

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES**

**TUESDAY, JUNE 28, 2011**

**MEMBERS PRESENT:** Brian Bodily, Kristin Elinkowski, Gerald Gilbert,  
**ALTERNATE MEMBERS PRESENT:** Jeremy Davis, Dawn Fitzpatrick  
**MEMBERS ABSENT:** Sharon Esplin, Blake Hazen, Tim Pales, Dave Weaver  
**ALTERNATE MEMBERS ABSENT:**  
**OTHERS PRESENT:** Staff Members: Bill Wright, Kem Weaver, Steve Garside, Julie Jewell, and Councilmember Barry Flitton

**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, said Staff recommends the rezone request be tabled indefinitely. He said the applicant, Duncan Barlow, agrees with the recommendation and is trying to find another location for the tenant. Mr. Weaver explained that Planner I, Andrew King, will notify the applicant of the conditional use for car sales on the property that he must apply for a conditional use amendment to raise the limit on the number of cars and comply with landscaping requirements. If the applicant doesn't apply for the conditional use amendment and comply with the requirements, a conditional use review will be scheduled followed by a possible revocation of the conditional use for car sales on the property.

There was a discussion regarding the parking location of "for sale" cars and the suggestion that parking would not remain functional in front of the building if an eight-foot landscaping buffer is required.

Community and Economic Development Director, Bill Wright, said the first step would be to table the rezone since it is not moving forward in a timely manner. Assistant City Attorney, Steve Garside recommended that the motion include the statement that the rezone is being tabled indefinitely at the applicant's request. Commissioner Gilbert asked if the rezone could be denied, and Mr. Garside explained that the rezone request would then have to be reviewed by the City Council and then the applicant could not apply for a rezone on the property for a year. He said a motion for revocation of the conditional use would need to be a separate motion.

**PUBLIC REVIEW:**

**2. NES PROPERTY – COMMERCIAL SUBDIVISION PLAT -- FINAL APPROVAL**

This property is located at 1626 North 2200 West on 2.10 acres in the M-1 zoning district. The property owner is Salmon HVAC represented by Troy Salmon.

Mr. Weaver explained that the purpose for a final plat is for dedication of property for the full width of 2200 West, which requires the owner to dedicate 33 feet to the City through the platting process. He explained the proposed phasing of the property.

Commissioner Bodily asked if issues with Clearfield City had been resolved, and Mr. Weaver responded that the City is working with Clearfield City on an interlocal agreement. Clearfield City's concerns revolve around the proposed storage units. Mr. Weaver said he had explained Layton City's storage facility requirements to the Clearfield City Community Development Director.

### **3. EAST GATE AT GREYHAWK PRUD – FINAL 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 the request for final plan approval for East Gate at Greyhawk PRUD, which is a proposal for 108 units on 5.64 acres. He said the project was required to achieve a 37 percent density bonus for the number of units requested, and after a review by the Design Review Committee (DRC) the project received a 45 percent density bonus. Mr. Weaver gave an overview of the property stating that a detention basin would be located on the south portion of the property and would be included as open space with amenities for the project. An easement is required on the detention basin for the City to maintain the orifice structures and for a UTOPIA hub site. All amenities will be maintained by the owner.

There was a discussion on the vacancy rate for multi-family developments, which Mr. Wright said was quite low with more financing seemingly available for multi-family housing.

There was also a discussion regarding projects that had been proposed but had not yet begun development.

  
Julie Jewell, Planning Commission Secretary

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Planning Commission Vice-Chair, Kristin Elinkowski called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Bodily.

Vice-Chair Elinkowski 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-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, said the applicant, Duncan Barlow, had asked that the proposed rezone with a development agreement be tabled indefinitely. With the rezone being tabled, the applicant must meet the code requirements of landscaping on the site and buffering next to the mobile home park. He said Staff recommends the Planning Commission table the rezone indefinitely. If the applicant wants to rezone the property in the future, he would need to reapply and pay the applicable fees.

Mr. Weaver explained that in the Work Meeting, the Commission discussed the revocation of the conditional use if the applicant does not comply with requirements placed on the conditional use, which are meeting landscaping requirements and parking only four cars on the site. A review of the conditional use would take place at Planning Commission meeting prior to instigating revocation procedures.

Neither the Commission nor the audience had any further comments or questions. Vice-Chair Elinkowski called for a motion on the item.

Commissioner Gilbert moved to table the rezone request indefinitely at the applicant's request. Commissioner Bodily seconded the motion, and the voting was unanimous.

Commissioner Gilbert moved to start the process to review the conditional use permit granted on the property on February 22, 2011. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

Vice Chair Elinkowski 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 Bodily seconded the motion, and the voting was unanimous.

## **PUBLIC REVIEW:**

### **2. NES PROPERTY – COMMERCIAL SUBDIVISION PLAT -- FINAL APPROVAL**

This property is located at 1626 North 2200 West on 2.10 acres in the M-1 zoning district. The property owner is Salmon HVAC represented by Troy Salmon.

Planner II, Kem Weaver, presented the request for final plat approval for a one-lot commercial subdivision. He stated that the purpose of the subdivision plat is to dedicate 33 feet of property to Layton City for the full width right-of-way for 2200 West. He said 33 feet of property had already been dedicated on the Clearfield City side of 2200 West.

Mr. Weaver said Staff has been working with the applicant to create an office/warehouse building on Phase 1 of the property. Possible storage units have been proposed for Phase 2 which is next to the Utah Transit Authority (UTA) rail right-of-way. The storage units are an issue with Clearfield City, but Layton City has said the units would have to be screened from view from the public street.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the Council to approve the NES Layton Final Plat subject to the applicant meeting all Staff requirements as outlined in Staff memorandums.

There were no questions or comments from the Commission or the audience. Commissioner Davis moved that the Planning Commission forward a positive recommendation to the Council to approve the final plat subject to the applicant meeting all Staff requirements. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

### **3. EAST GATE AT GREYHAWK PRUD – FINAL 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 an overview of the area proposed for a 108-unit apartment development including the detention basin on the southwest corner of the property. He said the base density is 14 units per acre allowing 79 apartment units, which required a 37 percent density bonus to be allowed an additional 29 units over the base density. After review by the Design Review Committee (DRC), the project was given a 45 percent density bonus. Mr. Weaver said the detention basin will be the majority of the open space with a picket fence to protect children from Church Street traffic. He explained the easements for the storm drain equipment and UTOPIA hub site. He said the landscaping, play structure, fencing and the basketball court will be maintained by the apartment complex owner.

Mr. Weaver said the development meets requirements of the General Plan for the area. He said the development would blend in with commercial development in the area and would not be a detriment to the surrounding developments. He said Staff recommends the Planning Commission forward a positive

recommendation to the Council to approve the plan based on recommendations from the Design Review Committee and requirements from Staff memorandums being met.

There were no questions from the Commission or the audience.

Vice-Chair Elinkowski called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission forward a positive recommendation to the Council to approved the final plat for East Gate at Greyhawk PRUD subject to the applicant meeting DRC recommendations and requirements in Staff memorandums. Commissioner Davis seconded the motion, and the voting was unanimous.

Vice-Chair Elinkowski called for a motion to close Public Review and adjourn the meeting. Commissioner Gilbert moved to close Public Review and adjourn the meeting. Commissioner Bodily seconded the motion, and the voting was unanimous. The meeting adjourned at 7:19 p.m.

  
Julie Jewell, Planning Commission Secretary