

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
AUGUST 13, 2013**

**MEMBERS PRESENT:** Brian Bodily, Dawn Fitzpatrick, Wynn Hansen, Chad Harward, Gerald Gilbert, Tim Pales, Robert Van Drunen, Dave Weaver

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Clint Drake, Julie Jewell

**PUBLIC HEARING:**

**1. BRADEN SMITHING REZONE REQUEST – A (AGRICULTURE TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – RESULTION 13-46 AND ORDINANCE 13-26**

This .89 acre property is located at 2102 North Fairfield Road in an A zoning district. The applicant and owner, Braden Smithing, is proposing the rezone for an expansion of the adjacent storage unit project.

City Planner, Peter Matson, presented the rezone proposal with a development agreement for a .89 acre property at 2102 North Fairfield Road. Mr. Matson said the current development agreement is for the storage units and the property proposed for rezone is for a property with an existing home to the north. Braden Smithing is the owner of both properties. The original development agreement was between Mr. Smithing's parents and Layton City. The new agreement has the same language, and if approved, will cover both properties and will replace the original agreement.

Mr. Matson said the applicant has submitted a concept plan (not engineered) for the expansion of the 5 Star Storage business onto the site of the existing home, which will be demolished. He said the applicant will have to go through the final site plan review process to meet the requirements of the agreement and City site plan requirements.

Mr. Matson said the proposed new development is in the Accident Potential Zone (APZ), which is usually zoned M-1. He said the development agreement was written to eliminate some of the more intense uses in the M-1 zone that would not be appropriate at this location and to be cognizant of the surrounding single family residential properties.

Mr. Matson said Hill Air Force Base (HAFB) Planner, Krista Hailey, indicated that with regard to this project from a land use standpoint, storage units are compatible with the easement because there is no permanent occupation. He said no on-site management of the storage facility would be allowed.

Mr. Matson said Mr. Smithing will match the architectural design as on the south property.

Mr. Matson said Staff is recommending the Planning Commission forward a positive recommendation to the City Council to approve the development agreement and the zone change from A to M-1.

There was a discussion regarding the items not allowed in the M-1 with the development agreement. Commissioner Fitzpatrick recommended eliminating the following permitted and conditional uses in the M-1 zone with the development agreement for this property:

- Electric power plant and substation – permitted

- Sewage pump station – conditional
- Water treatment – permitted
- Car wash – conditional use
- Trucking Station – permitted use

Commissioner Bodily asked if there had been any public concerns, and Mr. Matson replied that there had been none.

Mr. Matson said he would add the suggested uses to the listed of eliminated uses in the development agreement. He said that due to the size of the property, it was unlikely any of them could be developed on that property.

Commissioner Hansen asked about landscaping, and Mr. Matson said it defaults to the requirement of the code for any site plan where a non-residential use abuts a residential use. When required in the code, it is not usually included in the development agreement. Commissioner Hansen asked about the performance of the applicant in his current storage unit business, and Mr. Matson said Mr. Smithing had done one of the better jobs in the City in terms of facility maintenance.

Commissioner Gilbert asked if the site was in compliance and if the same landscaping and architecture would be used on the expansion. Mr. Matson said the landscaping would continue on the west and north, which is the same as the current buildings on Fairfield Road and Antelope Drive. He said the roof on the Fairfield Road side would be pitched but no pitched roof for the building on the north side. He said a photometric plan will be submitted. The lighting on the site will be quite restrictive with shields on wall lighting if needed. Any security lighting will be directed down on the site.

## **PUBLIC REVIEW:**

### **2. B & R RIDES – CONDITIONAL USE REQUEST FOR AUTO SALES AND OUTDOOR STORAGE**

This property is located at 2046 North Fort Lane in an M-1 zoning district. The applicant is Jeremy Bassett representing the owner, Robert Love.

Planner I, Brandon Rypien, presented the request for conditional use for auto sales and outdoor storage proposed for the building previously occupied by Robert Love Heating and Air on the northeast corner of Antelope Drive and Fort Lane.

