month agreement and has expired. Since much of the site and construction work has been completed, the amount remaining in the escrow account was reviewed. Layton City Engineering prepared a cost estimate for the remainder of work to be done including a breakdown of line items to be completed. The developer is asking for a one-year extension to complete the subdivision. Mr. Matson and the Commissioners discussed the progress and some of the history of the subdivision.

**(2) ANNETTE TAYLOR – CONDITIONAL USE APPLICANT – PERSONAL TRAINING STUDIO AND NUTRITION STORE**

198 East 2150 North

This property is located in an M-1 (Light Manufacturing) Zoning District.

The applicants are Annette Taylor and Steve Hansen for Hanrad Gourley, LC.

City Planner, Amanda Jorgensen, presented a conditional use request for Hard Body Fitness at the proposed location at 198 East 2150 North, Suite A. Ms. Jorgensen said the applicant will lease 5400 square feet of space. The applicant proposed 18 occupants at a time, but the State of Utah APZ (Accident Potential Zone) Easement only allows 9 occupants based on calculations of 611 square feet of space per one person. The applicant has indicated the occupant load may not be high enough for the business she proposes. Ms. Jorgensen said if the applicant decides to lease more space at a later date, she will need to return to the Planning Commission for conditional use for the additional space.

Ms. Jorgensen described the proposed layout of the facility with a workout area on the main floor and a smaller, more private workout area on the second floor. The facility will have massage and tanning rooms and the applicant is proposing a kitchen and nutritional products area. Chefs will teach nutritional cooking. The current proposed signage will need to be modified as it appears to advertise retail sales of products. Staff will work with the applicant on the signage. One of the conditions will prohibit walk-in customers. The applicant is proposing 24 hour service for clients with one or two outdoor events a year, although no more than 9 people including employees will be allowed at once even for an event. Nine parking stalls will be required for employees and customers.

1. The business signage will comply with the sign ordinance. This includes regulations for grand opening and special events. The signage for the kitchen and nutritional service will be limited to prevent public walk-ins.
2. The business is required to comply with all the requirements from the State of Utah, Department of Community and Culture as outlined in the attached letter.
3. Occupancy for the facility will be limited to nine (9) individuals at one time, including employees, clients, service workers, etc.
4. The business is required to provide nine (9) parking stalls, which is based on maximum occupancy load. The applicant is required to provide a letter from the property owner designating these stalls specifically for the business.
5. The business must comply with all City requirements from the Engineering Division, Fire Department, Building Division, Planning Division, and Business License Division.
6. The business will be a by-appointment-only facility and will provide 24-hour services to clients only.
7. Per the Engineering memo dated October 20, 2008, the ground water drainage issues for the overall Ridge Warehouse site must be addressed before occupancy is allowed.

The Commissioners discussed the proximity of the facility to the neighboring subdivision and expressed concerns about 24-hour operation. While most clients visit by appointment only, all clients have a key to access the building 24 hours a day with the appointment only visits being in just certain areas of the building. Bill Wright, Community & Economic Development Director, said hours of operation could only be limited if there was good reason to do so. The Commissioners recommended measures be taken to control traffic through the area. The Commissioners also discussed the occupancy load and requirements by the State in the easement for the Accident Potential Zone (APZ). Mr. Garside said Commissioners could make recommendations for the conditional use request other than what the applicant was proposing.

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

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**ALTERNATE MEMBERS PRESENT:**

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**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Amanda Jorgensen, Julie Jewell, and Steve Garside.

Planning Commission Chairman, Sharon Esplin, called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited and the invocation was by Commissioner Kristin Elinkowski.

Chairman Esplin called for approval of the October 14, 2008 Planning Commission Minutes. Commissioner Tim Pales moved to approve the minutes for both the Work Meeting and the Planning Commission Meeting for October 14, 2008. Commissioner Elinkowski seconded the motion and the voting was unanimous.

Chairman Esplin called for a motion to open Public Review. Commissioner Gerald Gilbert moved to open Public Review and Commissioner Pales seconded the motion. The voting was unanimous.

**PUBLIC REVIEW:**

**(1) GREYHAWK DETENTION POND – ESCROW AGREEMENT EXTENSION**

Approximately 1800 East and 3100 North

The applicant, Ed Green, is requesting a one-year extension of the bonding agreement to expire on October 28, 2009.

Long Range Planner, Peter Matson, presented an escrow extension request of one-year for the Greyhawk Detention Pond project. He described the location of the ponds and explained the original escrow agreement was for 6 months and has expired. Layton City Engineer, Ryan Bankhead reviewed the work remaining to be completed and prepared a revised cost estimate plus a 10% guarantee to allow a reduction of the escrow from \$395,586.92 to \$171,419.72. Mr. Matson then reviewed work to be completed and said Staff feels that one-year is a reasonable time-line for extension of the agreement given seasonal conditions. He said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the escrow extension.

