

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MARCH 12, 2013**

MEMBERS PRESENT: Brian Bodily, Sharon Esplin, Chad Harward, Dawn Fitzpatrick, Wynn Hansen, Gerald Gilbert, Tim Pales

MEMBERS ABSENT: Dave Weaver

OTHERS PRESENT: Staff Members: Bill Wright, Kem Weaver, Andrew King, Clint Drake, Julie Jewell, Councilmember Jory Francis

PUBLIC HEARING:

1. TEXT AMENDMENT – TITLE 19.21.070 – TO AMEND THE SEASONAL OUTDOOR VENDOR SECTION OF TITLE 19.21.070 – Ordinance 13-05

Planner I, Andrew King, explained that a business owner who has had fireworks stands in the city for a number of years questioned the seasonal outdoor vendor regulations. He conversed with Fire Marshall, Dean Hunt and Councilmember Joyce Brown who asked Staff to review the ordinance. During the review, it was found that there were inconsistencies with the City ordinance and the Fire code. These inconsistencies have been resolved and a section added for design criteria for the appearance of outdoor vending. Some of the requirements in the City ordinance were removed because they are duplicated by the Fire code.

A vendor with a current license would not have to meet the new standards, but if there is a lapse in licensing, then the new standards would have to be met.

Mr. King said that a key sentence in the ordinance states that a business license will not be issued or may be revoked if the outdoor vending does not have a professional appearance. He said that the City, through the ordinance, wants to be able to regulate the appearance of seasonal outdoor vendor locations.

Community and Economic Development Director, Bill Wright, said the Fire Department takes a very active role in reviewing fireworks stands. All the information needed to meet regulations is provided when the applicant applies for a business license.

Commissioner Fitzpatrick asked if the Fire Department regulates pumpkin patches like they do the fireworks stand. Mr. King said the Fire Department regulates anything that could potentially cause a fire.

2. TEXT AMENDMENT – TITLE 19.12.050 – PARKING SPACE FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL USES – TO AMEND THE PARKING REQUIREMENT TO ADD A CATEGORY AND PARKING REQUIREMENTS FOR HOME IMPROVEMENT STORES AND WAREHOUSE STORES – ORDINANCE 13-06

Planner II, Kem Weaver, said the City had received an application from an out of state realtor regarding the development of an additional pad on the Lowe's site. He presented a site plan of how the site would look with the proposed 5,000 square foot pad on the northeast corner of the Lowe's site. He said the new pad wouldn't be possible under the current ordinance. The applicant has applied for a text amendment to add a new use in the parking ordinance for a home improvement use of 40,000 square feet and great. The current ordinance requires 3.2 parking spaces for every 1,000 square feet of usable (net) floor space. This does not include storage areas. Staff is proposing 3.0 parking spaces per 1,000 square feet of gross floor area.

Community and Economic Development Director, Bill Wright, said Staff and the applicant had been in lengthy discussions. The City's goal is to determine what is appropriate. Staff's conclusion is that it is better to calculate the number of parking stalls on a gross floor area. There is not a current calculation for outdoor display areas.

Commissioner Bodily asked how other cities calculated parking requirements. Mr. Wright said most calculate on a gross area. He said Salt Lake City requires 2 parking spaces per 1,000 square feet of gross area with 1 parking space per 1,000 square feet for a garden center area.

Mr. Wright said that Ryan Hales, who is a traffic engineer hired by the applicant, the City traffic engineer and Planning Staff did research to find the appropriate number of parking spaces to require that would allow for the pad site associated with the home improvement type of use.

Commissioner Hansen asked how the parking requirement reduction would work with the Home Depot store. Mr. Wright said that scenario had not yet been analyzed.

Commissioner Hansen also asked if a representative from Lowe's had been involved in the discussion. Mr. Wright replied in the affirmative and said they had signed the application for the text amendment and are under contract with the real estate company for a 5,000 to 7,000 square foot pad.