Mr. Rypien said that auto repair is permitted in the M-1 zone and that B & R Rides will occupy the entire building and use the parking lot for auto sales and a fenced area to store vehicles that are being repaired. Auto sales and storage are conditional uses. He gave an overview of the proposed layout.

Mr. Rypien said that the outdoor storage area is required to be enclosed by a six (6) foot solid view obstructing fence or wall as required in Section 19.06.110 (6) of the Zoning Ordinance. Any vehicle staying on the property over night for repair is required to be in that fenced area. Mr. Rypien said the property is in the APZ and that he had contacted Krista Haley from HAFB and approved the use in the easement. The easement limits the amount of people who can be on the property as well as in the building.

Mr. Rypien said Staff is recommending that the fence area on the south that is seen from Antelope Drive be a solid vinyl, trex or masonry wall to screen the view of autos on the property waiting for repair. He said the zone is M-1, which allows for outdoor storage as a conditional use.

Mr. Rypien said the parking stalls fronting on Antelope Drive will be used for display of autos for sale. He reviewed the parking requirements and explained how the requirement will be met. Two parking stalls on the south portion of the fenced area will need to be used for employee parking. He said 34 stalls are currently striped but some will be fenced in by the storage area.

Mr. Rypien said there would be five full-time employees including the owner, and the employee limit is no more than six in keeping with APZ guidelines. Any increase in the number of employees has to be approved by Layton City and HAFB .

Commissioner Weaver asked if there would be a fence directly west of the building, and Mr. Rypien said it would stay open for customers.

Commissioner Van Drunen asked if there would be chain link fencing on the east side of the property. Mr. Rypien said there would be a chain link fence but it would be required to be slatted.

There was a discussion regarding accessing the cars for sale on the south side of the building from Antelope Road. The north parking lot would be empty after hours. Handicap parking will also be striped.

Commissioner Fitzpatrick asked for a condition that cars facing Antelope Drive not have for sale signs on or in the vehicles. Commissioner Pales said other auto dealers were allowed to have prices in the windows of the cars.

Commissioner Fitzpatrick asked if the vehicles needed to be registered. Mr. Bassett said there would not be an issue with the vehicles being registered, but he would like to put numbers in the windows of the vehicles but no for sale signs.

There was a discussion about customer access to "for sale" vehicles on the south and Mr. Rypien said no customers would park in or access the area where cars are parked for sale.

Chairman Gilbert felt the fencing materials should be uniform throughout the property. He asked if the dock would remain and Mr. Bassett said it would stay. Mr. Rypien said grading and paving will be done by the dock area so the grass area can be used as outdoor storage.

There was a discussion on the type of fencing to be required with some Commissioners of the opinion with Antelope Drive being heavily traveled that the fencing should be consistent and of a masonry material. Commissioner Pales said that since the property abuts agricultural property, only chain link fencing would be required on that boundary. Mr. Rypien commented that with the property being in the APZ, any rezone of the adjacent property would be likely be to M-1.

Mr. Wright said that trex fencing, which is sturdier than vinyl, would be more compatible with the metal building on the property than a masonry fence.

Mr. Wright said the grass area would become a hard surface and be the drive isle to put cars in the south area, which measures out as a regular parking lot. Mr. Bassett said he could chain off the area and only he or his employees would move the cars in and out. Customers would not drive in the area where cars are parked for sale.

Commissioner Bodily asked why the fence went all the way to the sidewalk on Fort Lane. Mr. Bassett said it was to create more space. Mr. Rypien said he would measure and check for clear view.

Mr. Wright said that in summary, the north portion of the property would contain the building, client area, and a storage element for cars with more repair to be completed. These cars would be screened. The south area would be the display of vehicles for sale. The for sale and the repair areas operate independently of each other.

Commissioner Bodily asked how many vehicles would be in the outdoor storage area. Mr. Rypien said that had not been determined and he would measure the area.

Commissioner Fitzpatrick asked Mr. Bassett when he wanted to take occupancy of the building. Mr. Bassett replied he was planning to occupy the site on September 1, 2013. Chairman Gilbert felt occupancy should not be granted without the conditions being met.

