

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, JUNE 23, 2009

MEMBERS PRESENT: Sharon Esplin, Gerald Gilbert, Dave Pratt
Kristin Elinkowski, Blake Hazen

ALTERNATE MEMBERS PRESENT: Ryan Stevenson

MEMBERS ABSENT: Tim Pales

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Peter Matson, Steve Garside, Julie Jewell

PUBLIC REVIEW:

(1) EAST LAYTON CAR WASH – AMENDMENT TO CONDITIONAL USE

This property is located in the Greyhawk Commercial Subdivision located on Lot 2 at approximately Highway 193 and Church Street. The property is zoned CP-1 (Planned Neighborhood Commercial). The applicant is requesting an amendment to the conditional use granted on August 26, 2008 for a carwash on this property.

Long Range Planner, Peter Matson, presented the applicant's request for an amendment to their conditional use for a carwash granted in August of 2008. The applicant is asking to amend the conditional use to add one additional carwash bay.

Staff and the Commission discussed the width of the road along the north side of Maverick. Ryan Naylor, the architect for the project, clarified that the width of the road was 26 feet. Commissioner Gilbert expressed concerns about the width of the road particularly if it was to accommodate large trucks. He asked about the setback from Maverick to the curb and gutter, and Mr. Matson replied that there was not a setback designated. He said that a full site plan would be required before the applicant could submit building plans. Mr. Matson also said that when the commercial subdivision is built out, there would be cross access easements with all the parcels being connected and an additional two ways to exit from the property to Church street would be created

Commissioner Esplin asked that Staff clarify that the 26 foot clearance would meet Fire Department and Engineering standards with future connectivity as the subdivision builds out. He also said there must be room for two cars to stack at the entrance of each bay.

Mr. Matson said final site plan will be reviewed at the Staff level with all conditions taken into account. The Staff and Commissioners discussed the shielding of lighting from the property as well as mitigating the noise from the blowers on the dryers in the carwash.

The Commissioners asked Staff to follow up on the conditional use permit that SYS Storage was required to obtain after the text amendment was approved to allow truck and trailer rental in the M-2 zone.

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

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:04 p.m. The Pledge of Allegiance was recited and an invocation was given by Dean Ericson, a member of the audience.

Chairman Esplin called for a motion on the June 9, 2009 Planning Commission Meeting Minutes. Commissioner Blake Hazen moved to accept the minutes as written. The motion was seconded by Commissioner Gerald Gilbert and the voting was unanimous.

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

PUBLIC REVIEW:

(1) EAST LAYTON CAR WASH – AMENDMENT TO CONDITIONAL USE

This property is located in the Greyhawk Commercial Subdivision on Lot 2 at the northeast corner of Highway 193 and Church Street. The property is zoned CP-1 (Planned Neighborhood Commercial). The applicant is requesting an amendment to the conditional use granted on August 26, 2008, for a carwash on this property.

Long Range Planner, Peter Matson, excused City Planner, Amanda Jorgensen, from the meeting and in her absence presented the East Layton Car Wash request for an amendment to their conditional use approved by the Planning Commission on August 28, 2008.

Mr. Matson said the proposed carwash will be located on a one-acre parcel just east of the new Maverick on the northeast corner of Highway 193 and Church Street. The property is zoned CP-1 (Planned Neighborhood Commercial). The original conditional use allowed for a 5 bay carwash. The applicant is now proposing an additional bay for a total of 3 self service bays and 3 automatic

wash bays. There will also be 6 stalls for detailing and vacuuming on the south side of the property adjacent to Highway 193. Mr. Matson said North Davis Sewer District will review guidelines for wastewater discharge into the sewer from the carwash. The proposed elevations submitted with the site plan application indicate earth tone colors with brick, rock, and paneling on the exterior. Mr. Matson said the site plan will be reviewed by staff based on guidelines in the site plan review ordinance. He also outlined the review process for site plan and building permit approval. Verification that the drive access on the north side of the existing Maverick meets City standards will be required. Additional accesses will become available as the subdivision is built. Item #10 was added to the conditions regarding traffic control at the northeast corner of the Maverick building.

The following are the conditions required for this conditional use application.

- 1) The car wash must meet all guidelines and requirements from the North Davis Sewer District for the installation and maintenance of the wastewater.
- 2) The dumpster shall be enclosed with a 6-foot fence (with slates) or wall and an opaque gate.
- 3) The property needs a 13-foot street landscape buffer along Highway 193 preferably with 1 street tree placed within every 50 feet of street frontage or as an alternate, 3 street trees clustered along the total street frontage.
- 4) The car wash needs to receive site plan and building permit approval from the Engineering Division, Fire Department, Building Division and Planning Division before construction.
- 5) The site plan needs to show a minimum 2 car stacking area in front of each wash bay.
- 6) The site plan needs to show the public improvements, which includes the parkstrip and sidewalk.
- 7) The applicant is required to bring in specifications, samples or pictures of the material for the exterior of the building.
- 8) The applicant is required to provide a photometric plan for the final site plan approval.
- 9) The proposed air blowers need to be insulated so they do not create a noise nuisance to the area.
- 10) Some type of traffic control must be designed and placed on the northeast corner of Maverick building or Northwest corner of the parcel. The Fire Department must approve this modification.

Mr. Matson said Staff recommends approval of the conditional use. There were no additional questions or comments from the Commission or audience.

Chairman Esplin called for a motion on the item.

Commissioner Gilbert moved to grant the conditional use subject to all conditions, hereby adopted as requirements, being met with particular emphasis on condition #4 with clarification from the Fire Marshall that the 26 foot roadway on the north side of Maverick is acceptable, and with the addition of condition #10 requiring a traffic control device on the north east corner of the Maverick building (northwest corner of the carwash parcel).

Commissioner Elinkowski seconded the motion and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review. Commissioner Gilbert moved to close Public Review. Commissioner Ryan Stevenson seconded the motion and the voting was unanimous.

Commissioner Elinkowski moved to adjourn the meeting. The motion was seconded by Commissioner Gerald Gilbert and the voting was unanimous. The meeting adjourned at 7:17 p.m.

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