Commissioner Fitzpatrick asked if Lowe's understood that there wouldn't be a place for the sheds displayed in the parking lot during the summer months.

Mr. Wright said that with the pad on the site, Lowe's would be required to provide 414 stalls. He said they would have to make corporate decisions on how to meet the parking requirements.

Commissioner Fitzpatrick said she felt it was difficult to find a place to park there in summer months and asked who would count to make sure they have the correct number of spaces. She also expressed concerns about left turns.

Mr. Wright said the City engineers had interacted with Mr. Hales with regard to access and congestion.

Commissioner Fitzpatrick remarked that the survey had been done in November which wouldn't be comparable with summer parking. Mr. Hales said the data had been normalized with a factor of increase applied. Mr. Wright said sales tax data had been reviewed to determine the busier months.

Commissioner Hansen asked what would happen in the event the business that occupies the pad fails, if the pad could be occupied again with the restricted number of parking spots. Mr. Wright said there was a wide range of retail uses that have that same parking space requirement. He said the building wouldn't be for a single purpose tenant and would be a typical retail tenant strip mall. He said spaces in the City are re-tenanted quite often.

Commissioner Fitzpatrick asked if the pad site could be used for a restaurant. Mr. Wright responded that it would have to be a very small restaurant. Mr. Hales commented that Lowe's and a restaurant would compete for the parking spaces.

Commissioner Gilbert said he had the same concerns with the sheds that usually occupy parking spaces. He asked if Lowe's had been told they wouldn't be able to put the sheds in the parking area. Mr. Weaver said he had mentioned that to the real estate agent. Mr. Wright explained that it would be up to Lowe's to make corporate decisions on the use of the parking spaces.

PUBLIC REVIEW:

3. KENNINGTON PARKWAY – PRELIMINARY APPROVAL

This 36.27 acre property is located at approximately 575 South Angel Street in an R-S (Residential Suburban) zoning district. The applicant, Castle Creek Homes represented by Bryce Thurgood, is proposing 90 single family residential lots.

There was no discussion on this item.

4. ROBERTS FARMS PHASE 8 – FINAL APPROVAL

This 11.863 acre property is located at Layton Parkway west of Angel Street in an R-S (Residential Suburban) zoning district. The applicant, Ed Green, is proposing 21 single family residential lots.

There was no discussion on this item.



Julie Jewell, Planning Commission Secretary

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Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:06 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Hansen..

There were no minutes to approve.

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

PUBLIC HEARING:

1. TEXT AMENDMENT – TITLE 19.21.070 – TO AMEND THE SEASONAL OUTDOOR VENDOR SECTION OF TITLE 19.21.070 – ORDINANCE 13-05

Planner I, Andrew King, presented the request to amend the Seasonal Outdoor Vendor section of Title 19.21.070. He said that several months ago a Layton City business owner requested some additional information regarding the ordinance adopted on January 5, 2012 to rewrite regulations for temporary uses in Layton City.

Councilmember Joyce Brown and Fire Chief Dean Hunt spoke with the business owner and later requested that regulations for Seasonal Outdoor Vendors be revisited.

As a result of this inquiry regarding Seasonal Outdoor Vendors, Planning and Fire Staff became aware of some inconsistencies and some redundancies between each department's regulations of these uses. This ordinance is to correct this. It is also to create new standards which will help ensure positive aesthetics for the structures associated with these temporary uses.

There were no questions from the Commission.

Bill Day, 2049 Ridge Road, and owner of Day Farms, asked if any changes would be made to the operation of his outlets for farm produce.

Mr. King said that the amendments to the ordinance were regulations dealing with fireworks, Christmas tree lots, and pumpkin patches. He said a regulation was added that when the applicant applies for a license for seasonal outdoor vending, they must give dimensions of the display area. There is no change in where or how seasonal outdoor vending is permitted. He said the ordinance would be posted on Layton City's website or a copy can be picked up at the Community Development office.

