

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JANUARY 22, 2013**

MEMBERS PRESENT: Brian Bodily, Jeremy Davis, Sharon Esplin, Wynn Hansen, Gerald Gilbert, Tim Pales, Dave Weaver

MEMBERS ABSENT: Dawn Fitzpatrick

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Andrew King, Clint Drake, Julie Jewell

PUBLIC REVIEW:

1. WRIGHT DEVELOPMENT GROUP – CONDITIONAL USE FOR A DRIVE THRU

This property is located at 1290 East Highway 193 in a CP-2 (Planned Community Commercial) zoning district. The applicant is Wright Development Group represented by Spencer Wright.

Planner I, Andrew King, presented an updated site plan for the conditional use request for a drive thru at 1290 East Highway 193. Mr. King said the site has 267 stalls with 237 being required. He said the applicant will not be placing an outdoor patio on the site, which will open up two additional parking stalls. He said a significant amount of landscaping will be installed to screen the drive thru which will replace 14 of the current parking stalls. However, there will still be an excess of 16 parking stalls.

Mr. King explained that four-foot landing areas for secondary exits on the west side of the building will not be usable with the installation of the drive. The Building Official, Paul Bauer, said that if the occupancy is less than 50, then there is no requirement for a secondary exit.

Mr. King explained that Cutlers, which has a drive thru at its current location, is planning to sign a lease agreement at this new location and requires a drive thru for their business. Mr. King explained that the drive access on the north side of the building will go from a two-directional access to a single direction access. Mr. King said the north area will need to maintain a 26-foot drive lane for the Fire Department. He said the south and east portions will remain unchanged.

Commissioner Gilbert asked if the gas meter in the back of the building would be relocated. The applicant, Spencer Wright, who was present at the meeting, said the gas meter will have to be moved.

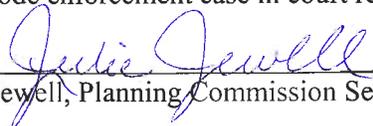
Mr. Wright also said his company did not recruit Cutler's to their location. He said Cutlers was looking for a new location and approached his company about leasing the subject location.

Commissioner Gilbert asked if the new configuration would hamper existing parking. Mr. King said that even with losing parking stalls to landscaping, there would still be an excess of parking stalls.

There were no other questions on the conditional use request.

OTHER:

Commissioner Gilbert asked for a compliance update on the Sun Splash Pools conditional use. Assistant City Attorney, Clint Drake, said there was a code enforcement case in court regarding this business.



Julie Jewell, Planning Commission Secretary

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:01 p.m. He welcomed Boy Scout Troop 452 from the Adams Park Ward in Layton. The Scouts were present to receive their Citizenship in the Community merit badge. Aaron Larkin, a Scout from Troop 452, led the recitation of the Pledge of Allegiance.

APPROVAL OF THE MINUTES: Chairman Esplin called for a motion on the January 8, 2013, Planning Commission minutes. He asked for a correction for the last paragraph on Page 3 of the regular meeting minutes, which was missing the name of the Commissioner who made the motion to adjourn. It was determined that Commissioner Pales made the motion. Commissioner Weaver moved to approve the minutes as corrected. Commissioner Bodily seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

1. WRIGHT DEVELOPMENT GROUP – CONDITIONAL USE FOR A DRIVE THRU

This property is located at 1290 East Highway 193 in a CP-2 (Planned Community Commercial) zoning district. The applicant is Wright Development Group represented by Spencer Wright.

Planner I, Andrew King presented the request for conditional use for a drive thru in a CP-2 (Planning Community Commercial) zoning district. He said the applicant is planning to reconfigure the site for a drive thru to accommodate the prospective tenant.

Mr. King presented an overlay to show where changes to the travel aisles will occur. He said the tenant will occupy half of the building space. He said there were 267 parking stalls on the site, with the parking requirements being 237 stalls. He said the reconfiguration will remove 14 stalls but still leave adequate parking spaces.

Mr. King showed the drive thru access and additional landscaping to screen the drive thru. He said the north area will need to maintain a 26-foot drive lane for the Fire Department, and the south and east portions of the property will remain the same.

Mr. King said Staff recommends that the conditional use for a drive thru be granted subject to the applicant meeting the eight conditions from the Fire Department and Engineering and Planning Divisions as follows:

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. All existing trees and bushes that do not directly conflict with travel lanes shall be preserved.

3. All new areas that are not part of the travel lanes or pedestrian walkways shall be landscaped with trees, grass, shrubs and/or bushes. Planting materials shall match the existing landscape with the same or similar trees, bushes, shrubs and ground covers. Landscape materials in the planter island shall be organized in a way and be a variety that screens the drive thru lane traffic.
4. An irrigation system shall be installed.
5. A stop sign shall be placed at the end of the drive thru lane in a place clearly visible to drive thru lane traffic.
6. The drive thru lane exit shall "T" into the primary travel lane at or near 90 degrees.
7. The travel lane along the west side of the building shall maintain a minimum 26-foot curb to curb width.
8. The roof access ladder shall be relocated on the west or south faces of the building.

Chairman Esplin asked the applicant, Spencer Wright, 1572 Woodland Park Drive, Layton, if he had received a copy of the conditions. Mr. Wright replied that he received a copy of the conditions and had no problem with them.

Commissioner Hansen asked for a date to be specified when the landscaping would be completed. Mr. Wright said that June 1, 2013, would be a reasonable date as the tenant plans to move in as soon as build out is completed. The completion date for the landscaping will be added as a ninth condition.

A Scout troop leader, Steve Snow, 1446 East Oakridge Drive, said that one of the requirements for the Citizenship in the Community merit badge was that the Scouts needed to know if there could be a dissenting opinion. Chairman Esplin explained how citizens and Commissioners could voice their opinion and gave examples of some concerns that had been expressed in the past.

There were no additional questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the Planning Commission grant conditional use for the drive thru subject to the eight conditions and the addition of the ninth condition to require the landscaping to be installed by June 1, 2013, which conditions are hereby adopted as requirements. Commissioner Pales seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review and adjourn the meeting. Commissioner Davis moved to adjourn the meeting. Commissioner Pales seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:12 p.m.



Julie Jewell, Planning Commission Secretary