Commissioner Fitzpatrick felt there were some unknowns such as how many cars would be in the outdoor storage area and if the fence on Fort Lane was a clear view issue.

Mr. Rypien said a site plan would need to be approved. He said that conditions could be added that clear view and fencing type conditions needed to be met. He said that Condition # 4 could be modified to state the storage area should be a masonry wall or trex fencing. Commissioner Fitzpatrick said that Conditions 3 and 4 could be combined stating that all boundaries of the storage area be a masonry wall or trex fencing.

Commissioner Van Drunen suggested a brown vinyl fence. He felt the Commission was putting undue expense on the applicant.

Chairman Gilbert said that because the business will be abutting Antelope Drive, the fencing needs to be of a better quality.

Commissioner Van Drunen said he agreed with being consistent in fencing type, but said there is a difference in price that should be taken into consideration since the applicant doesn't own the building.

### **3. STEVE MILLER ARCHITECTURAL REVIEW OF TWIN HOME DESIGN**

This property is located in an R-2 (Single and Two Family Residential Zoning District). The applicant, Steve Miller is proposing two twin homes at 2563 West Gordon Avenue.

Planner II, Kem Weaver, presented the request for an architectural review. He reviewed the history of the property, which had been rezoned to R-2 with a development agreement that specified certain architectural requirements as well as a detailed landscape plan. He reviewed the original agreement.

Mr. Weaver presented a photo of the building elevations that do not match with the agreement. However, language in section 4.5 of the agreement indicates that changes to the architecture can be approved by City Staff and the Planning Commission. He explained the parking layout which would be on the north and on the south portions of the site. He said the setbacks meet the requirement for the R-2 zone. The spacing requirement of 50 feet between buildings is also met. He said the type of twin home proposed will fit in with the surrounding single family residential homes.

Mr. Weaver said Staff can provide the findings to support a possible architectural change if the Planning Commission approves the change from two-story to one-story slab on grade units. He said that at the public hearing for the rezone, there were residents living directly behind in the Swan Meadows subdivision who were concerned about the height of the proposed twin homes since the property on Gordon Avenue is higher than the Swan Meadows property. With the proposed concept, this concern is resolved. He said the sides of the twin homes will have window treatments where they face on Gordon Avenue.

Mr. Weaver asked the Planning Commission to take the findings into consideration and said Staff supports the change from two-story to one-story units.

### **4. FREEDOM PLAZA PARCEL SPLIT REQUEST**

This property is located in the CP-2 (Planned Community Commercial) zoning district. The applicant is Jack Reel is proposing two lots with Lot 1 being 24,937 square feet and Lot 2 being 25,934 square feet.

This item was not discussed due to lack of time.

  
Julie Jewell, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES  
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**MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Clint Drake, Julie Jewell

Planning Commission Chair, Gerald Gilbert, called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Harward.

**APPROVAL OF THE MINUTES:** Chairman Gilbert called for a motion to approve the July 9, 2013, Planning Commission and Work Meeting Minutes. Commissioner Bodily moved that the minutes be approved as submitted. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

**PUBLIC HEARING:**

**1. BRADEN SMITHING REZONE REQUEST – A (AGRICULTURE TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – RESOLUTION 13-46 AND ORDINANCE 13-26**

This .89 acre property is located at 2102 North Fairfield Road in an A zoning district. The applicant and owner, Braden Smithing, is proposing the rezone for an expansion of the adjacent storage unit project.

City Planner, Peter Matson, presented the development agreement and rezone request. He said the agreement was a new agreement and not an amendment to the current agreement for the Five Star Storage business for which Mr. Smithing is now the owner. The purpose of the rezone is to expand the Five Star Storage site.

Mr. Matson said that City code and the development agreement require the extended landscape buffer to be similar to the current buffer. The property is in the Hill Air Force Base (HAFB) Accident Potential Zone (APZ). HAFB has purchased a development easement that removes the possibility of adding any more residential population because of the safety issues with the aircraft from the base.

Mr. Matson said the General Plan requires review bodies and Staff to take into account HAFB guidelines, which are then integrated into development agreements. He said most often the properties are zoned M-1, and there are some uses in the M-1 zone that the City has felt over the years would not be appropriate in these locations because of the single family homes that are on the arterial streets in this area.