Mr. Day asked if it was legal to sell potatoes out of a truck on the street. Mr. King said if it was permitted before, it is permitted now with no improvements.

Commissioner Fitzpatrick asked if the ordinance applies if the produce is sold on the farmer's own property zoned agriculture. Mr. King said that anyone who has a conforming agricultural lot can sell produce on it.

Commissioner Fitzpatrick confirmed that the regulations would apply to Mr. Day's Fairfield location.

There was a discussion about pumpkin patch safety which is regulated by the Fire Department.

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

Chairman Esplin called for a motion on the item. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to adopt ordinance 13-05 amending the Seasonal Outdoor Vendor section of Title 19.21.070. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

1. TEXT AMENDMENT – TITLE 19.12.050 – PARKING SPACE FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL USES – TO AMEND THE PARKING REQUIREMENT TO ADD A CATEGORY AND PARKING REQUIREMENTS FOR HOME IMPROVEMENT STORES AND WAREHOUSE STORES – ORDINANCE 13-06

Planner II, Kem Weaver, said Layton City had received a text amendment application from a relator in Illinois asking for a reduction in the parking space requirement for home improvement stores such as Lowe's to allow for the Lowe's property to add a retail pad site. He said the parking requirement must be met for both the Lowe's store and the pad site. Under the current ordinance there are not enough parking spaces to add a pad site. The current ordinance requires 1 parking space for every 200 square feet of net floor area or 5 parking spaces for every 1000 square feet of gross floor area. The seasonal garden area under the current ordinance would require the same spaces for net floor area.

Mr. Weaver said the traffic engineer hired by the applicant to research the parking demand for home improvement stores found that based on other cities, Layton City is over-parked for commercial buildings 40,000 square feet or greater. Based on this research and recommendations from the traffic engineer and Layton City traffic engineer, Layton City staff could support a reduction in the parking requirement to 3 spaces for every 1000 square feet of gross floor area which counts every square foot of the building and the seasonal area to calculate parking. The net floor area would be equated to 3.2 parking spaces for every 1000 square feet of net floor area. This change would allow for a possible retail pad site in the north east corner of the Lowe's property. This retail pad space would have to meet the 5 parking spaces per 1000 square feet based on the current ordinance for retail or office space.

Based on this information, Mr. Weaver said Staff recommends the Planning Commissioner forward a positive recommendation to the City Council to approve ordinance 13-06. He said the applicant's traffic engineer, Ryan Hales, was present at the meeting.

Commissioner Gilbert asked if the City was running out of space to facilitate businesses such as would go on the proposed pad site. Mr. Weaver said there hasn't been a recent study on commercial space, that the request was based specifically for the Lowe's location.

Commissioner Gilbert expressed concerns about traffic that would be generated in the area.

There was a discussion of other business areas and conflicts with parking requirements.

Commissioner Pales asked if Lowe's had been informed of the shed storage issue. Mr. Weaver said he had talked to the Chicago firm that had been talking with Lowe's and made it clear that Lowe's should be made aware of the reduction in parking spaces and the relocation of the sheds out of the parking spaces.

Commissioner Pales also mentioned that Lowe's has had temporary outdoor garden sales, which Mr. Weaver said would be limited by the reduction in spaces.

Ryan Hales, from Hales Engineering, 2364 North 1450 East, Lehi, Utah, summarized a report on his findings. This report is included with these minutes. The summary includes existing parking demands, the proposed land use and parking supply, ITE parking demand, Layton City parking code and a parking summary.

Mr. Hales said Layton City Staff found data on sales and determined that the November business was 40 percent of the May/June time period. This was factored into the data Mr. Hales provided.

Mr. Hales also did a study at a WalMart/Sam's Club store area. He said the WalMart had 5 stalls per 1,000 square feet and was approved at 4.8 stalls per 1,000 square feet. He counted the parking spaces during a Saturday peak time in December and found that the combined stall usage between WalMart and Sam's Club was 2.69 per 1,000 square feet.

