

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, August 27, 2013**

PUBLIC NOTICE is hereby given that the Planning Commission of Layton, Utah, will hold their regularly scheduled meeting in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 p.m. on Tuesday, AUGUST 27, 2013**. A work meeting is scheduled to begin at **5:30 p.m.** for review of agenda items and training by the City Engineer.

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF THE MINUTES: July 30, 2013

PUBLIC REVIEW:

1. OAK HILLS PRUD – PRELIMINARY APPROVAL

This 7.35 acre property is located at approximately 2500 East Oak Hills Drive in an R-S PRUD (Residential Suburban Planned Residential Unit Development) zone. The applicant, Jerry Preston, is purposing eight patio homes and two single family residential lots.

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.


Julie Jewell, Planning Commission Secretary

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Layton City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide assistance. Please telephone (801) 336-3780.

(PLEASE SEE OTHER SIDE)

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JULY 30, 2013**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Chad Harward, Gerald Gilbert, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT: Wynn Hansen, Tim Pales

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

City Planner, Peter Matson, said he had confirmed with the City Engineer that he would be at the August 27, 2013, Work Meeting to discuss the secondary water system and to review the system and service area maps with the Planning Commission.

Planning Commission Chair, Gerald Gilbert, said he had asked Staff to provide a work meeting agenda with a time frame to be spent discussing each item. He asked the Commission for any suggestions as to how to make meetings more productive.

Commissioner Fitzpatrick said she appreciated seeing the citizen comment guidelines accompanying the agenda.

PUBLIC HEARING:

1. FOOTHILLS AT CHERRY LANE PHASE 3 AMENDED PLAT – FINAL APPROVAL – ORDINANCE 13-25

Ordinance 13-25 proposes to remove Lot 315 from the Foothills at Cherry Lane Phase 3 plat. The Foothills at Cherry Lane Phase 3 is located at approximately 2000 East Oakridge Drive in an R-1-10 (Single Family Residential) zoning district. The applicant is Brighton Homes Utah represented by Patrick Scott.

Commissioner Fitzpatrick pointed out that the Staff recommendation for this item indicated an incorrect subdivision name. There were no questions on this item.

PUBLIC REVIEW:

2. FOOTHILLS AT CHERRY LANE PRUD – PRELIMINARY APPROVAL

This 5.42 acre property is located at approximately 2100 East Oakridge Drive in an R-1-10 PRUD and an R-M1 PRUD zoning district. The applicant, Brighton Homes Utah, represented by Patrick Scott, is proposing 30 single family residential lots.

Planner II, Kem Weaver, explained the history and background of this property stating that the property had been in the City for 30 years with the annexation of East Layton, but had never been rezoned from R-M1 to a single family residential zone. The previous owner wanted to develop 45 apartment units, which weren't compatible with this area of the City. An adjacent owner, Brighton Homes Utah, purchased the property so it wouldn't impact their single family home development and is requesting to develop a PRUD (Planned Residential Unit Development) on the property with homes no smaller than 1200 square feet.

Mr. Weaver said the City Council approved the rezones from R-M1 and R-1-10 to R-M1 PRUD and R-1-10 PRUD. He said with the combined densities of these two zones, 48 units could be allowed. However, per the development agreement approved with the rezone, 31 would be the maximum number of units allowed. The

applicant is proposing 30 units. Since the applicant has to meet the 25 percent open space requirement, to make the project viable, they need to have 30 units.

The applicant and Staff met with the Design Review Committee (DRC) and the following were the DRC recommendations.

- The design of the homes should closely match the architecture of the single family homes within the Foothills at Cherry Lane Subdivision.
- For corner lots, place the living portion of the house (not the garage) on the visible corner of corner lots.
- For corner lots, have a better designed side elevation that is seen by the public. This includes lots not just on a corner lot but any side elevation as seen by the public. Add design elements to the side elevation, which include windows or dormer treatments (see the building elevations highlighted in green). Ensure the added design elements are consistent with the front of the home.
- Flip Lots 107 and 130 to move the garage to the other side, away from the street corner. City ordinance requires the drive approach to be 40 feet from the street corner.
- Prevent homes with similar building elevations from having the same color treatments.
- Reduce the proposed mulch around the foundation of the homes from 3 feet to 2 feet out from the home.
- Plant additional trees adjacent to Lots 124, 108 (rear) and 109 (rear).

Mr. Weaver said that during the rezone process, the Planning Commission had concerns with the driveways on Oakridge Drive. Discussions with the City Engineering Division determined mitigations for safety such as a canopy of trees in the streetscape on Oakridge Drive and striping the street.

Commissioner Weaver asked that the City Engineer look into striping at 1275 East and Cherry Lane. Mr. Weaver will pass Commissioner Weaver's concerns on to the City Engineer to see if there is anything in the standards and guidelines that could be used in this area.

There was a continued discussion on driveways backing onto Oakridge Drive.

Commissioner Gilbert asked if the easement area could be excluded from credit for open space and said if three lots were omitted, then there could be a private lane and no backing onto Oakridge Drive. He said it seems that the developer is making a concession, but they can't actually build on the petroleum line easement.

Mr. Weaver said the developer considered the Planning Commissions concerns to put in a private drive, but if two to three lots are omitted, then the project isn't economically viable. He said they could redesign and bring the design back to the Planning Commission for review.

Mr. Wright said that both the seller and the developer are trying to break even and won't make money on this development. It is more of a way to keep peace in the neighborhood. Mr. Wright explained how the developer had tried to create an alley fed project. To keep the project economically viable and something that would sell, the conclusion was that the current design is the best they can do. They have better defined the driveways showing space between the driveways. It was his opinion that the current design was as good as it was going to get.

Chairman Gilbert asked if there had been any citizen calls since the notices were posted on the property. Mr. Wright said there had been no calls and some citizens came to City Council and thanked the Council afterward for trying to find a better solution.

Mr. Wright said the reason Phase 5 was not being vacated was because it had never been recorded as a subdivision. However, the one lot in Phase 3, which was a recorded subdivision, had to be vacated. The signatures of property owners of the lots in Phase 3 have been obtained.

Chairman Gilbert asked if the west property line would be fenced. Mr. Weaver said there would be a perimeter fence.

3. COTTAGES AT FAIRFIELD – PRELIMINARY APPROVAL

This 9.95 acre property is located at the northeast corner of Church Street and Fairfield Road in an R-1-6 (Single Family Residential) zoning district. The applicant, Ovation Homes represented by Brad Frost, is proposing 30 single family residential lots.

Mr. Weaver presented the request for preliminary approval for the Cottages at Fairfield. He said the Civil Engineer on the project, Chris Cave, was present to answer any questions.

Commissioner Fitzpatrick said there was a waiting list for apartments to rent and that older apartments are doing upgrades.

There was a discussion about the acquisition of property and the signal for the intersection of Church Street and Fairfield Road.

Commissioner Weaver asked if the secondary water issue with the adjacent neighbor requiring access to the water in the eight-inch irrigation line had been resolved. Mr. Cave said the developer has an agreement with the neighbor to use the line.

Commissioner Fitzpatrick asked about the upgrades planned for Church Street. Mr. Weaver said that Church Street will be upgraded to a 66-foot wide right of way in front of the development and restriping may occur once the improvements are completed.

4. LOWE'S PARCEL SPLIT – FINAL APPROVAL

This 13.332 acre property is located at 1055 West Antelope Drive in a CP-3 (Planned Regional Commercial) zoning district. The applicant, Net 3 Real Estate represented by Matt Friedman, is proposing to create a 12.592 acre parcel (Lowe's Home Improvement Store) and a .74 acre parcel for a new retail building.

Mr. Weaver said the parking ordinance that would allow for the additional building to be built with this proposed parcel split, would be going to the City Council in two days for review and he was confident the Council would approve the ordinance amendment. If not approved by the Council, any decision made by the Planning Commission on the parcel split would be void.

He said the proposal was to split off .74 acres in the northeast corner of the Lowe's parking lot to create a building pad for a 6,800 square foot building, which would be a strip mall but with no restaurant.

Commissioner Van Drunen asked if the design plan would be reviewed by the Planning Commission. Mr. Weaver said the design plan would not come to the Commission but be reviewed by Staff.

There was a discussion of the placement of the building and parking stalls.

There were no other questions.

5. EVERGREEN FARMS PHASE 2 – FINAL APPROVAL

This 19 acre parcel is located at approximately 1950 West Layton Parkway in an R-S (Residential Suburban) zoning district. The applicant, The Adams Company represented by Dave Adams, is proposing 44 single family residential lots.

Planner II, Kem Weaver, presented the request for final approval of Phase 2 of the Evergreen Farms Subdivision. The requirements for this subdivision were discussed. There will be a requirement for an eight-foot masonry wall along Layton Parkway with the landscape buffer to be maintained by the HOA (Home Owners Association) for this subdivision. Mr. Weaver said the Parks Department is requesting a chain link fence for homes that back along the power corridor, which is still being farmed.

Mr. Wright said there seems to be a lot of confidence in the housing market in Layton.

The connection to 2200 West was discussed as well as the lots marked "R" for concerns with the finished floor level of basements. Mr. Wright said there would be a table on the mylar to explain the "R" designations.

OTHER:

The Commission asked for Planner I, Andrew King, to e-mail the changes that were made on the Midnight-Euro Automotive conditional use requirements.

Chairman Gilbert asked for something be done about the Dave Shippen pool business issue. Mr. Wright stated that Mr. Shippen's attorney was advised that there were no exceptions to the rule that the contractor's yard had to be moved. A conditional use for a contractor's yard on the property cannot be granted or revoked because it is not allowed. Mr. Wright said Staff was trying to follow the procedure correctly to assure that the contractor's yard will be removed.

There was a discussion of semi tractors being parked in the WalMart parking lot. Mr. Wright said if there is a concern that the police should be notified. Other lots where semi tractors have been parked overnight were discussed.



Julie Jewell, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES
JULY 30, 2013**

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

MEMBERS ABSENT: Tim Pales

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

Chairman Gilbert called the meeting to order at 7:04 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Weaver.

