

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MAY 14, 2013**

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

MEMBERS ABSENT: Dawn Fitzpatrick

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

PUBLIC REVIEW:

1. TACO BELL – CONDITIONAL USE REQUEST FOR A FAST FOOD EATING ESTABLISHMENT. This property is located in the Wyndom Square Commercial Subdivision at 1180 East Highway 193. The applicant is Nate Hosac represented by Russ Naylor. The property owner, Wright Development Group, is also represented by Russ Naylor.

Planner I, Andrew King, presented the request for a 2,000 square foot fast food eating establishment on a pad in Wyndom Square and said that this is the last pad available in the subdivision. He presented a site plan for the proposed Taco Bell.

Mr. King said that because this is a new building on an undeveloped site, all Fire Department, Building, Planning and Engineering Division regulations will have to be met before site plan approval will be given.

To maintain consistency with the rest of the Wyndom Square development, Mr. King said some landscaping materials, such as trees, shrubs and bushes, should match or be similar to those already used in the subdivision. Trees in the landscape strip should be planted in the same evenly spaced fashion that exists in other areas of the subdivision. He said there should be no less than two planter islands on the Highway 193 frontage and one planter island on North Hills Drive. He said he had requested a detailed landscape plan showing consistency with these requirements.

Commissioner Bodily asked who would maintain the landscaping, and the applicant, Nate Hosac, said his company will maintain the landscaping. He said there is not an HOA in the Wyndom Square Subdivision.

The following are the conditions recommended by Staff for this conditional use permit:

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. Trees in the park strip, landscape strip and landscape buffer shall be planted in the same evenly spaced fashion and shall match the species used in each respective location of the subdivision. Turf grass shall be used in the same locations and in a similar fashion as the developed portion of the subdivision.

3. The landscape strip shall be designed with no less than two planter islands along Highway 193 and no less than one planter island along North Hills Drive. Planter islands should be irrigated by a separate line and planted with a variety of drought tolerant grasses, shrubs, bushes and trees.
4. A detailed landscape plan that illustrates consistency with the elements in conditions 2 and 3, shall be submitted to the Staff for final site plan approval.

2. VILLAS ON MAIN SUBDIVISION AMENDMENT

This .96 acre property is located at 1475 North Main Street in an R-M2 PRUD zoning district. The applicant is Castle Creek Homes represented by Bryce Thurgood.

Planner II, Kem Weaver, presented the request to amend the Villas on Main Subdivision plat by adding .96 acres.

Commissioner Weaver asked if the VFW had expressed any interest in the project, and Mr. Weaver said they had not. The applicant, Bryce Thurgood, state that there had now been interest in the commercial parcel east of the parcel proposed to be added to the Villas on Main Subdivision.

OTHER:

Commissioner Weaver asked what the voting procedure should be for a Commissioner who has been absent at a meeting but present when the minutes are presented for approval. Community and Economic Development Director, Bill Wright, said the Commissioner should not make or second the motion, but could vote to accept the minutes as written and would not be required to abstain from voting. Chairman Esplin and Assistant City Attorney, Clint Drake, concurred with Mr. Wright.

Mr. Drake, reviewed the Planning Commission Bylaws. Commissioner Gilbert asked if the citizens should still be able to comment once the Chair has brought the item back to the Commission for motion and vote. Mr. Drake said the citizens could comment up until the time the Chair calls for a motion, but not after unless a Commissioner directs a question to a particular audience member.

Mr. Drake said he would be happy to answer questions at any time and provide any other training the Commission would like to have.


Julie Jewell, Planning Commission Secretary

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

Chairman Esplin called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Harward.

Chairman Esplin called for a motion to approve the April 9, 2013, and April 23, 2013, Planning Commission and Work Meeting minutes. Commissioner Gilbert moved to approve the Planning Commission and Work Meeting minutes as written. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

1. TACO BELL – CONDITIONAL USE REQUEST FOR A FAST FOOD EATING ESTABLISHMENT.

This property is located in the Wyndom Square Commercial Subdivision at 1180 East Highway 193. The applicant is Nate Hosac represented by Russ Naylor. The property owner, Wright Development Group, is also represented by Russ Naylor.

Planner I, Andrew King, presented the request for a 2,000 square foot fast food eating establishment on a pad in Wyndom Square and said that this is the last pad available in the subdivision. Mr. King said that because this is a new building on an undeveloped site, all Fire Department, Building, Planning and Engineering Division regulations will have to be met before site plan approval will be given. He said there is sufficient space for all parking and buffer requirements on the site, which will be a Taco Bell. If the applicant wants any modifications, they would need to apply to the Planning Commission for review of the modification.

To maintain consistency with the rest of the Wyndom Square development, Mr. King said some landscaping materials, such as trees, shrubs and bushes, should match or be similar to those already used in the subdivision. Trees in the landscape strip should be planted in the same evenly spaced fashion that exists in other areas of the subdivision. He said there should be no less than two planter islands on the Highway 193 frontage and one planter island on North Hills Drive.

Mr. King said fencing, parking and landscaping will be reviewed during the site plan approval process.

Commissioner Weaver asked about the parking at the adjacent commercial strip building. Calculations were done to make sure that both the Taco Bell and the commercial strip building would have the required number of parking stalls.

Mr. King said Staff recommends that the Planning Commission grant conditional use approval for the proposed fast food eating establishment with the following conditions:

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. Trees in the park strip, landscape strip and landscape buffer shall be planted in the same evenly spaced fashion and shall match the species used in each respective location of the subdivision. Turf grass shall be used in the same locations and in a similar fashion as the developed portion of the subdivision.
3. The landscape strip shall be designed with no less than two planter islands along Highway 193 and no less than one planter island along North Hills Drive. Planter islands should be irrigated by a separate line and planted with a variety of drought tolerant grasses, shrubs, bushes and trees.
4. A detailed landscape plan that illustrates consistency with the elements in conditions 2 and 3 shall be submitted to the Staff for final site plan approval.

Darren Silver, an architect for the applicant, Nichols Naylor, offered to answer questions.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion to approve the conditional use. Commissioner Bodily moved to approve the conditional use as presented, including the recommendations from Staff, which are hereby adopted as requirements. Commissioner Pales seconded the motion, and the voting was unanimous.

2. VILLAS ON MAIN SUBDIVISION AMENDMENT

This .96 acre property is located at 1475 North Main Street in an R-M2 PRUD zoning district. The applicant is Castle Creek Homes represented by Bryce Thurgood.

Planner II, Kem Weaver, presented the request for the Villas on Main Subdivision amendment to add a .96 acre parcel. He said that the Planning Commission and City Council had approved the rezone of this property from C-H to R-M2 PRUD previously. He showed the original plat and pointed out how the parcel to the south of the Villas on Main Subdivision had been divided, leaving a commercial lot fronting on Main Street and the .96 acre parcel on the west for a 24 unit apartment building.

Mr. Weaver said the developer could not have the parcel become Phase 2 of the Villas on Main because it had to be included as part of the original plat to achieve the density bonus recommended by the Design Review Committee.

He pointed out the buffer areas between residential and commercial properties.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the Council to approve the amended plat for Villas on Main PRUD subject to meeting all staff requirements as outlined in all staff memorandums.

There were no questions 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 approve the Villas on Main amended plat. Commissioner Weaver 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 Weaver seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:16 p.m.



Julie Jewell, Planning Commission Secretary