Mr. Matson referred to Section 4.1.1 of the development agreement, which lists uses typically allowed by conditional or permitted use that will not be allowed on this property. These use restrictions are on the south property and are proposed to be applicable to the north property as well. The Planning Commissions recommended some additional uses restrictions on this property as follows:

- Electric power plant and substation – permitted
- Sewage pump station – conditional
- Water treatment plant – permitted

- Car wash – conditional use
- Trucking Station – permitted use

Mr. Matson said that based on the General Plan recommendation for APZ compatible uses in this area and the prior information, Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 13-46 and Ordinance 13-26 subject to the applicant meeting all Staff requirements. He said the property has been well maintained over the years and the applicant has abided by the zoning ordinance. He said the agreement on the south property was between Layton City and Mr. Smithing's parents. The property is now in his name and the new development agreement is between Layton City and Mr. Braden Smithing.

There were no questions from the Commission or the audience.

Chairman Gilbert called for a motion on Resolution 13-46 for the development agreement. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to adopt Resolution 13-46. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion on Ordinance 13-26 for the rezone. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 13-26 to rezone the property from A to M-1 subject to the applicant meeting all Staff requirements and the addition to the restricted uses as discussed. Commissioner Bodily seconded the motion, and the voting was unanimous.

The Commissioners expressed appreciation to Mr. Smithing for his upkeep of the landscaping at Five Star Storage.

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

## **PUBLIC REVIEW:**

### **2. B & R RIDES – CONDITIONAL USE REQUEST FOR AUTO SALES AND OUTDOOR STORAGE**

This property is located at 2046 North Fort Lane in an M-1 zoning district. The applicant is Jeremy Bassett representing the owner, Robert Love.

Planner I, Brandon Rypien, presented the conditional use for auto sales and outdoor storage for a property on the northeast corner of Antelope Drive and Fort Lane in the former Robert Love Heating and Air building. He said the site has been reasonably well-maintained for landscaping and meets the minimum requirements for this use in this zone. He said the property is in the Hill Air Force Base (HAFB) Accident Potential Zone (APZ). The easement limits uses as well as the number of people that are allowed to congregate in the building. He said the applicant plans to occupy the entire building for auto repair. The area south of the building will be used for outdoor storage to store any vehicles that are in repair or waiting for repair. The outdoor storage will be completely enclosed by a six-foot fence that will be view obstructing. He said that given the location, Staff recommends a trex or masonry fence. Autos for sale will be on the southern portion of the parking. The majority of the parking will be on the northwest portion of the property for customers and employees.

Mr. Rypien said there would be five full-time employees including the owner. He explained the parking requirements and said a minimum of 18 parking stalls would be required. The remaining parking will be set aside for auto sales.

Mr. Rypien said automotive sales and service garages require a minimum of two (2) parking spaces plus one (1) space for each four hundred (400) square feet of floor area. The building has an estimated 6,500 square feet of gross floor area, which would require a minimum total of 18 parking stalls. The attached sketch plan shows a total of 34 parking stalls of which 18 would need to remain open and accessible for the employees and customers.

The remaining parking areas could be set aside for auto sales and with a separate screened area for overnight parking of vehicles being repaired.

Mr. Rypien said Staff recommends the Planning Commission approve the conditional use subject to the following conditions:

1. The business shall comply with all Fire Department, Building, Planning and Engineering Division requirements.
2. All vehicles being kept for repair for more than one day shall be stored in the building or in the outdoor storage area.
3. The outdoor storage area shall be completely enclosed by a solid view obstructing fence that is six (6) feet in height. The existing chain-link fencing shall be removed and replaced with the new fencing that matches the open storage area fencing.
4. Fence shall have a minimum rating of a 98 percent Privacy Factor.
5. A minimum of 18 parking stalls shall be allocated for customers and employees including one (1) handicap parking stall.
6. Employees on the site shall be limited to no more than six (6) in keeping with APZ occupancy guidelines. Any increase in employees on the subject property shall be reviewed and approved by Layton City in cooperation with HAFB Planning Staff.
7. All clear view areas shall be maintained free of any structures or landscaping above two (2) feet in height.
8. No salvaged vehicles shall be stored on the property and all vehicles shall be actively being repaired for customers or for sell.
9. The Planning Commission determine the best Site Plan considering:
  1. The visibility of the corner site
  2. The front orientation of the Outdoor Storage Area
  3. The on-site circulation for automobiles and pedestrians