APPROVAL OF THE MINUTES: June 25, 2013

Chairman Gilbert called for a motion to approve the June 25, 2013, Planning Commissioner and Work Meeting minutes. Commissioner Fitzpatrick moved to approve the minutes as written. Commissioner Weaver seconded the motion, and the voting was unanimous.

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

Chairman Gilbert reviewed the citizen comment guidelines for the meeting.

PUBLIC HEARING:

1. FOOTHILLS AT CHERRY LANE PHASE 3 AMENDED PLAT – FINAL APPROVAL – ORDINANCE 13-25

Ordinance 13-25 proposes to remove Lot 315 from the Foothills at Cherry Lane Phase 3 plat. The Foothills at Cherry Lane Phase 3 is located at approximately 2000 East Oakridge Drive in an R-1-10 (Single Family Residential) zoning district. The applicant is Brighton Homes Utah represented by Patrick Scott.

Kem Weaver, Planner II, presented the request for the Foothills at Cherry Lane Phase 3 Amendment Plat – Lot 315. He said that on August 16, 2012, the City Council approved the plat for Phase 3 and the plat was recorded, which is why the plat has to be amended to take Lot 315 out of the phase. Amending the plat through the public hearing gives an opportunity for the property owners to hear about the amendment or voice any concerns. Lot 315 will be vacated by Ordinance 13-25.

Mr. Weaver gave an overview of the street layout, both public and private, and said Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the amended plat subject to meeting all Staff requirements.

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

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council to approve Ordinance 13-25 to vacate Lot 315 and approve the amended final plat. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

2. FOOTHILLS AT CHERRY LANE PRUD – PRELIMINARY APPROVAL

This 5.42 acre property is located at approximately 2100 East Oakridge Drive in an R-1-10 PRUD and an R-M1 PRUD zoning district. The applicant, Brighton Homes Utah represented by Patrick Scott, is proposing 30 single family residential lots.

Mr. Weaver said that on June 27, 2013, the City Council approved the rezone from R-1-10 to R-1-10 PRUD, which included lot 315 to be vacated from Phase 3 and included in the PRUD is the adjacent R-M1 property, which was rezoned to R-M1 PRUD. He said the total units that would be allowed with the development is 31 units with no bonus density required. He said land surrounding the building pads is open space area. He said buildable areas will back on to but not encroach on the 50-foot wide petroleum pipeline easement. He said trees were planned for the frontage of Oakridge Drive, but no trees will be allowed on the easement as lines are buried shallow.

Mr. Weaver said that the six lots fronting on Oakridge Drive were a concern with the Planning Commission during the rezone process. He said the 24 other lots front on public and private streets. Other alternatives were researched to eliminate fronting on Oakridge Drive. The applicant has examined a rear loaded concept as well as some alternative designs for a rear loaded design for the entire project. The development agreement is open ended for the developer to consider other design options, however, this design will be the final design to make it viable economically and maintain required open space.

Traffic calming techniques from the City Engineer include options to improve the safety on Oakridge Drive by using different striping techniques for Oakridge Drive and also trees in the streetscape design that tend to slow traffic.

Mr. Weaver said Staff and the developer met with the DRC (Design Review Committee) to review the proposed development.

- The design of the homes should closely match the architecture of the single family homes within the Foothills at Cherry Lane Subdivision.
- For corner lots, place the living portion of the house (not the garage) on the visible corner of corner lots.
- For corner lots, have a better designed side elevation that is seen by the public. This includes lots not just on a corner lot but any side elevation as seen by the public. Add design elements to the side elevation, which include windows or dormer treatments (see the building elevations highlighted in green). Ensure the added design elements are consistent with the front of the home.
- Flip Lots 107 and 130 to move the garage to the other side, away from the street corner. City ordinance requires the drive approach to be 40 feet from the street corner.
- Prevent homes with similar building elevations from having the same color treatments.
- Reduce the proposed mulch around the foundation of the homes from 3 feet to 2 feet out from the home.
- Plant additional trees adjacent to Lots 124, 108 (rear) and 109 (rear).

Chairman Gilbert said this is a great example of the DRC working with Staff to take into consideration with how a development looks from every angle, to give each individual unit a signature of its own and try to blend into the single family homes to the west.

Commissioner Fitzpatrick asked if Lot 125 would need to be sprinkled due to its distance on the private drive from an intersection. Mr. Weaver said the distance was not great enough to require sprinkling.

There was a discussion of widening Oakridge in that area, which Mr. Weaver said was a good idea, but space wasn't available.

Mr. Weaver explained why there would be no fences internally in the project because the area between the homes would be common area. He said a patio could be fenced if within the block footprint and that there would be a perimeter fence around the development. He said the fence would be solid vinyl of a taupe color.

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

Chairman Gilbert called for a motion on the item. Commissioner Harward moved that the Planning Commission forward a positive recommendation to the Council to approve the preliminary plat for the Foothills at Cherry Lane PRUD subject to meeting all Staff requirements. Commissioner Weaver seconded the motion, and the voting was unanimous.

3. COTTAGES AT FAIRFIELD – PRELIMINARY APPROVAL

This 9.95 acre property is located at the northeast corner of Church Street and Fairfield Road in an R-1-6 (Single Family Residential) zoning district. The applicant, Ovation Homes represented by Brad Frost, is proposing 30 single family residential lots.

Mr. Weaver presented the request for preliminary approval for the Cottages at Fairfield and said the applicant, Ovation Homes, is proposing an R-1-6 zoned subdivision located at the intersection of Church Street and Fairfield Road. He said a portion of the property falls within the APZ easement with no homes planned for that area because they are not allowed within that easement area. He said the 30 single family homes will be similar to those at the Cottages at Chapel Park. The property owner will maintain the side and rear yards and the HOA will maintain the front yard with covenants to address the maintenance. The HOA will also maintain all the streets except the public street, maintain the Fairfield Road and Church Street landscape buffers and the detention basin at the intersection of Fairfield Road and Church Street. This intersection will become signalized and will be a full intersection with a right turn lane. The applicant will provide an easement at the edge of the detention basin for this signal.

Commissioner Fitzpatrick commented that Parcel A will have a gravel surface. Mr. Weaver said it could be landscaped and the applicant may consider RV storage there, but that would require a conditional use.

Commissioner Hansen asked if the secondary water line issue had been resolved between all the parties. Mr. Weaver said the issue had been resolved and would be accommodated on the plat. He explained the route of the water line.

Commissioner Hansen expressed the concern that Parcel A would be across the street from the mortuary and gravel would not be a logical fit or a presentable way to deal with the parcel. Mr. Weaver said it wouldn't be seen from Fairfield Road with the fence and buffer.

The developer, Norm Frost, 722 North 1550 West, Kaysville, Utah, said they would put grass on Parcel A and the HOA would maintain it. He also said he had talked to Weber Basin Water District and they are reviewing the plat.

Commissioner Hansen asked about the vinyl fence color, and Mr. Frost said it would be an earthtone.

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

Chairman Gilbert called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission approve the preliminary plat for the Cottages at Fairfield. Commissioner Bodily seconded the motion, and the voting was unanimous.

4. LOWE'S PARCEL SPLIT – FINAL APPROVAL

This 13.332 acre property is located at 1055 West Antelope Drive in a CP-3 (Planned Regional Commercial) zoning district. The applicant, Net 3 Real Estate represented by Matt Friedman, is proposing to create a 12.592 acre parcel (Lowe's Home Improvement Store) and a .74 acre parcel for a new retail building.

Mr. Weaver said the parking ordinance that would allow for the additional building to be built with this proposed parcel split, would be going to Council in two days for review and he was confident the Council would approve the ordinance amendment. If not approved by the Council, any decision made by the Planning Commission on the parcel split would be void.

He said the proposal was to split off .74 acres in the northeast corner of the Lowe's parking lot to create a building pad for a 6,800 square foot building, which would be a strip mall but with no restaurant.

Commissioner Hansen asked about the potential need for additional traffic studies and ingress/egress studies on the northeast entrance to the Lowe's store. Mr. Weaver said the traffic engineer indicated the best solution is to change the timing of the traffic signal.

Mr. Wright said the Utah Department of Transportation (UDOT) and Layton City are partnering in efforts to study how to reduce the congestion from 2200 West to this part of Antelope Drive. He said the most likely alternative will be a widening on Antelope Drive to allow three lanes in both directions. That will allow the through movement on Antelope Drive to move more capacity through the signal so it would allow more time available to move some of the north to west bound traffic that backs up and cues by the Lowe's parking lot. With three lanes, there is a potential to have three left turn lanes from Woodland Park Drive on to Antelope Drive but traffic doesn't yet warrant the three lanes.

Commissioner Bodily asked what the affect of the third lane on Antelope Drive would have on traffic into the Lowe's area. Mr. Wright said the access points would be maintained and any area that was a shoulder would be eliminated and become a traffic lane.

Commissioner Fitzpatrick asked how that would affect bike travel. Mr. Wright said there is a bike lane master plan and it would have to be a Class C bike lane with bikes traveling with vehicles in a travel lane.

There were no other questions from the Commissioner or the audience.

Commissioner Weaver moved that the Planning Commission forward a positive recommendation to the City Council to approve the parcel split subject to the applicant meeting all Staff requirements. Commissioner Harward seconded the motion, and the voting was unanimous.

5. EVERGREEN FARMS PHASE 2 – FINAL APPROVAL

This 19 acre parcel is located at approximately 1950 West Layton Parkway in an R-S (Residential Suburban) zoning district. The applicant, The Adams Company represented by Dave Adams, is proposing 44 single family residential lots.

Mr. Weaver said the applicant, the Adams Company, is proposing a second phase of Evergreen Farms in the R-S zone. He said all lots meet requirements of the R-S zone for frontage and area. He said the applicant is required to build half the extension of Layton Parkway and dedicate it to Layton City. A minimum five-foot landscape buffer easement is required along Layton Parkway as well as an 8-foot masonry wall to match the existing masonry walls already installed on Layton Parkway. The lots backing on to the Rocky Mountain Power corridor will be fenced by a chain link fence.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final approval to Evergreen Farms Phase 2 subject to meeting all Staff requirements.

