

# LAYTON CITY PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 23, 2008

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

**ALTERNATE MEMBERS PRESENT:**

**MEMBERS ABSENT:** Blake Hazen

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

**OTHERS PRESENT:** Staff Members: Kem Weaver, Amanda Jorgensen, Brandon Rypien, Steve Garside

The Planning Commission Meeting was called to order by Planning Commission Chairman, Sharon Esplin. The Pledge of Allegiance was recited and the invocation was said by Commissioner Kristin Elinkowski.

**APPROVAL OF THE MINUTES: December 9, 2008.** Commissioner Elinkowski moved to approve the December 9, 2008 Planning Commission Minutes. Commissioner Gerald Gilbert seconded the motion and the voting was unanimous.

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

## **PUBLIC REVIEW:**

### **(1) AMERICA 1<sup>ST</sup> CREDIT UNION -- SPECIAL EXCEPTION TO DRIVEWAY SETBACK**

This property is located at 840 East Highway 193.

This property is located in a CP-1 (Planned Neighborhood Commercial) Zoning District.

The applicant is Dee Hansen representing America First Credit Union.

Amanda Jorgensen, City Planner, presented America 1<sup>st</sup> Credit Union's request for a special exception for a driveway setback requirement to the existing traffic signal. The required setback is two-hundred (200) feet per Ordinance 19.12.170, (1) (c) and due to site plan design one-hundred eighteen (118) feet is proposed. If the Planning Commission approves the setback exception, the request will be forwarded to the Board of Adjustment for final approval.

Ms. Jorgensen said the currently building will be demolished and a new building will be placed on the property. Existing drive approaches will be removed. Since the Utah Department of Transportation (UDOT) will allow not a drive approach on Highway 193, two drive approaches are requested on Fairfield Road. The site plan meets the drive approach requirements except for the 200-foot requirement from a traffic signal. The City Engineer will approve the drive approach locations due to the median that will be placed on Fairfield Road and will extend past the north entrance approximately 200 feet from the intersection preventing left hand turn movement from the north entrance.

Ms. Jorgensen said Staff recommends the Planning Commission grant the special exception to the driveway setback.

There were no questions from the Planning Commission or audience.

A representative from America First Credit Union said they wanted to make sure the median would be installed. Commissioner Gilbert assured the representative that the indication on the site plan that left turns would be allowed would be removed.

Chairman Esplin called for a motion on the item. Commissioner Gilbert moved that a positive recommendation be forwarded from the Planning Commission to the Board of Adjustments to grant the special exemption to the driveway setback with the condition that Layton City Engineering approve and install the median on Fairfield Road. The motion was seconded by Commissioner Tim Pales.

**(2) DANCE ADDICTION – CONDITIONAL USE REQUEST – DANCE STUDIO**

This property is located in an M-2 (Heavy Manufacturing/Industrial) Zoning District at 377 North Marshall Way, Suite 1.

The applicant is Tami Sorensen.

Amanda Jorgensen, City Planner, presented a conditional use request for a dance studio in the M-2 Zoning District in the Stevenson Warehouse Development, Phase 3. Ms. Jorgensen said the two-story, 8 suite buildings are on an approximately 3 acre property. There are 71 parking stalls and the landscaping is existing. The dance studio will be on the second floor of Suite 1. The applicant plans a 300 square lobby/reception area and two dance studios for a total of approximately 2600 square feet. The dance studio classes will be after 5:00 p.m. on Monday thru Saturday and not negatively impact other tenants. The applicant is requesting to have 30 students at a time. Students will be dropped off and picked up and customer parking will be temporarily occupied except for an estimated 3-4 employees. There will also be parking in the back of the building if needed.

Ms. Jorgensen said Staff recommends the Planning Commission approval the conditional use for the dance studio with the following conditions which are hereby adopted as requirements:

1. The maximum number of students for the dance studio is thirty (30) at one time.
2. Shared parking is allowed provided that it does not conflict with adjacent businesses and on street parking is prohibited.
3. The business must comply with the sign ordinance and obtain any required permits.
4. The studio is required to meet all Building Division, Fire Department and Engineering Division requirements.
5. The majority of the dance studio hours of operation will be after 5:00 p.m.

The applicant, Tami Sorenson, was present and said 3186 South 800 West in Syracuse and said she understood the conditions. Commissioner Gilbert asked how many pre-school children would be taught at the dance studio. Ms. Sorenson, said a pre-school class would have a maximum of eight students per class taught in the morning.

There were no questions from the Planning Commissioners or the audience. Chairman Esplin called for a motion on the item.

Commissioner Kristin Elinkowski moved to grant conditional use to the dance studio at 377 North Marshall Way, Suite 1. The motion was seconded by Commissioner Gerald Gilbert and the voting was unanimous.

**(3) GREYHAWK COMMERCIAL PLAZA PHASE I – FINAL APPROVAL**

This phase contains Lot 1 (1.086) acres, Storm Water Facility parcel (1.021 acres) and the Church Street road dedication to Layton City.

This property is located in a CP-1 (Planned Neighborhood Commercial) zoning district at approximately Highway 193 and Church Street.

The applicant is Gardner Crane.

Kem Weaver, City Planner, presented the request for final approval for the Greyhawk Commercial Plaza Phase I. When the subdivision received preliminary approval, the commercial subdivision contained approximately 11 proposed parcels. Due to economic constraints, rather than waiting for final approval when the subdivision is completely built out, the developer is requesting approval for Phase I to give the Maverick Store frontage to open their store on Lot 1 to the east side of the Church Street extension. As part of the final plat, the developer is required to provide a regional detention basin for the Greyhawk Commercial Subdivision and the property in the northwest corner currently zoned R-M1. It is in process but will be finished in the spring with landscaping.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council for approval for the Greyhawk Commercial Subdivision Phase I subject to the applicant meeting all Staff requirements.

There were no questions from the Planning Commission or the audience. Chairman Esplin called for a motion on the item.

Commissioner Dave Pratt moved that the Planning Commission forward a position recommendation to the City Council to approve the Greyhawk Commercial Subdivision Phase I subject to the applicant meeting all Staff requirements. Commissioner Elinkowski seconded the motion and the voting was unanimous.

**(4) DAVIS COUNTY CONFERENCE CENTER – CONDO PLAT AMENDMENT**

1651 North 700 West (Layton Hills Parkway).

This property is located in a B-RP (Business and Research Park) Zoning District.

The applicant is Barry M. Burton representing Davis County.

Kem Weaver, City Planner, presented a request for final approval for the Davis County Conference Center Condo Plat Amendment. Mr. Weaver gave an overview of the different lots of the Conference Center. He explained that to include the 40,000 square foot expansion as part of the original plat, a plat amendment was required. He said restrictive covenants had been received for the expansion. He said Staff recommends forwarding a positive recommendation from the Planning Commission to the City Council to approve the condo plat amendment subject to the applicant meeting all Staff requirements.

There were no questions from the Planning Commission or the audience. Chairman Esplin called for a motion on the item.

Commissioner Tim Pales move that the Planning Commission forward a positive recommendation to the City Council to approve the condo plat amendment subject to the applicant meeting all Staff requirements. The motion was seconded by Commissioner Gilbert and the voting was unanimous.

Chairman Esplin called for a motion to adjourn the meeting.

Commissioner Elinkowski moved to adjourn the meeting. The motion was seconded by Commissioner Pales and the voting was unanimous.

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