There were no questions from the Commission or the audience. Chairman Esplin called for a motion on the item. Commissioner Gilbert moved to forward a positive recommendation from the Planning Commission to the City Council to approve a one-year extension to the escrow agreement for the Greyhawk Detention Pond project. Commissioner Elinkowski seconded the motion and the voting was unanimous.

**(2) ANNETTE TAYLOR – CONDITIONAL USE APPLICANT – PERSONAL TRAINING STUDIO AND NUTRITION STORE**

198 East 2150 North

This property is located in an M-1 (Light Manufacturing) Zoning District.

The applicants are Annette Taylor and Steve Hansen for Hanrad Gourley, LC.

City Planner, Amanda Jorgensen, presented a conditional use request for Hard Body Fitness at the proposed location at 198 East 2150 North, Suite A. Ms. Jorgensen said the applicant will lease 5400 square feet of space. The applicant proposed 18 occupants at a time, but the State of Utah APZ (Accident Potential Zone) Easement only allows 9 occupants based on calculations of 611 square feet of space per one person. Landscaping must be installed per an approved landscape plan.

Ms. Jorgensen explained the Commissioners' concerns expressed in work meeting regarding traffic control and said that traffic calming signage would be a condition to protect the residential areas. The applicant would be asked to encourage customers and clients to enter and exit from Fort Lane to limit traffic through the neighborhood.

Ms. Jorgensen said Staff recommends the Planning Commission approve the Conditional Use request with the following conditions.

1. The business signage will comply with the sign ordinance. This includes regulations for grand opening and special events. The signage for the kitchen and nutritional service will be limited to prevent public walk-ins.
2. The business is required to comply with all the requirements from the State of Utah, Department of Community and Culture as outlined in the attached letter. \
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5. The business must comply with all City requirements from the Engineering Division, Fire Department, Building Division, Planning Division, and Business License Division.
6. The business will be a by-appointment-only facility and will provide 24-hour services to clients only.
7. Per the Engineering memo dated October 20, 2008, the ground water drainage issues for the overall Ridge Warehouse site must be addressed before occupancy is allowed.

It was agreed that Layton City will be responsible for the installation of traffic calming signage.

Chairman Esplin asked if the Commissioners had questions for the applicant. The applicant, Annette Taylor, 2049 North Evans Cove Loop, answered questions from the Commissioners regarding the reduction in occupancy. She stated that she would just increase revenue by adding training hours and that an occupancy of nine would be sufficient for her business. Commissioner Elinkowski asked for an explanation of 24-hour access to the building. Ms. Taylor said the clients would have surveillance when they are in the building doing required cardio exercises. Commissioner Gilbert asked about facilitating cooking classes and Ms. Taylor said she would limit the size of the cooking classes. He also asked Ms. Taylor if she would consider other hours of operation and she replied that she would if she had to but she wanted clients who work night shift to be able to do their cardio routines after work.

The Commissioners discussed lighting and concluded that lights would not be shining on the residential areas.

There were no other questions from the Commissioners and Chairman Esplin called for questions from the audience. Tom Koford, 2114 North 5 East, asked about routing traffic around the neighborhood. Jeff Adams, 2154 North 75 East, expressed concerns about signage. Ms. Jorgensen explained signage requirements and restrictions. Brent Barney, 2216 North 75 East, expressed concerns about hours of operation and delivery

trucks. Ms. Taylor said delivery, other than initial equipment delivery, would be limited to UPS trucks during working hours.

The sign ordinance was discussed and Mr. Garside explained that signage restrictions could not be changed on this property but that a development agreement could regulate signage on future developments.

Mr. Barney expressed concerns about weeds on the property, and Mr. Wright recommended those concerns be directed to Layton City Code Enforcement.

The amount and type of signage was discussed further with Mr. Koford and Mr. Adams expressing concerns. Staff and Commissioners discussed signage possibilities with the property being one parcel or condominiumized. Commissioner Gilbert asked if it was too late to address signage restrictions on this property and Mr. Garside replied in the affirmative and reiterated that future development signage could be regulated with a development agreement.

Ms. Jorgensen said the Planning Division would make sure signage is appropriate and doesn't negatively affect neighbors.

There were no further questions; however, Commissioner Gilbert said he was not in agreement with the hours of operation. Chairman Esplin called for a motion on the item.

Commissioner Pales moved to approve the Conditional Use request subject to the applicant meeting all Staff conditions which are hereby adopted as requirements. Commissioner Elinkowski seconded the motion and the voting was unanimous.

Commissioner Elinkowski moved to close Public Review and adjourn the meeting. Commissioner Pales seconded the motion and the voting was unanimous.

The meeting was adjourned at 7:41 p.m.

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