Commissioner Fitzpatrick asked how many customers could be on the property at a time. Mr. Matson said there could be no more than 25 per building, parcel or acre. The number is interpreted on a case by case basis. Typically six has been the employee limit in the APZ and Mr. Bassett will have five employees including himself. If any additional employees are added, the City will contact HAFB and the square footage analyzed. His customers will not stay long or congregate. He said the two main uses, auto sales and auto repair, are listed as compatible uses in the HAFB guideline book.

Chairman Gilbert asked if slats would be allowed on the gate or if it would be consistent with the other fencing. He asked if the trex would be too heavy for a gate. He felt the east, west and south boundaries should have the same fencing.

The applicant, Jeremy Bassett, 2562 West 1550 North, Clinton, said his business is currently at 556 Marshall Way. He explained the customer flow to the entrance and exit on the west on the subject property. He said they would like as much fenced parking as they could have on the south portion, stating that it would not be a display area, and customers would not drive into the area.

Commissioner Bodily reminded Mr. Bassett that two of the parking spots in the south parking lot would be for employees. Mr. Bassett said that would work because two of the employees drive the vehicles that are for sale.

Mr. Bassett said he would just be leasing the property for now and would like to purchase it in the future, however the cost difference between a trex fence and a chain link fence would make it out of his price range for leasing the site.

Commissioner Hansen asked if the primary business was auto repair. Mr. Bassett said he sells three to four vehicles per month and his primary business is auto repair. He explained how the lawn area would be a paved surface and a retaining wall would be put in to create more parking.

Mr. Bassett was asked how many cars would be there over night and what responsibility Mr. Bassett assumed for the cars. Mr. Bassett said they have approximately 30 cars over night with the four stalls in their current location. The new location will have 10 stalls in the building. He said he assumes responsibility for the vehicles that are left on the site overnight. He said a chain link with razor wire would be secure.

Commissioner Weaver said razor wire wouldn't be appropriate next to a major City intersection.

There was a discussion on reconfiguring elements of the property.

Commissioner Weaver asked Mr. Bassett if he would like the Commission to table the request for conditional use. Mr. Bassett said he would like to get in the building as soon as possible but knew he had to meet the conditions.

Commissioner Hansen said he would like Mr. Bassett to move to this site because it would work tremendously better than his current location. He felt there should be an analysis of costs for all aspects of the move.

Commissioner Pales said he felt the trex or masonry fence would be overkill for this particular site. He said a chain link fence other than silver looks better than a two-year-old vinyl fence.

Commissioner Fitzpatrick agreed that the item should be tabled with the applicant returning with a more detailed plan. She suggested additions to the landscape buffer to help hide vehicle storage on the property. She also felt the egress issue on Fort Lane should be dealt with.

Jamie Prayther-Newton, a member of the audience spoke against chain link with slats.

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

Commissioner Weaver moved that the Planning Commission table the item until the next Planning Commission Meeting in two weeks (August 27, 2014) for additional discussion. Commissioner Harward seconded the motion, and the voting was unanimous.

### **3. STEVE MILLER ARCHITECTURAL REVIEW OF TWIN HOME DESIGN**

This property is located in an R-2 (Single and Two Family Residential Zoning District). The applicant, Steve Miller is proposing two twin homes at 2563 West Gordon Avenue.

Planner II, Kem Weaver, presented this architectural review of a twin home design.

Mr. Weaver said that on December 3, 2009, the City Council approved the Dustin Siddoway rezone and the associated development agreement. The property has not been developed since the property was rezoned. However, the property owner has a potential buyer, Steve Miller, who is the applicant asking for the architectural review.