Mr. Hales said that based on his studies, 3 stalls per 1,000 square feet may be overly conservative. He was hoping to negotiate down to 2.85 stalls per 1,000 square feet with a 5,000 square foot out parcel that would meet the one parking stall per 200 square foot requirement. A fast food restaurant could not be accommodated.

Mr. Hales' report, which is attached, also included a cueing analysis of Antelope Drive and Woodland Park Drive. He said at peak, traffic may have to go further south in the Lowe's parking lot to exit onto Woodland Park Drive.

Mr. Hales said that his firm could do another parking count during the May/June time period to make sure that a wrong turn is not being taken with the ordinance.

Commissioner Hansen expressed concerns about possible traffic challenges. He said he would not be opposed to have the proposal restudied at a higher peak time and also analyze traffic patterns and cueing as well as parking spaces.

Commissioner Fitzpatrick agreed with a re-study and said she'd like more assurance that Lowe's understands it would be losing its ability to have outdoor display. Commissioner Hansen said that not only storage sheds and trailer space, but outdoor garden space would be eliminated.

Commissioner Fitzpatrick said sometimes vehicles such as flat bed trailers and large pickup trucks take more than one space.

Commissioner Pales said he was not opposed to the parking but sometimes he spends 2-3 stop lights to get through the intersection. His concern is traffic.

Commissioner Hansen mentioned the proposed interchanges at Antelope and Hill Field Road discussed at the joint Planning Commission and City Council Meeting. He said there may be value in determining the time table of the proposed interchanges which would relieve some of the traffic congestion.

Mr. Wright said the studies on the interchanges have been completed and preparations are being made for a briefing. Delaying a decision on Ordinance 13-06 to the May/June time frame would allow Staff to bring information to the Commission about the interchange issues. He said Staff would support the suggestion of Mr. Hales to do a study at the peak to get better data. He said there was not that much difference between his calculations and those of the City but may make a difference over the entire parking area.

Mr. Wright said Staff would recommend tabling the item. He said Home Depot and Lowe's representatives would be invited to the next meeting.

Commissioner Hansen said he had no objection to seeing a pad site created at Lowe's and cited pad sites at Layton Hills Mall. He requested to know the impact on Lowe's but also the precedence that would be set at other locations.

Mr. Wright said it was important to look at sustainability issues, concentrating commercial businesses rather than disbursing them too much. He said Staff wanted to provide the Commission with the best information possible for them to make a recommendation.

There were no further questions or comments. Chairman Esplin called for a motion on the item.

Commissioner Fitzpatrick moved that the Planning Commission table the item until June and Commissioner Hansen seconded motion, and the voting was unanimous.

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

PUBLIC REVIEW:

3. KENNINGTON PARKWAY – PRELIMINARY APPROVAL

This 36.27 acre property is located at approximately 575 South Angel Street in an R-S (Residential Suburban) zoning district. The applicant, Castle Creek Homes represented by Bryce Thurgood, is proposing 90 single family residential lots.

Mr. Weaver presented the request for preliminary approval for Kennington Parkway Subdivision. He gave the history of the rezoning of the property. He said there was similarly zoned development in the area.

Mr. Weaver showed the layout of the preliminary plat consisting of 90 lots for which the developer is proposing two phases with 47 lots in the first phase located toward Angel Street and the other 43 lots in Phase 2 to be developed at a later time.

Mr. Weaver outlined the connection points with access limited to Layton Parkway limited to one connection. He said the applicant is required to build the remaining half of Layton Parkway which 42 feet of the right of way. He said the applicant is required to provide a minimum five-foot landscaping buffer wrapping around 1700 West to the first intersection. An eight-foot masonry wall will be required and will need to match the existing wall further to the east on Layton Parkway.

Based on the information presented, Mr. Weaver said Staff recommends the Planning Commission approve the preliminary plan subject to the applicant meeting all requirements as outlined in staff memorandums.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Pales moved that the Planning Commission approve the Kennington Parkway preliminary plat subject to the applicant meeting all requirements as outlined in staff memorandums. Commissioner Bodily seconded the motion, and the voting was unanimous.

