

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, MAY 24, 2011

MEMBERS PRESENT: Brian Bodily, Kristin Elinkowski, Sharon Esplin, Gerald Gilbert, Dave Weaver

ALTERNATE MEMBERS PRESENT: Jeremy Davis, Dawn Fitzpatrick

MEMBERS ABSENT: Blake Hazen, Tim Pales

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Kem Weaver, Brandon Rypien, Andrew King, Clint Drake, Julie Jewell

PUBLIC HEARING:

1. DALE CORPORATION/DUNCAN BARLOW LOT LINE ADJUSTMENT & REZONE – R-MH (Mobile Home Parks & Subdivision) to C-H (Highway Regional Commercial)

This 0.247 acre property will be combined with an adjacent C-H property at 377 North Main Street. The applicant/owner is Duncan Barlow representing Dale Corporation.

Planner II, Kem Weaver, explained that the applicant has asked that this rezone request be tabled to the June 14, 2011 Planning Commission Meeting. He suggested the Planning Commission motion to table the request to June 14, 2011 and give the audience an opportunity to comment. Mr. Weaver said he had spoken with the applicant, Duncan Barlow, who is trying to determine a way to configure the parking space requirement with the landscaping requirements.

Commissioner Fitzpatrick asked if the applicant were to add tenants if he would have to upgrade the landscaping. Mr. Weaver said the conditional use may have to be revoked or the landscaping upgrades would have to be made if a new business signs a lease in the buildings. He remarked that the building is currently full.

PUBLIC REVIEW:

2. T-MOBILE – CONDITIONAL USE FOR A CELL TOWER

This cell tower is proposed to be located on the Davis School District Legacy Junior High School property at 411 North 3200 West in an A (Agriculture) zoning district. The applicant is Kalab Cox.

Brandon Rypien, Planner I, presented the request for conditional use approval for a 100-foot mono pole style cell tower including an equipment compound. This cell tower would allow for co-location of 3 additional providers on that site. He said the equipment compound would be enclosed by a 12-foot block wall which would match brick and gates style of the equipment compound just south of the proposed cell tower location.

Mr. Rypien showed a map of cell phone coverage and gaps in coverage and said the nearest cell tower is at approximately 950 West Gentile Street in Syracuse, which meets the one-mile radius separation requirement from another cell tower.

Commissioner Gilbert asked for an explanation of co-location and Mr. Rypien explained that future providers would attach to the same tower. He said the applicant is required to provide co-location. Commissioner Weaver

asked if a letter would be required from the cell tower owners stating they would allow for co-location. Mr. Rypien responded that the letter would have to be received by the City before construction on the cell tower takes place.

Commissioner Bodily asked about the memo from the Fire Department with regard to the State Fire Marshall approving the cell tower. Mr. Weaver explained that when the applicant applies for the building permit, the Fire Department would send a copy to the State.

There were no other questions or concerns.

3. CAL-RANCH – CONDITIONAL USE FOR OUTDOOR STORAGE WITH BARBED WIRE

This property is located at 88 South Fairfield Road in a CP-2 (Planned Community Commercial) zoning district. The applicant is Cal-Ranch (Bill Bunker) representing the owner, Tom Winegar. Barbed wire fencing and a landscape modification are proposed with this conditional use.

Planner I, Andrew King, presented the request from CAL-Ranch for a conditional use permit for outdoor storage. The applicant, Bill Bunker, was present as well as Jake Lowe, the interim store manager. Mr. King explained that the outdoor storage, which takes up 38 parking stalls, would be used for gates, panels, and fencing material. He said the area being used for the outdoor storage does not impact the number of parking stalls required for the site.

There was a discussion with regard to the barbed wire, which must be approved by the Planning Commission, being requested for the top of the fence. It was decided that Mr. King would consult with the Layton City Police Department to determine if it would be best to turn the barbed wire toward or away from the interior of the storage area.

The landscaping upgrades that would be required along the front of the property as well as a request to waive the 30-foot landscape buffer requirement at the back of the building were discussed. Based on there being a six-foot masonry wall as well as mature trees between the commercial building and the residential property and due to site constrictions, Mr. King said Staff recommends the Planning Commission waive the 30 foot landscape buffer requirement at the back of the commercial property.