Mr. Weaver stated that the applicant has a housing proposal that does not meet some of the requirements of the development agreement. The development agreement requires a footprint of the twin homes that were to match a concept that Mr. Siddoway was proposing during the rezoning process of the property. Section 4.6 of the development agreement states that garage doors shall not exceed 60 percent of the linear frontage of each dwelling unit. In addition, the garage shall be recessed 4 feet from the building face or porch area.

Mr. Weaver said the twin home that the applicant is proposing does not meet the requirements of Section 4.6 of the development agreement (see attached). The garage projects 17 feet from the front door or porch and 10 feet

from the building face. However, the 60 percent rule for the garage door is met with each garage door being 55 percent of the linear frontage of the unit.

Mr. Weaver said the following findings can be used to assist in approving the architectural plans of the development.

- The original concept of the twin homes showed a building that was two-stories. This caused a concern with adjacent single family residents that spoke during the rezone hearings. The concern was the units being two-story and the property sitting higher than their lots; the twin homes would tower over their homes and reduce privacy. The applicant is proposing a single story product with no basement. This would reduce the concern of the adjacent property owners.
- The single story units would blend in with the surrounding residential homes. The same type of building materials would match existing homes in the area. The roof pitches will also match existing homes in the area.
- The side of the twin homes will face Gordon Avenue with window treatments and masonry materials. The front door will not be seen from the public street as was the case with the two-story twin home.
- The visitor parking flows better with two spaces toward the front of the parcel for the two front units and two spaces at the rear of the parcel for the two rear units. The garages will be for two cars. Each unit will be able to park three vehicles, which meets the parking ordinance.

Mr. Weaver said all other sections in the Owner's Undertakings of the development agreement would need to be met with regards to drainage, a minimum 40 percent landscaping, providing a detailed landscape plan, and meeting the maximum density requirement of four total units.

Commissioner Fitzpatrick asked if the private drive was short enough to not require a turnaround. Mr. Weaver replied that it was. He said each unit would have parking for three vehicles.

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

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission approve the changes to the site plan and architectural footprint of the twin homes. Commissioner Pales seconded the motion, and the voting was unanimous.

#### **4. FREEDOM PLAZA PARCEL SPLIT REQUEST**

This property is located in the CP-2 (Planned Community Commercial) zoning district. The applicant is Jack Reel is proposing two lots with Lot 1 being 24,937 square feet and Lot 2 being 25,934 square feet.

Commissioner Bodily said he had a professional relationship with the applicant and asked to recuse himself from the meeting. He left the meeting at 7:55 p.m.

Planner II, Kem Weaver presented the request for a parcel split to expand the Gorilla Shine car wash. He said that after the split, Lot 1 would be 24,937 square feet and Lot 2 would be 25,934 square feet. He said each lot meets the requirements of the CP-2 zone. The business is currently an auto detailing business. There is a cross access easement to both parcels and drive entrances are shared.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the parcel split subject to meeting all Staff requirements.

Commissioner Hansen asked about the current parking and landscaping status of the property. Mr. Weaver said the landscaping is 10 percent for each lot and both lots meet the 10 percent landscaping requirement. He said

parking can be shared by both parcels because of the cross access easements, and that auto detailing does not require a lot of parking. He explained where the parking spaces were located to meet the parking requirement.

There was a discussion regarding issues with parking and cross access easements. Mr. Weaver said the cross access easements are recorded easements that cannot be eliminated with any change of ownership.

Commissioner Weaver asked if Mr. Reel owned either lot, and Mr. Weaver replied that the property owner had signed the application.

There were no further questions from Staff or from the applicant or audience.

Chairman Gilbert called for a motion on the item. Commissioner Harward moved that the Planning Commission forward a positive recommendation to the City Council to approve the parcel split. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

Commissioner Bodily returned at 8:01 p.m.

Commissioner Weaver moved to adjourn the meeting. Commissioner Hansen seconded the motion, and the voting was unanimous.

Commissioner Fitzpatrick made a presentation to Assistant City Attorney Clint Drake and wished him well in his new employment.

The meeting adjourned at 8:03 p.m.

  
Julie Jewell, Planning Commission Secretary