There were no questions from the Commission or the comments from the public.

Chairman Gilbert called for a motion on the item. Commissioner Hansen moved that the Planning Commission forward a positive recommendation to the City Council to grant final approval to the Evergreen Farms Subdivision Phase 2 subject to meeting all Staff requirements. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Bodily seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:53 p.m.



Julie Jewell, Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Preliminary Plat – Oak Hills PRUD – Approximately 2500 East Oak Hills Drive

Background: The applicant, Jerry Preston, is requesting preliminary plat approval for the Oak Hills Planned Residential Unit Development (PRUD) to be developed on 7.35 acres of vacant land. Single family residentially zoned subdivisions surround this proposed development.

On October 9, 2007, the City Council approved the preliminary plat for this development. The development did receive final plat approval from the City Council on August 12, 2008. Both approvals have expired. The developer is now required to meet with the Planning Commission and City Council for recommendations and approvals for both the preliminary and final plats for this development. The development will consist of eight patio home lots on the flatter east end of the property and then two single-family lots will be further west. This proposed development falls under the guidelines of the sensitive land ordinance.

The patio home portion of the PRUD is 3.5 acres. The base density of the R-S zone is 2.5 units per acre. This would allow the development to have 9 patio homes and the developer is only proposing 8 patio homes. The development is not seeking any density bonus credits. The two single family lots combined are 3.85 acres and easily meet the zoning requirements for frontage and area of the R-1-10 zone.

The Design Review Committee (DRC) has met with City Staff and the applicant and has provided a couple recommendations for the Planning Commission and City Council to consider in their decision to approve the PRUD development.

Alternatives: Alternatives are: 1) Recommend the City Council approve the preliminary plat for Oak Hills PRUD; or, 2) Recommend the City Council deny granting approval.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat for Oak Hills PRUD subject to meeting staff and Design Review Committee requirements as outlined in staff memorandums to the applicant.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: Planning Commission

From: Kem Weaver, Current Planner

A handwritten signature in black ink, appearing to read "Kem Weaver", written over a horizontal line.

Date: August 27, 2013

Re: Oak Hills PRUD Preliminary Plat

Location: Approximately 2500 East Oak Hills Drive

Zoning: R-S PRUD (Residential Suburban with the Planned Residential Unit Development overlay)

Background:

On October 9, 2007, the City Council approved the preliminary plat for this development. The development did receive final plat approval from the City Council on August 12, 2008. Both approvals have expired. The developer is now required to meet with the Planning Commission and City Council for recommendations and approvals for both the preliminary and final plats for this development.

The development will consist of eight patio home lots on the flatter east end of the property and then two single-family lots will be further west. This proposed development falls under the guidelines of the sensitive land ordinance.

The two single-family type lots present some development challenges based on the steep slopes on the rear of the property. However, the final recommendations from the geotechnical engineer state that the lots meet the factors of safety and very little mitigation if any will be necessary. Staff recommends the developer to keep the buildable areas off the 30% slope areas. The patio homes are predominately outside the 30% slope areas.

The proposed PRUD has 3.5 acres where the patio homes are located. The base density of the RS zone is 2.5 units per acre. This would allow the developer 9 units and the developer is proposing 8 units, thus the project is not seeking any bonus density credits. The Design Review Committee reviewed the proposed PRUD and thought it was well designed considering the restraints with the topography. The open space will be concentrated around the patio homes with some possible use of the natural terrain and landscaping by incorporating some trails and sitting areas.

The Design Review Committee had only a few items to pass onto the Planning Commission and City Council as part of the approval.

- Install privacy partitions or fence between the units for units 1 through 4.
- Make minor changes to the front elevation and use different colors on the two-story units.

The development will require its own private drive because UDOT will only allow one access point onto Oak Hills Drive, which needs to line up with the Red Fox Ridge Subdivision across the street. Between the UDOT right-of-way and the private drive there is a landscape buffer requirement, which will include a 6-foot privacy fence.

The utilities for the development will to be directed to the existing lines in Oak Hills Drive.

Staff Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat of Oak Hills PRUD subject to meeting all staff and Design Review Committee requirements and recommendations.



Memorandum

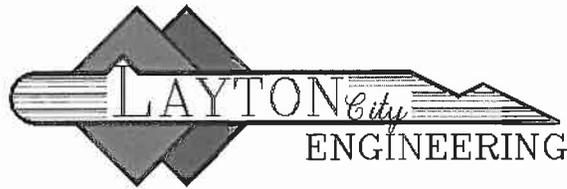
To: Planning Commission
From: Scott Carter, Parks Planner
Date: July 29, 2013
Re: Oakhills Patio Homes PRUD – Preliminary – 2500 East Oakhills Drive

The Parks & Recreation Department sees no adverse impacts to existing facilities or the long-term plans of the department related to the proposed Oakhills Patio Homes PRUD. The nearest existing public park is Chapel Park. This proposed development is outside the service area of Chapel Park. The development will be serviced by the future park that is located on Boynton Road and the Holmes Creek natural space that is found below Holmes Creek Reservoir (Company Pond).

Note #11 on the plat identifies the maintenance responsibilities of the project HOA. That note should also include any street buffer improvements including landscaping, irrigation and fencing or walls.

Recommendation

Parks & Recreation supports preliminary approval of the proposed Oakhills Patio Homes PRUD.



MEMORANDUM

TO: Jerry Preston - jerry@elitecrafthomes.com
Derek Lloyd - dlloyd@wildingengineering.com

CC: Community Development Department
Fire Department

FROM: Stephen Jackson, Engineering Department

DATE: August 5, 2013

SUBJECT: Oak Hills Patio Homes PRUD - preliminary review (2nd submittal)
2650 East Oakhills Drive

I have reviewed the dedication plat and preliminary plan set received in engineering on July 22, 2013 for the proposed Oak Hills Patio Homes PRUD project located at 2650 East Oak Hills Drive. The plans have been stamped "Approved as Corrected." The following comments and corrections must be addressed with the final plan submittal:

Streets

1. A preliminary approval letter from UDOT must be submitted.
2. An approval letter/permit from UDOT will be required with the final plans.

Utilities

1. The new 8" gravity sewer line from the manhole where the pressure sewer laterals for lots 1 and 2 connect to the main in Oakhills Drive will be privately owned and maintained by the HOA (station 1+72 to 1+79.27 on sheet P-1). The ownership and maintenance of this line must be addressed in the CCR's.
2. Layton City recommends that an energy dissipation measure, i.e. 45° bend, be installed at the ends of the pressure sewer laterals from lots 1 and 2 where the laterals enter the manhole at station 1+72.
3. A letter from Weber Basin indicating service can be provided must be submitted to Layton City for preliminary approval. An approval letter from Weber Basin for the final plans will be required.
4. Street lighting will be required along Oak Hills Drive. The developer will be required pay for four (4) SL-04 lights and the installation. Layton City will order and install the lights. The light locations shown are acceptable. The light and installation costs will be determined with the final plan approval.
5. In order to avoid making 4 street cuts for utilities in Oakhills Drive, it is recommended that the storm drain be extended from the inlet box in Oakhills Drive in front of lot 2 to the inlet box on the east side of the private street entrance. The 3" water service line can also be extended to the south to service lots 1 and 2 instead of cutting Oakhills Drive for the service laterals for these lots.

General

1. The hatching showing the areas with 30%+ slopes should be adjusted to allow for readability of the contours. This should be corrected on the final plan submittal.

2. Every new development within Layton City is required to provide irrigation water shares to meet projected culinary water demand. Based on area to be landscaped and the installation of a secondary water system for outdoor irrigation, this requirement will be 2.0 acre-feet. Layton City accepts Davis-Weber Canal Company, Kays Creek Irrigation, and Holmes Creek Irrigation water shares. The stock certificate must be submitted prior to scheduling a pre-construction meeting.
3. CC&R's will be required with the final plan submittal. The CC&R's must address the maintenance and ownership of private utility mains and laterals, common area, and private streets.

Dedication Plat

The information on the dedication plat will be verified with the final plan approval. The dedication plat was briefly checked for required corrections. Corrections to the plat must be made with the final plan submittal.

1. A paper copy of the corrected plat be submitted to Layton City Engineering for review prior to printing the final mylar to verify that all corrections and comments have been addressed.
2. It appears from the road centerline information given that the road centerline is not actually centered. This should be corrected.
3. The hatching showing the areas with 30%+ slopes should be adjusted to allow for readability of the plat and labels.
4. There is a missing line from the monument in front of UNIT 4 that intersects/indicates the connection of curve C7 and the line 63.08'.
5. For consistency, the eastern centerline with a length of 93.58' should also include "(MON. TO MON.)"
6. The western ends of the private drive are missing totals lengths, L8+L7 and L5+L4.
7. The eastern and western edges of the right of way in front of units 1, 2, and 3 are mathematically off by about 10 feet. i.e. the lines/curves (western edge) 63.08', C5, L22, L21, L20, 18.50', C4, and 21.50' does not equal the of 153.58' (eastern edge).
8. The property owner of Lot 74 of Fernwood Hollow #6 must sign the dedication plat or a lot line adjustment must be completed and a copy must be submitted prior to scheduling the pre-construction meeting. This is required to resolve the boundary issue with Fernwood Hollow.
9. The gap between Oak Hills Patio Homes and the Hofstetter property to the east must be resolved by a quit claim or boundary line agreement.
10. All easements shown on the title report must be shown on the plat and a signature block provided for the easement owner.



• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
FAX: (801) 546-0901

Mayor • J. Stephen Curtis
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

MEMORANDUM

TO: Community Development, Attention: Julie Jewell

FROM: Dean Hunt, Fire Marshal

RE: Oak Hills PRUD @ 2400 East Oak Hills Drive

CC: 1) Engineering
2) Derek Lloyd, dloyd@wildingengineering.com
3) Jerry Preston, jerry@elitecrafthomes.com

DATE: April 24, 2013

I have reviewed the site plan submitted on April 10, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. This property is within the designated wildland urban interface area of Layton City and must meet the requirements of the 2006 International Wildland Urban Interface Code as adopted in Layton City Municipal Code 16.10.010. Requirements to meet this code will include a fire protection plan that is based on a site-specific wildfire risk assessment. Also the buildings are to be constructed of fire resistant materials. The extent and type of these fire resistant materials is based on results of a wildfire risk assessment. The Fire Department can assist with this assessment. This must be done prior to the design of the homes, as well as excavation and preparation of the land for building.
2. The minimum fire flow requirement is 1,000 gallons per minute for homes that do not exceed 3,600 square feet. The fire flow requirement for homes greater than 3,600 square feet may require additional fire flow for the development. Provide documentation that the fire flow has been confirmed through the Layton City Engineering Division, Water Model.
3. An additional fire hydrant will be required in the area just west of Unit #8. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point



of access for Fire Department Apparatus. Provide written assurance that this will be met.

4. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
5. All fire apparatus access roads shall be a minimum all-weather, driveable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around. The "No Parking" signs which are indicated on the plans are acceptable to Layton City Fire Department. However, this can also be accomplished by one sign at the entrance into the subdivision that indicates that on street parking is prohibited throughout the subdivision and red curb painting will be included with either of these no parking options.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DBH/Oak Hills PRUD :kn
Plan #S13-043, District #33
Project Tracker #LAY 1304101360

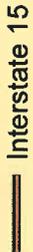
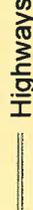
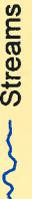


PLANNING COMMISSION

August 27, 2013

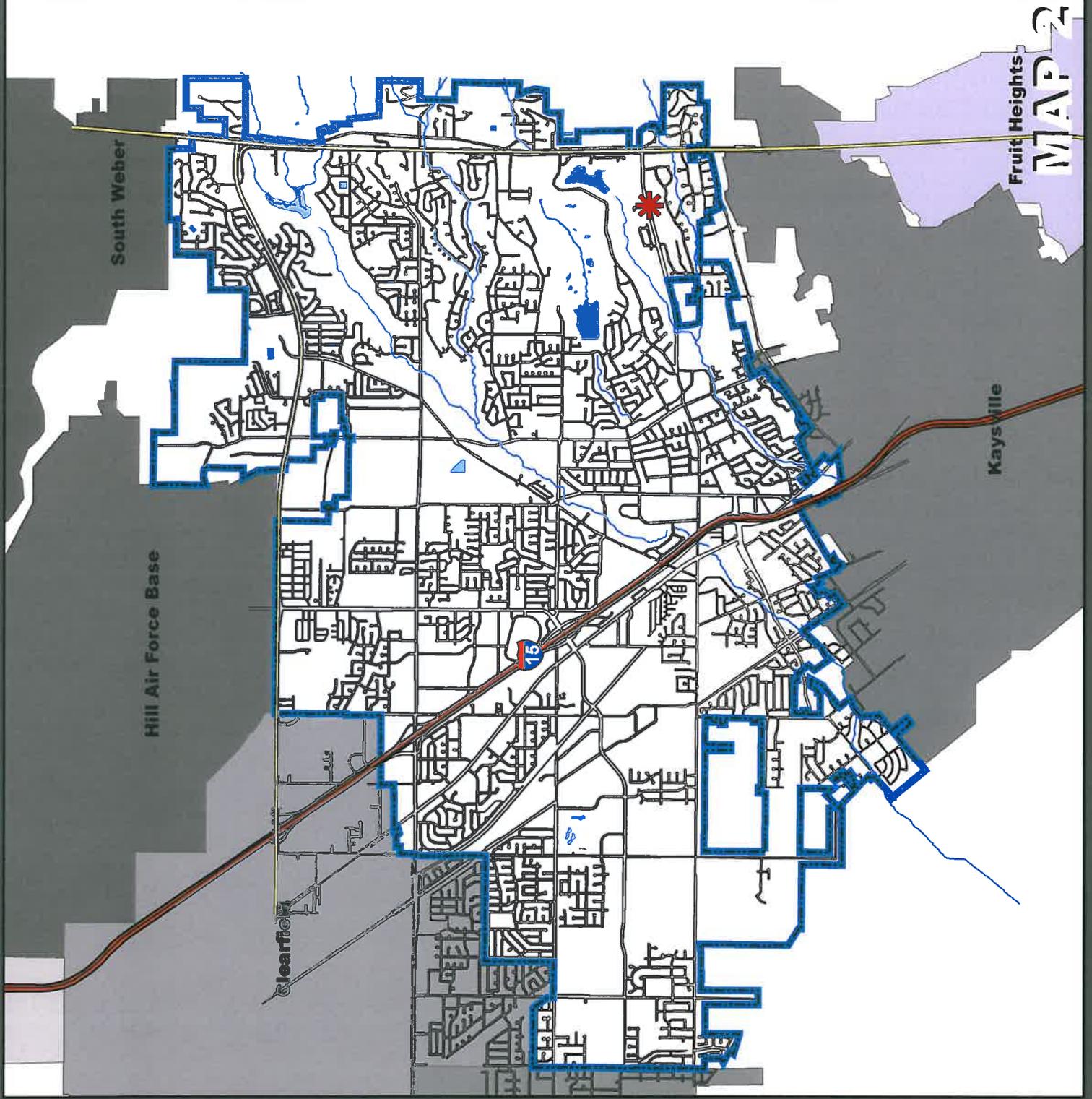
Oak Hills PRUD Preliminary Plat

Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams



1 inch = 5,000 feet



PLANNING COMMISSION

August 27, 2013

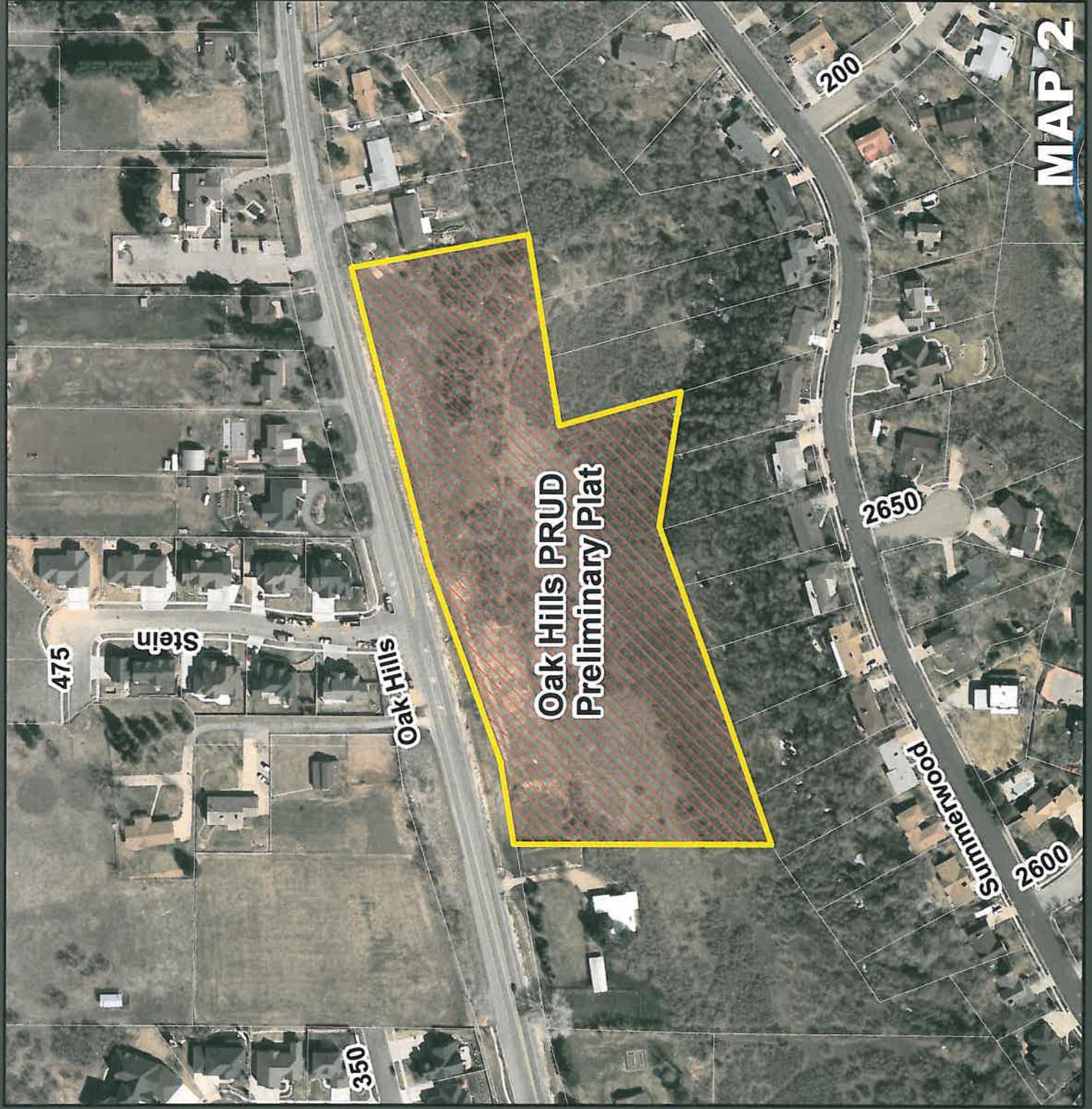
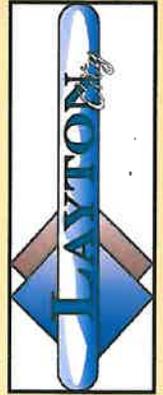
Oak Hills PRUD Preliminary Plat

Legend

- Centerlines
- City Boundary
- Interstate 15
- Highways
- Lakes
- Streams



1 inch = 208 feet



OAK HILLS PATIO HOMES P.R.U.D.