The Commission mentioned the agricultural equipment being displayed on the eastern edge of the property along Fairfield Road. Mr. King explained that per ordinance, these agricultural products can be stored outside. Commissioner Fitzpatrick asked if the use of these 9 parking stalls for the equipment would jeopardize the parking space requirement for the property. Mr. King said the applicant is required to have 160 stalls and has 175 stalls available, which leaves 15 stalls for the agricultural product storage.

Mr. King pointed out that the storage must not extend higher than the fence of the outdoor storage area. Mr. Bunker explained that the racks, used for safety reasons, extend higher than the fence. Mr. King commented that the applicant could install a higher fence or apply for a variance on the fence height.

Commissioner Bodily referred to a previous situation when the property owner had been unaware of the requirements of the conditional use permit. Mr. King will inform the property owner of the requirements.

Commissioner Fitzpatrick asked about the panic gate, and Mr. Bunker explained how the panic gate would operate for people wanting to exit the storage area compound.

4. KAYS CROSSING APARTMENTS SITE PLAN – FINAL APPROVAL

This property is owned by Larry Hill and Gibbs Smith represented by Jared Nielsen. This 2.70 acre property is located on Lot 1 of the Kays Crossing Subdivision at 60 South Main Street in a MU-TOD (Mixed-Use Transit Oriented Development) zoning district.

Mr. Weaver explained that by ordinance the development plan for a project in the MU-TOD must be reviewed by the Planning Commission for approval. He said the rendering and other design elements had been reviewed by the Design Review Committee (DRC), which is required to give a recommendation to the Planning Commission for possible approval of the development plan. He said the proposed mixed use development is approximately 90 percent residential and 10 percent retail or office space. He said Lot 1 of the development is 2.71 acres, which would allow the development to have 84 units. The recent ordinance change allows for a density bonus procedure in the MU-TOD depending on where the project is located. The proposed development received a 50 percent bonus density for its immediate proximity to the rail station. It also received a 25 percent bonus density for two floors of underground parking. To achieve 156 units, the project needed a 92 percent bonus density. The additional bonus density percentage was achieved with upgrades to materials and landscaping requested by the DRC.

Mr. Weaver answered Commissioner Fitzpatrick's questions about the location of the courtyard and accessibility by the public stating that the courtyard, accessible to just the residents of the development, would be located in the center of the project. He also explained the land exchange between the Utah Transit Authority (UTA) and the developer stating that a third of the proposed building encroaches into the UTA parking area. The area will be traded to the developer for a future parking area closer to the UTA commuter rail platform.

Mr. Weaver explained the location of parking for residents, visitors and the office and commercial locations.

Commissioner Fitzpatrick asked about discrepancies in the title report which Mr. Weaver said would be cleared up before the plat is recorded.

Commissioner Bodily asked if the flood control issues had been resolved. Mr. Weaver replied in the affirmative explaining that an access easement to the creek would be provided.

There were no other questions.

5. ANTELOPE WAY BUSINESS PARK – PRELIMINARY APPROVAL

The property owner, Jean Love, represented by Josh Jensen, is proposing a 2-lot commercial subdivision on 1.71 acres located at 2150 North Fort Lane in an M-1 (Light Manufacturing/Industrial) zoning district.

Mr. Weaver presented the request for preliminary approval for a two-lot commercial subdivision. The applicant currently proposes a building on one of the lots for a machinist with one employee. The plans must be reviewed and approved by Hill Air Force Base (HAFB) since the property is in the Accident Potential Zone (APZ). This approval is a combined State and HAFB approval.

Mr. Weaver said the machinist shop will have to meet the development agreement requirements that were approved with the rezone of the property.

The Fire memo was discussed.

Commissioner Bodily asked the reason for a dedication plat for this property, and Mr. Weaver stated than any time there is a dedication of land (in this instance 31 feet of property for the roadway), a dedication plat must be filed with the county.

6. EAST GATE AT GREYHAWK PRUD – PRELIMINARY APPROVAL

This 5.64 acre property is located at approximately Church Street & Highway 193 in an RM-1 PRUD (Low/Medium Density Residential Planned Residential Unit Development) zoning district. The applicant is East Layton LLC represented by Gardner Crane.