4. ROBERTS FARMS PHASE 8 – FINAL APPROVAL

This 11.863 acre property is located at Layton Parkway west of Angel Street in an R-S (Residential Suburban) zoning district. The applicant, Ed Green, is proposing 21 single family residential lots.

Mr. Weaver presented the request for the final phase of the Roberts Farms subdivision. He presented an overview of the location and showed how Layton Parkway will continue through the middle of the subdivision. He said this connection is very important for the city to have completed as it extends Layton Parkway to the west from Angel Street. He said Layton Parkway will terminate at 1700 West until Evergreen Farms develops. Mr. Weaver

MEMORANDUM

Date: February 1, 2013
To: Matt Friedman, Net³ Real Estate, LLC
From: Ryan Hales, P.E., PTOE, AICP
Kordel Braley, P.E., PTOE
Subject: Layton – Lowes Parking Study

UT12-404

Purpose

This memorandum addresses the existing and anticipated parking demand for the Lowes Shopping Center in Layton, Utah. The existing site includes Lowes, Tunex, and Big-O-Tires and is located south of Antelope Drive (2000 North) and west of Woodland Park Drive.

The following is an outline of this study:

- Existing Land Use and Parking Supply
- Existing Parking Demand
- Proposed Land Uses and Parking Supply
- ITE Parking Generation
- Discussion of Layton City Code
- Queuing Analysis of Antelope Drive / Woodland Park Drive
- Conclusions/Recommendations

Existing Land Use and Parking Supply

The current existing land uses include the following:

- | | |
|--|----------------|
| • Lowes (Home Improvement Superstore): | ~126,800 sq ft |
| ○ Lowes Garden Center | ~ 32,700 sq ft |
| Total | ~159,500 sq ft |
| • Tunex (Auto Repair): | ~3,000 sq ft |
| • Big-O-Tire (Tire store and Auto Repair): | ~3,000 sq ft |

The current parking supply on the property includes approximately 474 parking stalls, the majority of which are located in front of the building, with 25 stalls located on the east (19 were occupied with supplies / outdoor displays) and 56 stalls are located on the southwest side of the existing building.

said Phase 8, with 21 lots at a density of 1.77 units per acre, is surrounded by similar R-S lot averaged subdivisions. He said the lot sizes range from 12,000 to 26,000 square feet which meets the area and frontage requirements of the zone. Mr. Weaver said minor corrections are required on the final plat before recordation.

Based on this information, Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Roberts Farms Phase 8 subject to the applicant meeting all Staff requirements.

Commissioner Hansen asked if Layton Parkway would have masonry walls and the landscape buffers as Layton Parkway exists east of Angel Street. Mr. Weaver replied in the affirmative and said the City will participate with the developer to put in the walls. Easements have been required for the traffic signals. Mr. Weaver also said Lot 801 is a restricted lot and can front either on Angel Street or the cul-de-sac.

Commissioner Fitzpatrick asked for the definition of a gore lot. Mr. Weaver said a gore lot has 5 sides and that Staff uses a formula to create a rear property line for setback purposes.

Mr. Weaver said none of the lots can front on to Layton Parkway.

Mr. Wright said there is a new standard for the cul-de-sac turnarounds when abutting vacant property. In the past, the City Fire Department has required temporary turnarounds when the stub street is more than 150 feet from an intersection. The City requires that the developer get an easement off the property or put in a asphalt, curb and gutter. The bonding procedure for the removal of the temporary turnaround hasn't always worked in the past which isn't fair to future development. For these reasons, the City has decided that the bubble in the road for the temporary turnaround would remain and then driveways would not have to be realigned and yards re-landscaped.