INCLUDING A PART OF LOT 74 OF FERNWOOD HOLLOW NO. 6
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 DAVIS COUNTY, LAYTON CITY, UTAH



RED FOX RIDGE SUBDIVISION



SCALE 1" = 60'

THIS WILL BE REQUIRED FOR ALL ACCOMPANY THE FOOTING STABILITY IF APPROPRIATE. ON DEVELOPER OR PROPERTY ALL ACCOMPANY THE BUILDING. REPORT: THE CITY WILL BE ON ALL UNITS AND LOTS. BE ON THE SITE PLAN. FROM Y2 GEOTECHNICAL L UNITS AND LOTS. A BUILDING OFFICIAL FOR EACH FRAMING INSPECTION. THE EDGE OF THE SLOPE 6 EVALUATED BY A LICENSED

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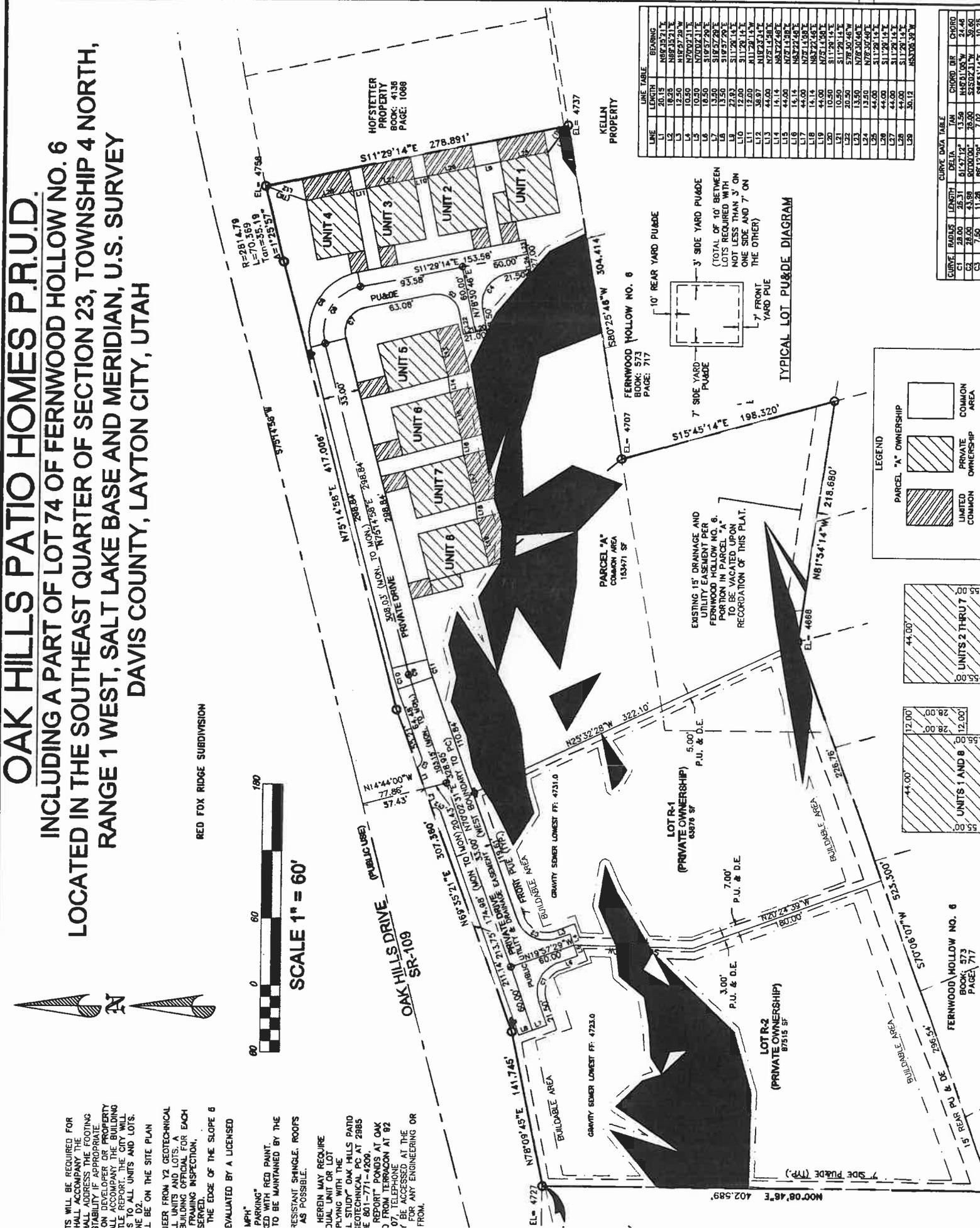
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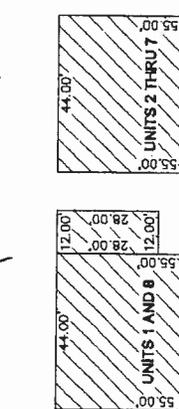
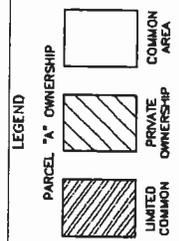


LINE TABLE

LINE	LENGTH	BEARING
L1	28.15	N86°25'11"E
L2	12.50	N86°25'11"E
L3	12.50	N86°25'11"E
L4	10.50	N70°02'11"E
L5	16.50	N70°02'11"E
L6	13.50	S18°57'20"E
L7	13.50	S18°57'20"E
L8	23.83	S11°29'14"E
L9	12.00	S11°29'14"E
L10	12.00	S11°29'14"E
L11	38.87	N11°29'14"E
L12	44.00	N21°45'42"E
L13	15.14	N43°22'48"E
L14	44.00	N21°45'42"E
L15	15.14	N43°22'48"E
L16	15.14	N43°22'48"E
L17	44.00	N21°45'42"E
L18	15.14	N43°22'48"E
L19	10.50	S11°29'14"E
L20	10.50	S11°29'14"E
L21	20.50	S78°50'45"W
L22	13.50	N78°50'45"W
L23	13.50	N78°50'45"W
L24	44.00	S11°29'14"E
L25	44.00	S11°29'14"E
L26	44.00	S11°29'14"E
L27	44.00	S11°29'14"E
L28	30.12	N50°08'46"E

CURVE DATA TABLE

CURVE	BLUES	LENGTH	DELTA	CHORD	OR	CHORD
C1	28.00	45.31	51.702°	32.46	32.46	32.46
C2	28.00	45.31	51.702°	32.46	32.46	32.46
C3	7.50	11.26	85.123°	7.00	38.631	11.26



EXISTING 15' DRAINAGE AND UTILITY EASEMENT PER FERNWOOD HOLLOW NO. 6. PORTION IN PARCEL "A" TO BE VACATED UPON RECORDED OF THIS PLAT.

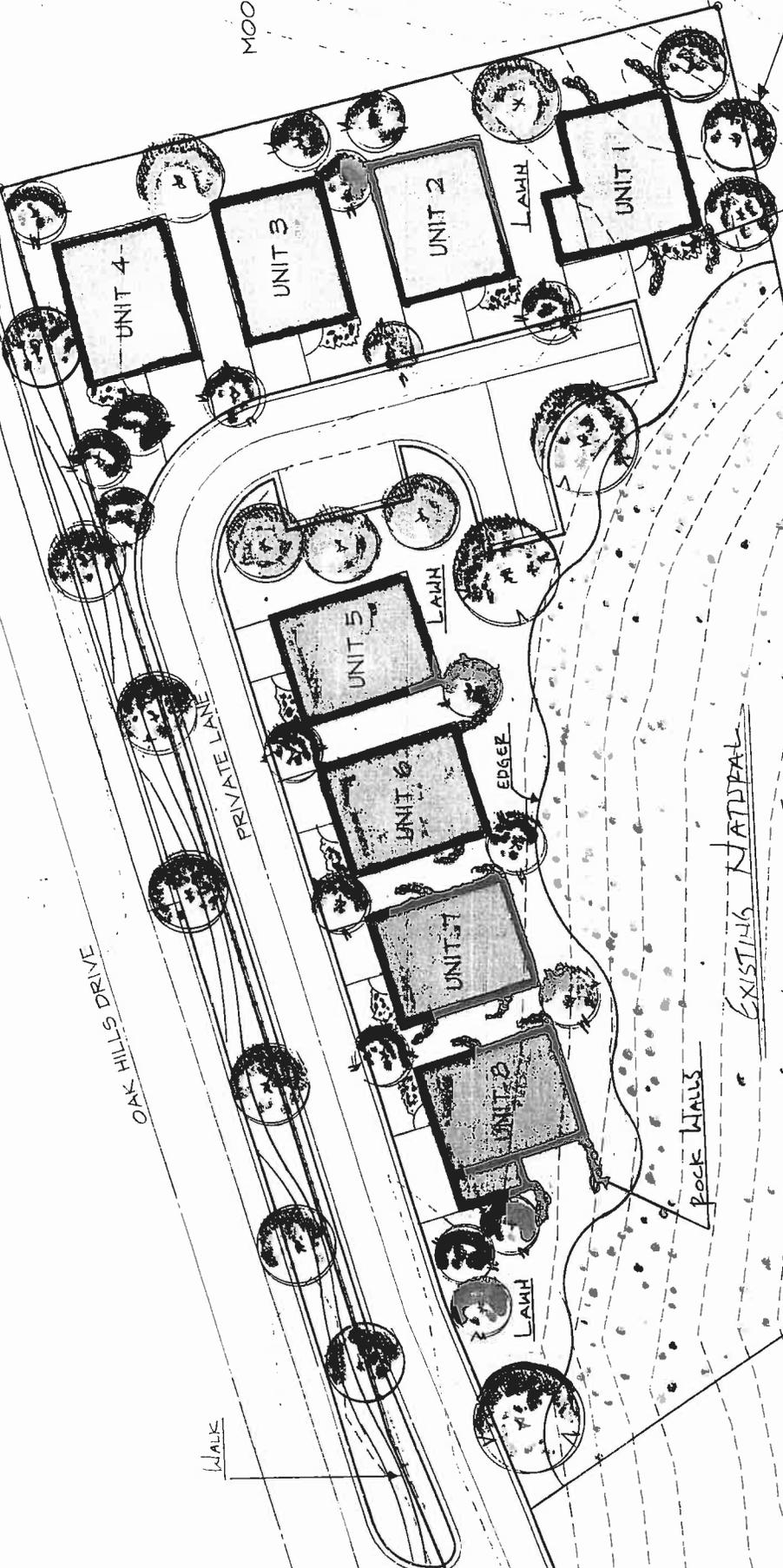
15' REAR P.U. & D.E. 295.54'
 FERNWOOD HOLLOW NO. 6
 BOOK: 573
 PAGE: 717