Mr. Weaver said that the Design Review Committee awarded the project a 45 percent bonus density with only a 37 percent bonus density required for the requested eight building and 108 apartment units.

Mr. Weaver said there would be fencing along the playground area of the detention basin with the owner maintaining the area with the exception of the orifice and storm drain pipes which the City will maintain within the required easement.

Mr. Weaver said a 200 square foot site in the southwest corner of the detention basin is being reserved for a Utopia hub site, which requires access from Church Street.

There was a discussion of the fencing and landscaping around the detention pond, the grade of the sidewalk, and relocation of the parking canopies so that the architecture of the buildings will not be hidden.



Julie Jewell, Planning Commission Secretary

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ALTERNATE MEMBERS PRESENT: Jeremy Davis, Dawn Fitzpatrick

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OTHERS PRESENT: Staff Members: Kem Weaver, Brandon Rypien, Andrew King, Clint Drake, Julie Jewell

Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:04 p.m. Chairman Esplin welcomed Boy Scout Troop 453 to the meeting and invited a member of the Troop to lead the audience in the Pledge of Allegiance. An invocation was said by Commissioner Weaver.

Chairman Esplin called for a motion to approve the May 10, 2011 Planning Commission and Work Meeting minutes. Commission Fitzpatrick proposed the following corrections:

Work Meeting – Page 3, last paragraph of Item #3 – correction of the restaurant name to Iggy's.
Planning Commission Meeting – Page 4, Paragraph 2 – correction of the planner's name to Kem Weaver
Planning Commission Meeting – Page 3, Paragraph 1 – add Commission Gilbert as having motioned to close the Public Hearing and open Public Review

Commissioner Bodily moved to approve the May 10, 2011 Planning Commission and Work Meeting minutes with changes as noted. Commissioner Gilbert seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to open the Public Hearing. Commissioner Gilbert moved to open the Public Hearing. Commissioner Bodily seconded the motion, and the voting was unanimous.

PUBLIC HEARING:

1. DALE CORPORATION/DUNCAN BARLOW LOT LINE ADJUSTMENT & REZONE – R-M (Mobile Home Parks & Subdivision) to C-H (Highway Regional Commercial)

This 0.247 acre property will be combined with an adjacent C-H property at 377 North Main Street. The applicant/owner is Duncan Barlow representing Dale Corporation.

Planner II, Kem Weaver, informed the Commission that the applicant, Duncan Barlow, had asked that his request to rezone his property at 377 North Main Street be tabled to the June 14, 2011. There were no questions or comments from the audience.

Chairman Esplin called for a motion on the item. Commissioner Weaver moved that the request for rezone be tabled to the June 14, 2011 Planning Commission Meeting. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

2. T-MOBILE – CONDITIONAL USE FOR A CELL TOWER

This cell tower is proposed to be located on the Davis School District Legacy Junior High School property at 411 North 3200 West in an A (Agriculture) zoning district. The applicant is Kalab Cox.

Planner I, Brandon Rypien, presented the request for a conditional use permit for a 100-foot mono pole style cell tower including an equipment compound. This cell tower would allow for co-location of three cell phone providers in addition to T-Mobile.

He said the equipment compound would be enclosed by a 12-foot block wall which would match the brick and gates style of the equipment compound just south of the proposed cell tower location.

Mr. Rypien showed a map of cell phone coverage and gaps in coverage and said the nearest cell tower is at approximately 950 West Gentile Street in Syracuse, which meets the one-mile radius separation requirement from another cell tower.

Mr. Rypien said Staff recommends approval of the conditional use for the cell tower subject to the conditions as follows:

1. The new equipment compound shall be completely enclosed by a twelve (12) foot block wall that matches the Legacy Junior High building.
2. The tower shall be of a monopole construction.
3. The tower shall allow for co-location and T-Mobile shall supply engineering calculations prepared by a state certified engineer that shows that as many as three separate providers may be supported on the single pole. A letter must also be supplied stating that the owners of the tower will allow for co-location and that the structure has been constructed to allow for co-location.
4. The owner of the pole must supply the City with a letter stating that if technology renders the tower obsolete and the tower is vacated, that the owner will remove the tower, all apparatus associated with it, the top three feet (3') of the footing, and restore the site to its original condition within ninety (90) days of the vacation of the tower.
5. The business must comply with all Fire Department, Building, Planning and Engineering Division requirements.
6. The applicant must complete all of the conditions prior to receiving a letter of approval for the conditional use permit.