Commissioner Hansen asked the developer, Ed Green, 2150 Valley View Drive in Layton, what his confidence level was that he could adequately build a home on Lot 806. Mr. Green said he had worked with Mr. Weaver to find a way to build a 1700 square foot rambler with a three-car garage on both lots 805 and 806. He said sometimes he has to have an architect design something to fit a lot that is large enough but for which Mr. Green didn't have a plan. He said any two-story could fit on the lots if a rambler could fit on the lot.

Commissioner Gilbert asked if Mr. Green was able to utilize any of the new setback requirements. Mr. Green said he was able to utilize some 25-foot rear yard setbacks on an arterial street, but those setbacks have always been in place.

There were no further questions or comments.

Chairman Esplin called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Robert Farms Phase 8 subject to the applicant meeting all Staff requirements as outlined in Staff reports. Commissioner Hansen seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review and adjourn the meeting. Commissioner Pales moved to close Public Review and adjourn the meeting. Commissioner Gilbert seconded the motion and the voting was unanimous. The meeting adjourned at 7:55 p.m.


Julie Jewell, Planning Commission Secretary

Approximately 81 stalls provide little benefit to the overall store site because they are located on the sides or behind the building where there are no accesses to the store. Theoretically, employee parking could be required to use these areas. Lowes has indicated that at their maximum season of the year they will have 45 employees at this location at one time of the day; therefore, their parking could range from 45 stalls to 38 stalls depending on how many carpool.

Existing Parking Demand

Parking demand data was collected on Saturday, November 10, 2012. Saturday was chosen for analysis because national data from the Institute of Engineers shows that the Saturday peak is higher than the week peak for parking demand at a Home Improvement Superstore.

The data collected at the Lowes showed that the peak parking demand occurred at 2:00 p.m. in the afternoon and included 192 occupied parking stalls (current parking demand) including 135 vehicles in front of the store, 9 vehicles in the southwest corner of the site, 38 stalls being used for outdoor storage and 10 disabled parking stalls being occupied. The results of this parking study showed that the actual parking demand at this location is 1.20 stalls per 1,000 square feet of gross floor area.

At a Lowes in Lehi, Utah on Saturday, November 17th, 2012, we counted approximately 0.9 stalls per 1,000 square feet of gross floor area (GFA) as their parking demand.

The parking demand at a Home Depot in American Fork, Utah was counted on Saturday, November 17th, 2012, and their demand was approximately 1.98 stalls per 1,000 square feet of gross floor area.

The average demand of these three home improvement stores is approximately, 1.36 stalls per 1,000 square feet of gross floor area.

If the Lowes parking rates were calculated at 1.36 stalls per 1,000 square feet of gross floor area, their parking demand would be 217 parking stalls.

Based on the Layton City sales tax, it appears that the peak month for sales at Lowe's was in June with our November counts only being 60% of the June business. If we factor our parking demand of 192 stalls to a June condition (192/.60) we would need 320 stalls to service our peak demand at the Lowe's site for the lumber store alone.

Proposed Land Use and Parking Supply

In addition to the current existing land uses, the following has been proposed:

- Retail Outparcel: ~6,800 sq ft

Creating this outparcel will reduce parking for the Layton Lowes Shopping Center by approximately 89 stalls to make room for the outparcel building and parking, however, 39 new stalls will be provided with the new retail uses. This brings the net available parking supply to 424 (474 -89 +39) total parking stalls (supply).

ITE Parking Demand

Based on data from the Institute of Transportation Engineers (ITE) in their publication, *Parking Generation*, 4th Edition, 2010, as stand-alone facilities, the uses would require the following parking stalls based on average rates):

- Home Improvement Superstore: 3.19 veh. per 1,000 sq ft GFA = 440 stalls
- Proposed Retail: = 22 stalls

Based on ITE data, as stand-alone sites, the required parking would be 462 stalls.

Again, provided on site will be 424 stalls for the Lowes and the outparcel site.

Layton City Parking Code

The Layton City Code identifies the following parking rate, "Shopping centers (regional): one space for each two hundred square feet leasable floor space." In addition, "Retail stores and shops: one space for each two hundred square feet of retail floor space."