OAK HILLS DRIVE

WALK

PRIVATE DRIVE

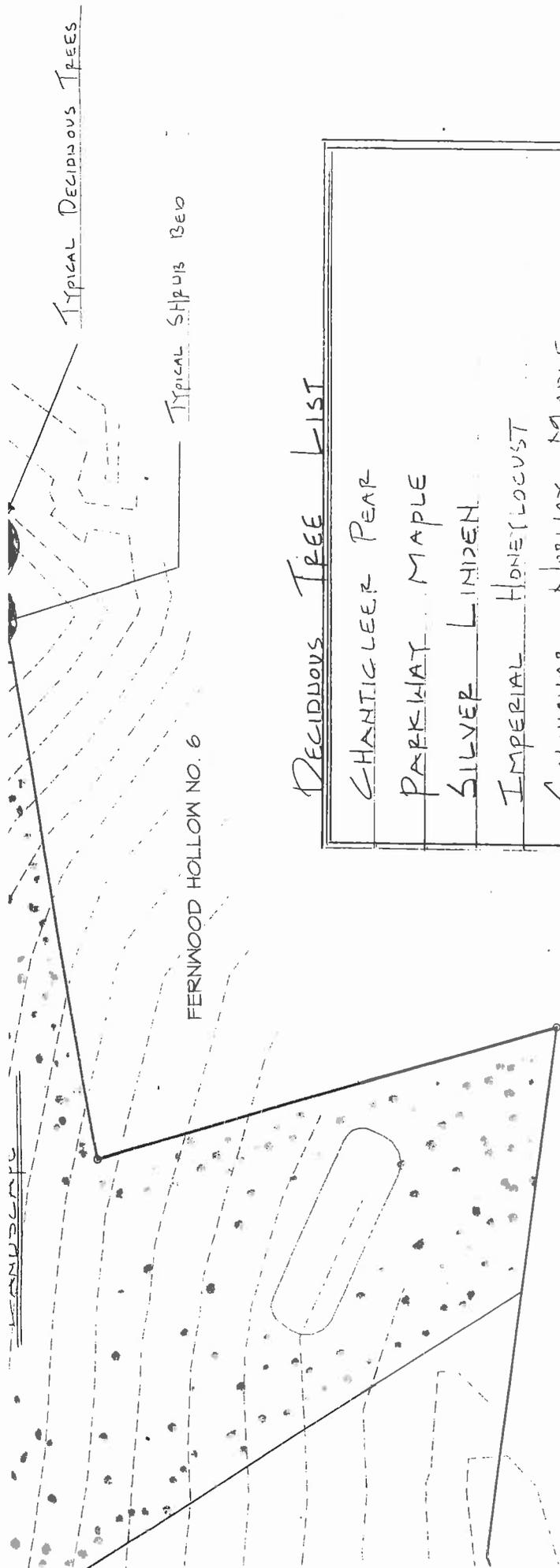
MOORE



FERNWOOD HOLLOW NO. 6

LOT 1
55742 SF

DECIDUOUS TREE



DECIDUOUS TREE LIST

- CHANTICLEER PEAR
- PARKHAT MAPLE
- SILVER LINDEN
- IMPERIAL HONEYLOCUST
- COLUMBIAN NORWAY MAPLE
- SPRING SNOW CRABAPPLE "FRUITLESS"

BUILDING ENGINEERING, INC
 1 HERITAGE CREST WAY
 ALE, UTAH 84065
 553-8112

DATE 07/28/06
 SCALE 1"=40'
 SHEET U-1

PROJECT NAME
 OAK HILLS PATIO HOMES

DRAWN JDL
 CHECKED DPW

FILE NAME:
 G:\DATA\06042...\BASE.DWG

DRAWING TITLE
 LANDSCAPE AND PLANTING PLAN

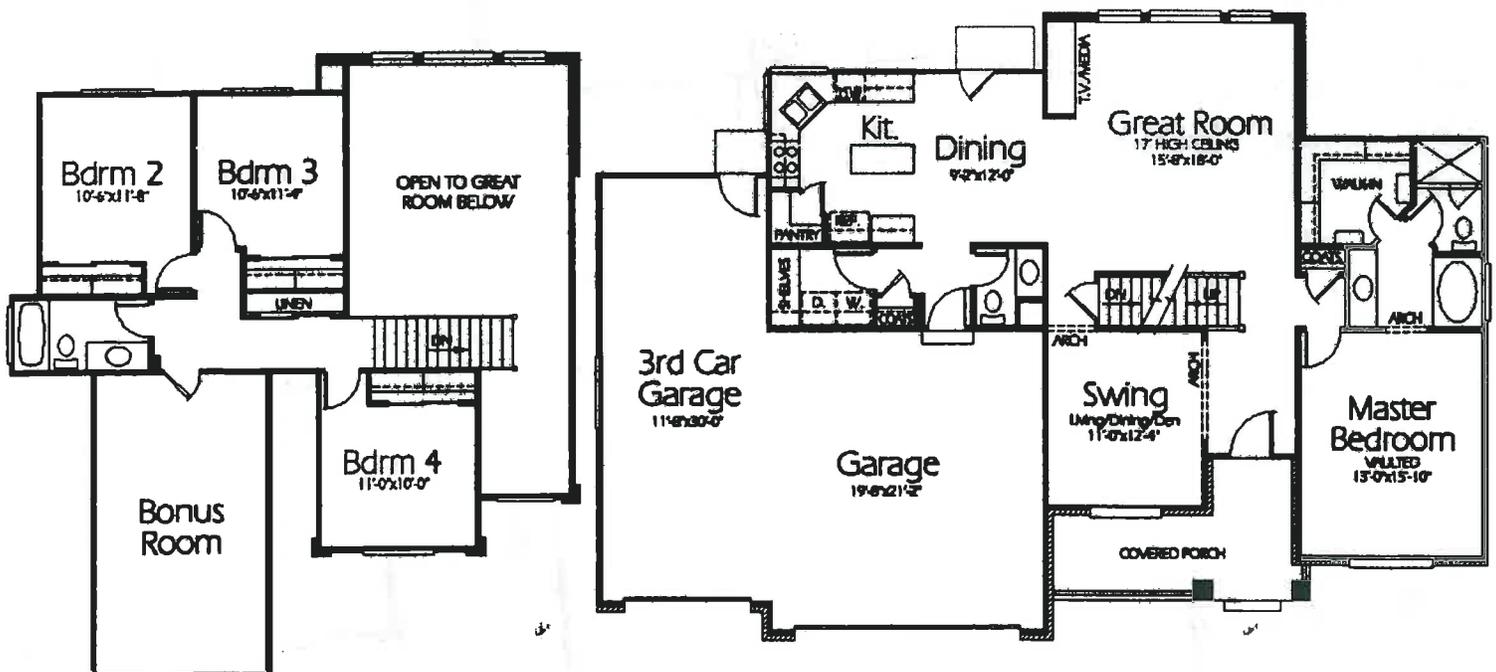
LOCATION
 2700 E OAK HILLS DR

LAYTON, UTAH

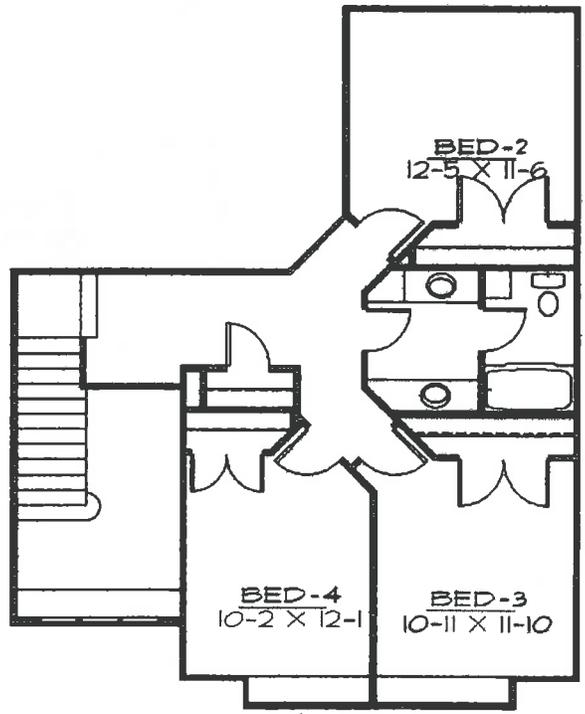
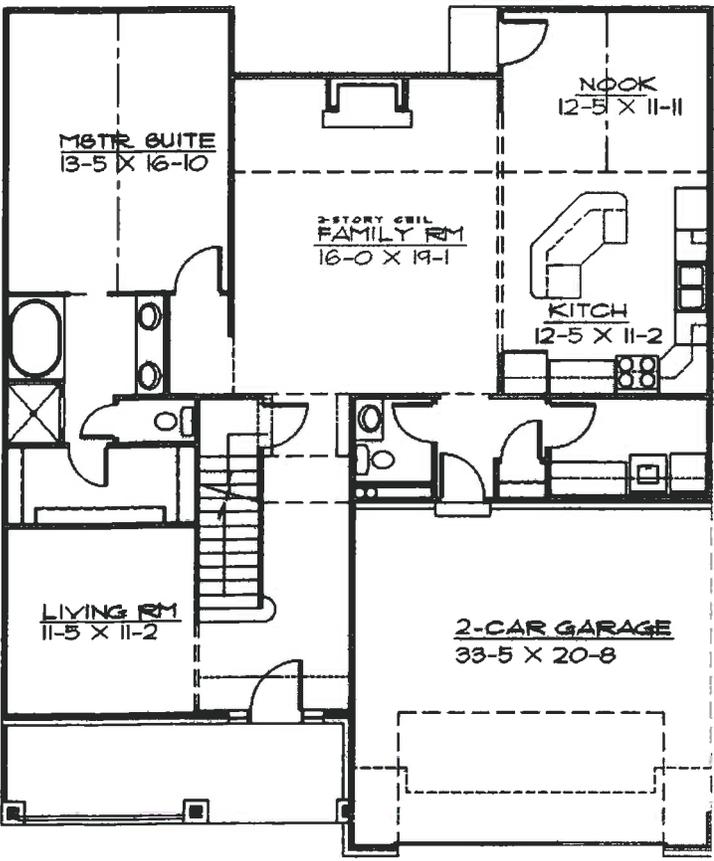
NO.	REVISION	DATE
1	Release to Client	07/07