Chairman Esplin asked if the applicant had been provided a copy of the conditions. Mr. Rypien replied in the affirmative.

There were no questions or comments from the Commission or the applicant who affirmed he had a copy of the conditions and agreed with them.

Chairman Esplin called for a motion on the item. Commissioner Gilbert moved to approve the conditional use for the cell tower subject to the applicant meeting all conditions which are hereby adopted as requirements. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

3. CAL-RANCH – CONDITIONAL USE FOR OUTDOOR STORAGE WITH BARBED WIRE

This property is located at 88 South Fairfield Road in a CP-2 (Planned Community Commercial) zoning district. The applicant is Cal-Ranch (Bill Bunker) representing the owner, Tom Winegar. Barbed wire fencing and a landscape modification are proposed with this conditional use.

Planner I, Andrew King, presented the request for conditional use for outdoor storage at the CAL-Ranch Store. He said the storage will consume 38 parking stalls with 175 stalls remaining for the store's use, which is more than the 160 minimum required.

Mr. King read Layton City Ordinance 19.16.050 (1) as follows:

Where the provisions of this Chapter would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, landscape buffer and fencing may be waived or modified by the Planning Commission where the intent of this Chapter has been met through the combination of structural and landscape design techniques.

Mr. King reported that the fence has been installed with the exception of a few slats and has been installed with three strands of barbed wire facing out above the fencing area. He said the landscape on the frontage of the property is missing trees that will be required as a condition of approval of the conditional use. He also said that since the rear of the lot is adjacent to a residential neighborhood, the landscaping requirement is for a 30-foot buffer. The current landscaping is 12 feet in width with a six-foot masonry wall and several large growth trees. Because of the proximity to the rear of the building, adding additional landscaping would make it impossible for trucks to unload. For this reason, the applicant is requesting a landscaping waiver for the rear of the property.

Mr. King explained that with regard to the barbed wire fencing, the conditions would be altered to reflect the recommendation of the Layton City Police Department regarding the facing in or out of the barbed wire on the top of the fence.

Mr. King also said a condition would be added with regard to the outdoor storage for agricultural products on the far eastern side of the lot, and that the number of stalls consumed would be limited to 15.

Mr. King said Staff recommends the Planning Commission approve the conditional use with the following conditions:

1. All requirements from the Fire Department, Building and Engineering Divisions are met.
2. The business adheres to all Layton City requirements for outdoor storage including but not limited to: not stacking anything in the storage area higher than the screened portion of the fence.
3. Any debris or waste from items in the storage area shall be confined to the "outdoor storage" area of the business.
4. Directional signs be installed to coordinate the flow of traffic in a single-directional movement through the storage area and back to Fairfield Road to help contain traffic to the CAL-Ranch lot.
5. A minimum of four (4) additional trees spaced 35 feet on center from one another, shall be planted along the Fairfield Road frontage of the lot in the landscape strip. Trees shall be a Honey Locust and/or Green Ash variety and have a minimum caliper of 3.5 inches.
6. Any lighting for the outdoor storage shall be contained on site.
7. The barbed wire may be installed surrounding the storage area. (Direction determined by recommendation of the Police Department).
8. Planning Commission approve a modification to the landscape buffer requirements from 30 feet to 10 feet in the rear area of the lot.

9. The outdoor storage of agricultural products shall be limited to the 15 stalls between the two entrances on the eastern edge of the lot.

Commissioner Bodily asked if a tree size should be indicated. After discussion, it was decided that Staff would work with the developer on appropriate landscaping.

Commissioner Fitzpatrick asked if there would be tent sales that would take up parking stalls. The applicant, Bill Bunker, replied that there are occasional parking lot sales once or twice a year. Mr. King explained that the ordinance for temporary sales allows for 50 percent of the parking to be used as long as fire access and entrances are not obstructed for longer than five days.