It is estimated that the retail floor space for the Lowe's Home Improvement Store has approximately 130,000 sq. ft. of retail floor space. It is not clear what land use was used for the original Lowes building in Layton, however the building has been modified since the original construction to include an outdoor garden center, consistent with many other Lowes stores throughout Utah. Using the retail floor space, it would require 650 parking spaces (130,000 / 200).

The outparcel building will be 6,800 sq. ft. and would require 34 parking spaces (6,800 / 200).

The existing out parcel auto repair and tire store would require 1 space per 400 sq. ft. plus two additional spaces at 3,000 square feet each would require 18 stalls.

The total parking Layton City parking requirement would be 702 stalls (650 +34 +18).

Parking Summary

If we combine the peak parking demand at the Lowe's building (projected June) of 320 required parking spaces, and if we use the Layton City parking code on the two auto related outpacels (18 spaces) and the project outparcel (34 spaces) it would require 372

stalls (320 +18 +34) stalls and there would be 52 additional stalls (424 – 372), which would make the specific parking for the Lowe's 2.86 stalls per 1,000 sq. ft. ((320 +52)/1,000).

Queuing Analysis of Antelope Drive / Woodland Park Drive

At the request of City staff, Hales Engineering calculated the existing and proposed 95th percentile queue lengths for each leg of the Antelope Drive / Woodland Park Drive intersection. Queuing was calculated using version 8 of SimTraffic software (Trafficware). Existing turning movement counts were obtained on Saturday, November 10, 2012 between noon and 2:00 p.m. The peak hour was determined to be between 1:00 and 2:00 p.m. Signal timing data was obtained from UDOT for the study intersection. Trip generation for the additional retail land uses was calculated using ITE *Trip Generation*, 9th Edition, 2012. Trips were distributed and assigned to the roadway network with 50 percent west, 40 percent east, and 10 percent south. There was no significant change in 95th percentile queue lengths both with and without the proposed project traffic added. The calculated 95th percentile queue lengths for each leg are as follows (estimated queue lengths with project traffic added in parenthesis):

- West Leg:
 - Average Queue: 190 feet (190 feet)
 - 95th Percentile Queue: 340 feet (320 feet)
- East Leg:
 - Average Queue: 140 feet (140 feet)
 - 95th Percentile Queue: 230 feet (230 feet)
- South Leg:
 - Average Queue: 190 feet (200 feet)
 - 95th Percentile Queue: 290 feet (310 feet)

The spacing of the north Lowes Access on Antelope Drive to Woodland Park Drive is approximately 210 feet. This is longer than the average queue (190 feet) but shorter than the 95th percentile queue length (340 feet). Therefore, this access will occasionally be blocked.

The spacing of the east Lowes Access on Woodland Park Drive to Antelope Drive is approximately 270 feet. This is longer than the average queue (190/200 feet) but slightly shorter than the 95th percentile queue length (290/310 feet). Therefore, this access will occasionally be blocked.

Detailed data collection information and SimTraffic Reports can be found in the Appendix.

Conclusions / Recommendations

1. Currently there are 474 parking stalls on-site (Lowes parking stall count)

2. In the peak month (June) it is anticipated that the Lowe's parking demand will be 320 parking spaces.
3. The 6,800 square foot out parcel will remove 89 parking stalls but replace 39 after the construction is completed, for a net loss of 50 stalls. However, the outparcel only requires 34 parking stalls.
4. The total stalls after construction of the outparcel would be 424 stalls (474 – 50).
5. The two existing outparcels will require 18 stalls.
6. If the entire site requires 372 stalls (320 +34 +18) and the supply is 424, there are 52 stalls in surplus on the Lowe's site.
7. The Lowes north access onto Antelope Drive will occasionally be blocked by the eastbound traffic queue, however, the average queue will not affect this access
8. The Lowes east access onto Woodland Park Drive will occasionally be blocked by the northbound traffic queue, however, the average queue will not affect this access