Two Story • 2,002c Sq. Ft.
Finished with 3 Car Garage

Elite CRAFT
HOMES

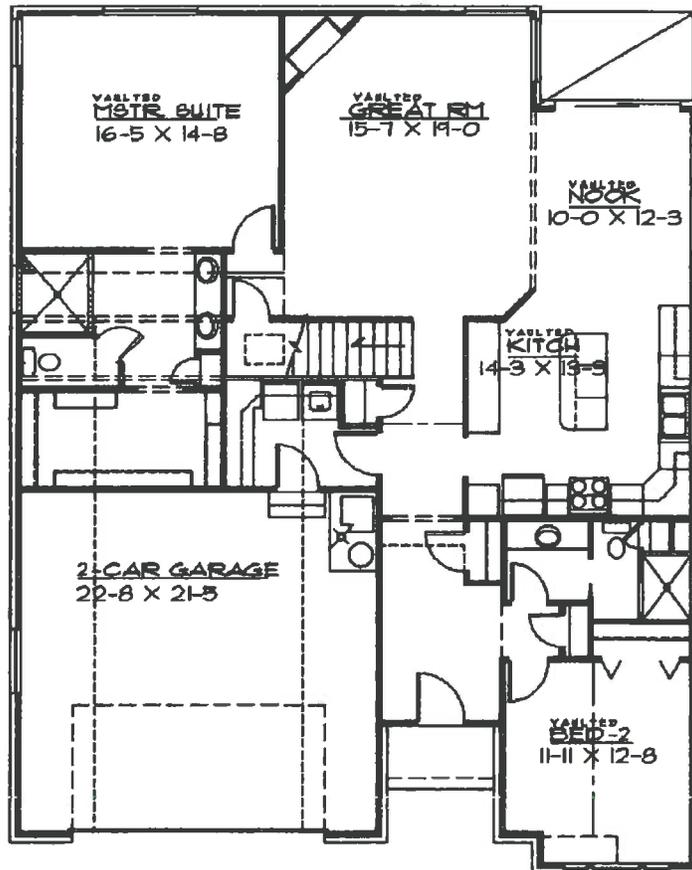


PUD • 2,259 Sq. Ft.
Finished with 2 Car Garage



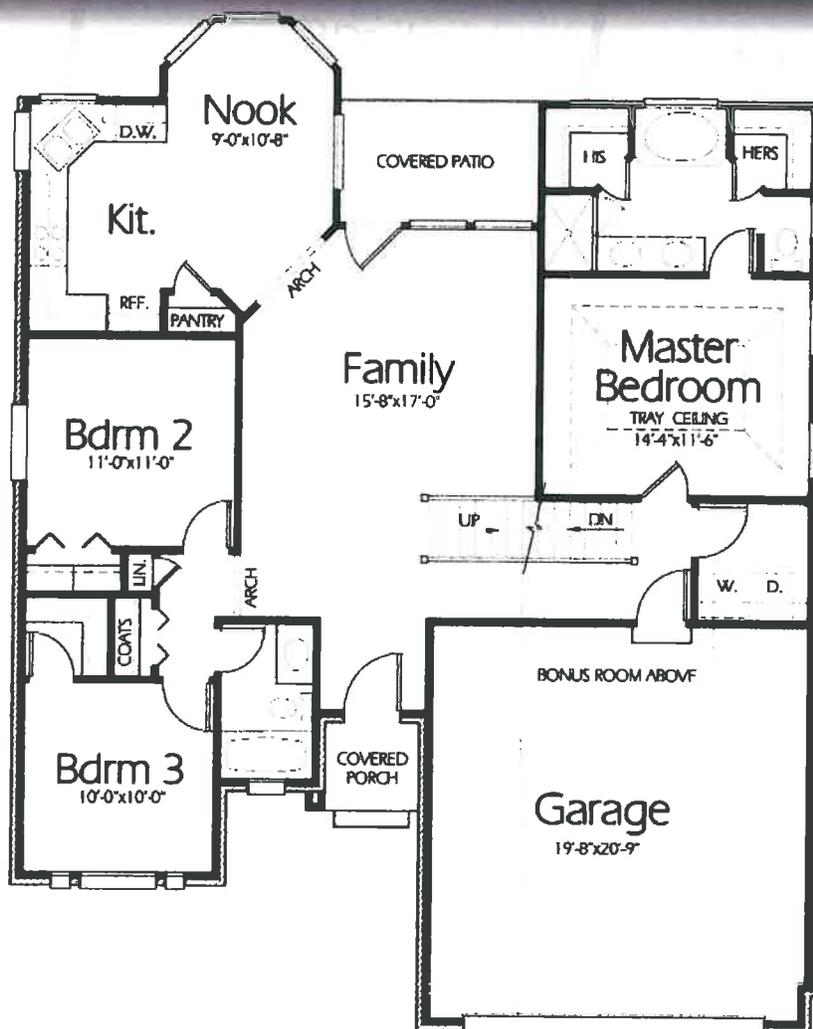
PUD • 1,654 Sq. Ft. with Bonus Room
Finished with 2 Car Garage

Elite CRAFT
HOMES



PUD • 1,388a Sq. Ft.
Finished with 2 Car Garage

Elite CRAFT
HOMES



**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Conditional Use for “Auto Sales” and “Outdoor Storage” – B & R Rides – 2046 North Fort Lane – Zoned M-1 (Light Manufacturing)

Background: The applicant, Jeremy Bassett, is requesting to receive a conditional use permit for auto sales and outdoor storage for property located at the northeast corner of Antelope Drive and Fort Lane. The subject property was previously occupied by Robert Love Heating and Air. The site has been reasonably well maintained with the existing landscaping meeting the minimum requirements for this type of use in the M-1 zone.

The property is located within the Hill Air Force Base (HAFB) Accident Potential Zone (APZ), which is an easement area that limits uses and limits the amount of people allowed to congregate on a site or within a building.

On August 13, 2013, Planning Commission tabled this item to August 27, 2013 and requested that the site plan be redesigned to determine how traffic would circulate through the property, to designate the actual outdoor storage area needed, and to figure out the appropriate type of fence that would screen the outdoor storage area.

Alternatives: Alternatives are to 1) Grant conditional use approval; 2) Grant conditional use approval with additional conditions.

Recommendation: Staff recommends conditional use approval be granted for “Auto Sales” and “Outdoor Storage”, subject to the applicant meeting all staff and Planning Commission requirements.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: Planning Commission

From: Brandon Rypien, Planner

A handwritten signature in black ink, appearing to read "Brandon Rypien".

Date: August 27, 2013, Planning Commission Meeting

Re: B & R Rides –Conditional Use

Location: 2046 North Fort Lane

Zoning: M-1 (Light Manufacturing/Industrial)

Background:

The applicant, Jeremy Bassett, is requesting to receive a conditional use permit for auto sales and outdoor storage for property located at the northeast corner of Antelope Drive and Fort Lane. The subject property was previously occupied by Robert Love Heating and Air. The site has been reasonably well maintained with the existing landscaping meeting the minimum requirements for this type of use in the M-1 zone.

The property is located within the Hill Air Force Based (HAFB) Accident Potential Zone (APZ), which is an easement area that limits uses and limits the amount of people allowed to congregate on a site or within a building.

On August 13, 2013, Planning Commission tabled this item to August 27, 2013 and requested that the site plan be redesigned to determine how traffic would circulate through the property, to designate the actual outdoor storage area needed, and to figure out the appropriate type of fence that would screen the outdoor storage area.

Staff Review:

The applicant plans to occupy the entire building, which is a metal building that has several overhead doors that will be used to service automobiles. The outdoor storage area will be used to store automobiles that are kept overnight to be repaired. The outdoor storage area will be located on the south portion of the parking lot. 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. The proposed outdoor storage area is located on the south portion of the property with direct visibility from Antelope Drive and Fort Lane. Given this direct

visibility, a solid fence that effectively screens the vehicles in the storage area from public view is appropriate.

The automobiles for sale will be parked in the stalls located along Antelope Drive. The remaining parking stalls will be used for customers and employees. B & R Rides will have five (5) full-time employees including the owner.

PARKING:

Automobile 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 a separate screened area for overnight parking of vehicles being repaired.

Outdoor Storage Area Fencing Alternatives:

Given the location of the outdoor storage area on the site, the fence is required to be a solid view obstructing style fence or wall that does not allow people to see within the storage area. The fence or wall shall be the same style throughout the site. The typical chain-link with slats found in most manufacturing zones will need to be upgraded to a more view obstructing style fence due to location of the property.

Given the various view-obstructing fence alternatives available, the following table provides a description of each fencing type and a cost estimate per lineal foot.

Chain-link with Industrial Slats (75% Privacy Factor)	\$ 17-21/ft.
Chain-link with Privacy Slats (98% Privacy Factor)	\$ 21-23/ft.
Chain-link (Vinyl Coated) with Privacy Slats (98% Privacy Factor)	\$ 27-30/ft.
Solid Vinyl Fence (100% Privacy Factor)	\$ 15-20/ft.
Trex/ Simtek (100% Privacy Factor)	\$ 45-50/ft.

The Applicant has stated that security is an issue with a solid vinyl fence.