There was a discussion about the kinds of animals to be sold at the store. Mr. Bunker stated that Utah State Farm and Agricultural rules would be followed.

There was a discussion on the height of the storage racks and the possibility that the applicant would need a variance to raise the overall storage fence height to accommodate the height of the store racks since storage items cannot be higher than the fence.

There were no further questions or comments from the Commission or the audience. Chairman Esplin asked Mr. Bunker if he had any questions regarding the conditions. Mr. King said he would provide the applicant with a copy of the conditions, and Mr. Bodily requested that the owner, Mr. Winegar, be given a copy of the conditions as well.

Chairman Esplin called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission approve the conditional use based on the applicant meeting all conditions including the installation of the barbed wire according to the recommendation of the Police Department and the addition of Condition # 9, which conditions are hereby adopted as requirements, and also to grant a waiver of the rear landscaping buffer. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

4. KAYS CROSSING APARTMENTS SITE PLAN – FINAL APPROVAL

This property is owned by Larry Hill and Gibbs Smith represented by Jared Nielsen. This 2.70 acre property is located on Lot 1 of the Kays Crossing Subdivision at 60 South Main Street in a MU-TOD (Mixed-Use Transit Oriented Development) zoning district.

Planner II, Kem Weaver, presented the request for final approval for the Kays Crossing Apartments site plan for Lot 1 of the Kays Crossing Subdivision. Mr. Weaver said the proposal is to construct an urban feel type building on 2.71 acres in the historic downtown area. He described the proposed design and layout of the 1-2 bedroom apartment complex. The Design Review Committee (DRC) gave the proposed development a 50 percent bonus density for its immediate proximity to the rail station. It also received a 25 percent bonus density for two floors of underground parking. To achieve 156 units, the project needed a 92 percent bonus density. The additional bonus density percentage was achieved with upgrades to materials and landscaping requested by the DRC.

Mr. Weaver explained upgrades in landscaping as well as the proposed layout for the courtyard area. He said parking requirements would be met with two levels of underground parking with visitor parking to be located on the north side and behind the structure towards the FrontRunner platform.

Mr. Weaver said Staff recommends the Planning Commission approve the development plan for the Kays Crossing Apartments subject to the applicant meeting all Staff requirements.

Commissioner Fitzpatrick asked where the club house would be located, and Mr. Weaver responded that it would be on the ground floor facing Main Street. The Commissioner asked if there had been concerns regarding the

fencing around the exposed apartments. Mr. Weaver said that the more exposed apartments would be buffered by landscaping. The developer, Jared Nielson explained that the residences are raised one level above grade.

There were no other questions or comments from the Commission.

A member of the audience, Jean Love, asked if the units would be owned or rented expressing her opinion that while she thinks the development is a wonderful idea, she felt owners would be more stationery.

Gerald Hastie, 89 West 2300 North, expressed concern about the tracks and Front Runner running so close to the development and felt that occupants may leave forcing the owner to lower the rent to keep units occupied. The concept and reason for the transit-oriented development was explained.

Chairman Esplin called for a motion on the item. Commissioner Elinkowski moved that the Planning Commission grant approval of the development plan for the Kays Crossing Apartments subject to the applicant meeting all Staff requirements as outlined in Staff memos. Commissioner Bodily seconded the motion, and the voting was unanimous.

5. ANTELOPE WAY BUSINESS PARK – PRELIMINARY APPROVAL

The property owner, Jean Love, represented by Josh Jensen, is proposing a 2-lot commercial subdivision on 1.71 acres located at 2150 North Fort Lane in an M-1 (Light Manufacturing/Industrial) zoning district.

Mr. Weaver explained that the property owner is proposing a two-lot commercial subdivision. He said that Fort Lane will eventually become a 66-foot right away from Antelope Drive to Highway 193. Mr. Weaver said the two-lot subdivision was rezoned to M-1 on April 1, 1999, and that the M-1 zoning has been in place longer than the Antelope Subdivision to the west which was rezoned to residential in 2001.

Mr. Weaver said the applicant is proposing a machinist shop on one of the lots. Based on the property being in the Accident Potential Zone (APZ), the project must be approved by Hill Air Force Base. He explained that a residential use is not an option in the APZ easement. HAFB will be required to review site plans with regards to the number of employees and the size of the building.

Mr. Weaver said that Staff recommends the Planning Commission forward a positive recommendation to the City Council subject to the applicant meeting all staff requirements. Chairman Esplin asked if there had been a development agreement done on the property, and Mr. Weaver responded that there had been a development agreement approved at the time of the rezone to M-1 in 1999.

Commissioner Gilbert asked about the zoning of the property on the north side of 2150 North. Mr. Weaver responded that the property was zoned M-1, and Chairman Esplin added that both sides of 2150 North were zoned M-1 with the exception of a home on property zoned Agriculture. Mr. Weaver explained how the road would be finished in the future.

Commissioner Weaver asked where the detention pond would be located, and Mr. Weaver said the location would be determined when the site plan is submitted for review.

There were no further questions or comments from the Commission.

Chairman Esplin asked the audience for their responses.

The following members of the audience expressed concerns about the upkeep of the property on the north side of 2150 North, potential traffic caused by new development, speed control, and the improvement of Fort Lane to Antelope Drive.

- Dan Logood, 2269 North 75 East
- Gerald Hastie, 89 West 2300 North
- Matt Stouse, 2202 North 50 West

Mr. Weaver said City Code Enforcement would be notified about the upkeep of the lots on the north side of 2150 North. He also said the improvements of Fort Lane to Antelope Drive were not in the current Capital Improvement Plan. Chairman Esplin addressed the traffic control questions, stating that if there are complaints, they should be referred to the Police Department who would then do a traffic survey and take steps to handle traffic control.

The developer, Jean Love, 643 East 2625 North, Layton, explained the limitation on the number of people that can be in a facility in the APZ. She said the proposed building for the machinist would only house up to three people and should not cause a traffic issue.

There were no further questions or comments from the audience or the Commission.

Chairman Esplin called for a motion on the item. Commissioner Davis moved to forward a positive recommendation to the City Council to grant preliminary approval to the Antelope Way Business Park subject to the applicant meeting all Staff requirements. Commissioner Weaver seconded the motion, and the voting was unanimous.

6. EAST GATE AT GREYHAWK PRUD – PRELIMINARY APPROVAL

This 5.64 acre property is located at approximately Church Street & Highway 193 in an RM-1 PRUD (Low/Medium Density Residential Planned Residential Unit Development) zoning district. The applicant is East Layton LLC represented by Gardner Crane.

Mr. Weaver presented East Gate at Greyhawk PRUD for preliminary approval. Mr. Weaver said that the Design Review Committee (DRC) had awarded the project a 45 percent bonus density with only a 37 percent bonus density required for the requested 108 apartment units.

Mr. Weaver said the buildings will be completely masonry with parking covered by canopies. He described the fencing materials and location as well as the amenities for the development and said the developer had met all of the DRC recommendations.

According to Mr. Weaver, the owner will maintain the landscaping, basketball court and tot lot in the detention pond area, with the City retaining an easement to maintain the orifice and storm water pipes. There will be a Utopia hub site in the southwest corner with access required off Church Street for both the City and Utopia.

Mr. Weaver said the development meets the General Plan for the area and that Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant preliminary approval based on the DRC recommendation of a 45 percent bonus density for the proposed 108 units and subject to meeting all Staff recommendations.

Commissioner Fitzpatrick asked questions about the detention pond which were answered by Mr. Weaver who stated the pond was just a temporary reservoir and was secure from flooding.

There were no further questions or comments from the Commissioner or the audience.

The developer, Mike Schultz, clarified a notation in the DRC recommendations about xeriscaping in the flower beds stating that shrubs would be replaced with more drought tolerant shrubs.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council based on the DRC recommendations and meeting all Staff requirements. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close the Public Review and adjourn the meeting.

Commission Gilbert moved to close the Public Review and adjourn the meeting. Commissioner Weaver seconded the motion, and the voting was unanimous. The meeting adjourned at 8:01 p.m.



Julie Jewell, Planning Commission Secretary