OUTDOOR STORAGE AREA ALTERNATIVES:

Outdoor Storage Area 9,000 Square Feet
 Site Plan #1 403 Lineal Feet of Fence
 (See Exhibit B) 35 Cars in Outdoor Storage Area
 20 Cars Stored in Building
 Drive Approach on Antelope Drive closed to Public

Outdoor Storage Area 7,500 Square Feet
 Site Plan #2 349 Lineal Feet of Fence
 (See Exhibit C) 20 Cars in Outdoor Storage Area

Cont'd: 20 Cars Stored in Building
Drive Approach on Antelope Drive open to Public
Traffic can circulate through entire parking lot
Fence is pulled back from Antelope Drive and Fort Lane

The Applicant prefers the larger outdoor storage area in Site Plan #1. Staff prefers Site Plan #2 that provides pedestrian and automobile circulation on-site.

Staff Recommendation:

Staff recommends the Planning Commission approve auto sale and outdoor storage subject to meeting all staff requirements.

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 98% 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 being actively 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

- Exhibit A- Photos
- Exhibit B- Site Plan #1
- Exhibit C- Site Plan #2
- Exhibit D- Fencing Alternatives
- Exhibit E- Visualizations

PLANNING COMMISSION

August 27, 2013

B & R Rides

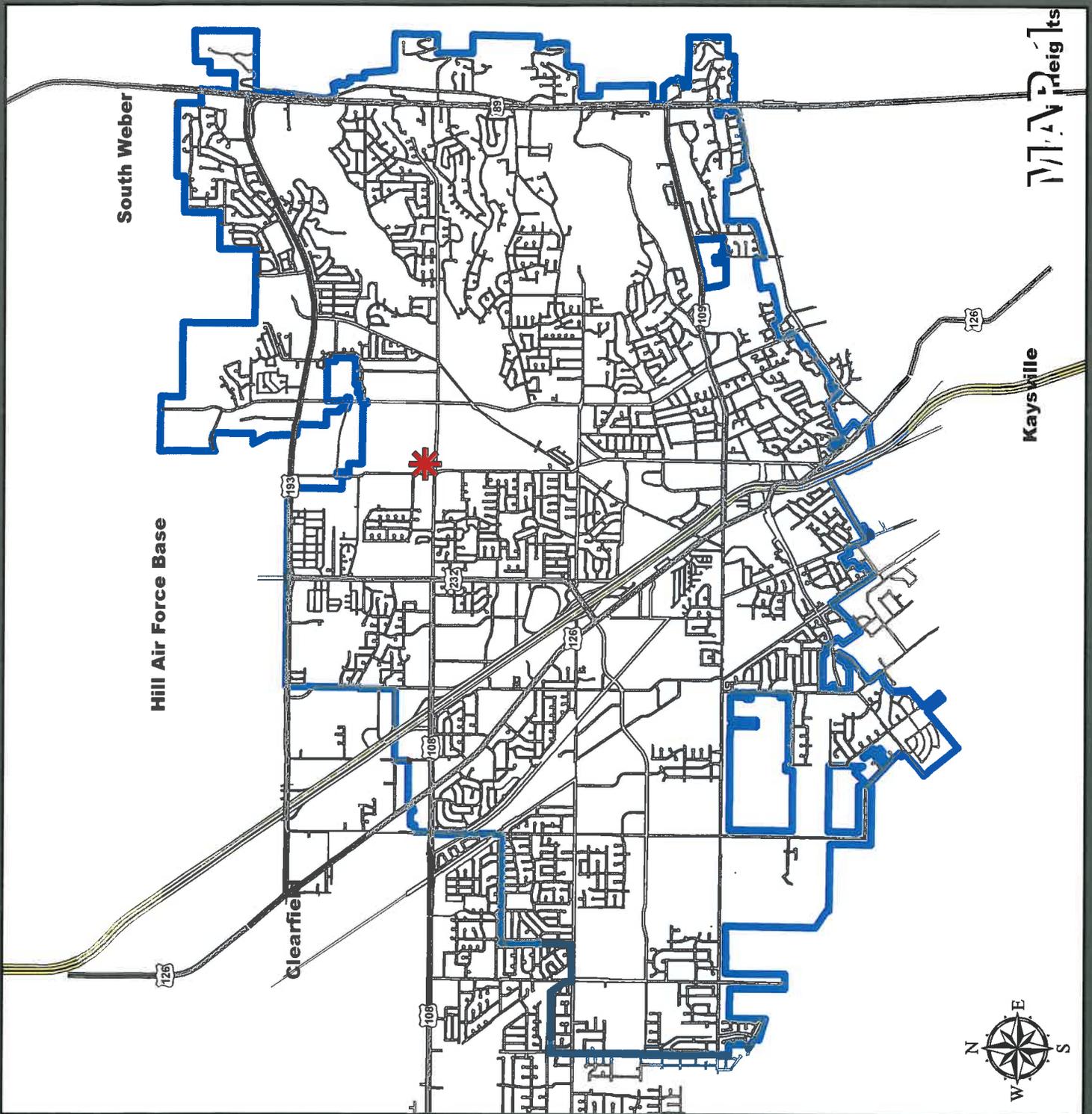
Conditional Use

Legend

- State Highways
- Interstate 15
- Rights of Way
- City Boundary
- Streams
- Lakes

 - Project Site

1 inch = 5,000 feet



MAN
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PLANNING COMMISSION

August 27, 2013

B&R Rides

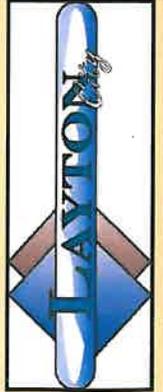
Conditional Use

Legend

- Centerlines
- City Boundary
- Interstate 15
- Highways
- Lakes
- Streams



1 inch = 50 feet



B & R Rides llc

07/15/2013

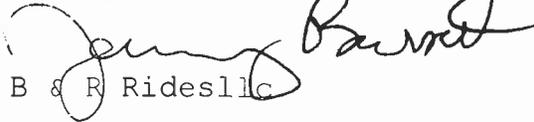
556 Marshall Way Suite D
Layton, Ut 84041
801-444-1133

Layton Planning Commission,

B & R Rides, now located at 556 Mashall Way in Layton, is planning to move to 2046 North Fort Lane also in Layton. The South parking lot will be mostly fenced, with six foot chain link. There will be a strip large enough to park cars along the edge of Antelope that will not be fenced. B & R Rides llc will be performing auto repair & sales at this location. This location is double the size and should be a better fit for the size the business has grown into.

Thank you,

Jeremy Bassett



B & R Ridesllc



MEMORANDUM

TO: Jeremy Bassett, jer1443@hotmail.com
Robert Love, Robert@robertloveheating.com

CC: COMMUNITY DEVELOPMENT/FIRE DEPARTMENT

FROM: Debi Richards, Assistant City Engineer

DATE: July 30, 2013

RE: **B&R RIDES**
2046 NORTH ANTELOPE DRIVE
CONDITIONAL USE

I have reviewed the conditional use application requesting an Auto Repair and Sales business be permitted as a "conditional use" at 2046 North Antelope Drive. The Engineering Department has no comments or concerns regarding the approval of this conditional use.



Memorandum

To: Planning Commission
From: Scott Carter, Parks Planner
Date: July 26, 2013
Re: B & R Rides, Conditional Use – 2046 North Fort Lane

The proposed B & R Rides does not impact the Parks & Recreation Department.

Recommendation

Parks & Recreation supports approval of the B & R Rides conditional use located at 2046 North Fort Lane.



Mayor • J. Stephen Curtis
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
FAX: (801) 546-0901

MEMORANDUM

TO: Community Development, Attention: Julie Jewell

FROM: Dean Hunt, Fire Marshal

RE: B & R Rides @ 2046 North Fort Lane

CC: 1) Engineering
2) Jeremy Bassett, jer1443@hotmail.com
3) Robert Love, Robert@robertloveheating.com

DATE: July 29, 2013

I have reviewed the site plan submitted on July 22, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Access to all portions of the building must be provided. If the new fence includes a gate that would restrict access to all portions of the building as required, a Knox padlock will be required to be placed on the gate for Fire Department access. The Knox padlock may be ordered online at www.knoxbox.com.
2. The Fire Department has no further comments or concerns regarding this project **and recommends granting approval of this conditional use permit application.**

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Layton City.

DBHB&R Rides:kn
Plan # S13-100, District #12
Project Tracker #LAY 1307221389



Brandon Rypien

From: Doug Bitton
Sent: Wednesday, August 21, 2013 4:49 PM
To: Brandon Rypien
Cc: Dean Hunt; Lonnie Adams; Paul Bauer
Subject: RE: Fire Access 2045 N Fort Lane (Robert Love Building)
Attachments: Previous Review (B&R Rides).pdf; S45C-213082011090.pdf

Hi Brandon,

I visited this site yesterday and have the following notes that would be requirements when the conditional use came for review.

- The gate shall be provided with a Knox Padlock. This will need to be ordered online at www.knoxbox.com (the lock will be added to the chain and will be the link to their provided lock)
- Fire Department (Hose Line) access will need to be preserved on the north side of the building and the rear east side. Current vegetation on the east side will have to be controlled.
- I believe Paul Bauer will declare this as a S-1 occupancy use (Unknown if it is a change of use) Motor vehicle repair garages shall comply with the maximum allowable quantities of hazardous materials *listed* in Table 2703.1.1(1) (see Section 406.6 of the *International Building Code*)
- The previous tenant had a fire alarm system but with this conditional use would not be required. However, we recommend it remain in place if it can pass an annual maintenance inspection . If this system remains it must be provided with a current annual inspection tag. Existing Knox box will have to be updated with access key to building.
- Fire Extinguisher with a minimum rating of 4A-60BC would have to be provided.

Please see attached letter of a previous conditional use submittal for this property. Let me know if you have any further questions.

Douglas K. Bitton

Fire Prevention Specialist/Public Information Official
Layton City Fire Department
437 N Wasatch Drive
Layton, Utah 84041
Office: 801-336-3940 | Fax: 801-546-0901
dbitton@laytoncity.org



From: Brandon Rypien
Sent: Tuesday, August 20, 2013 12:01 PM
To: Doug Bitton
Subject: FW: Fire Access

Hi Doug,

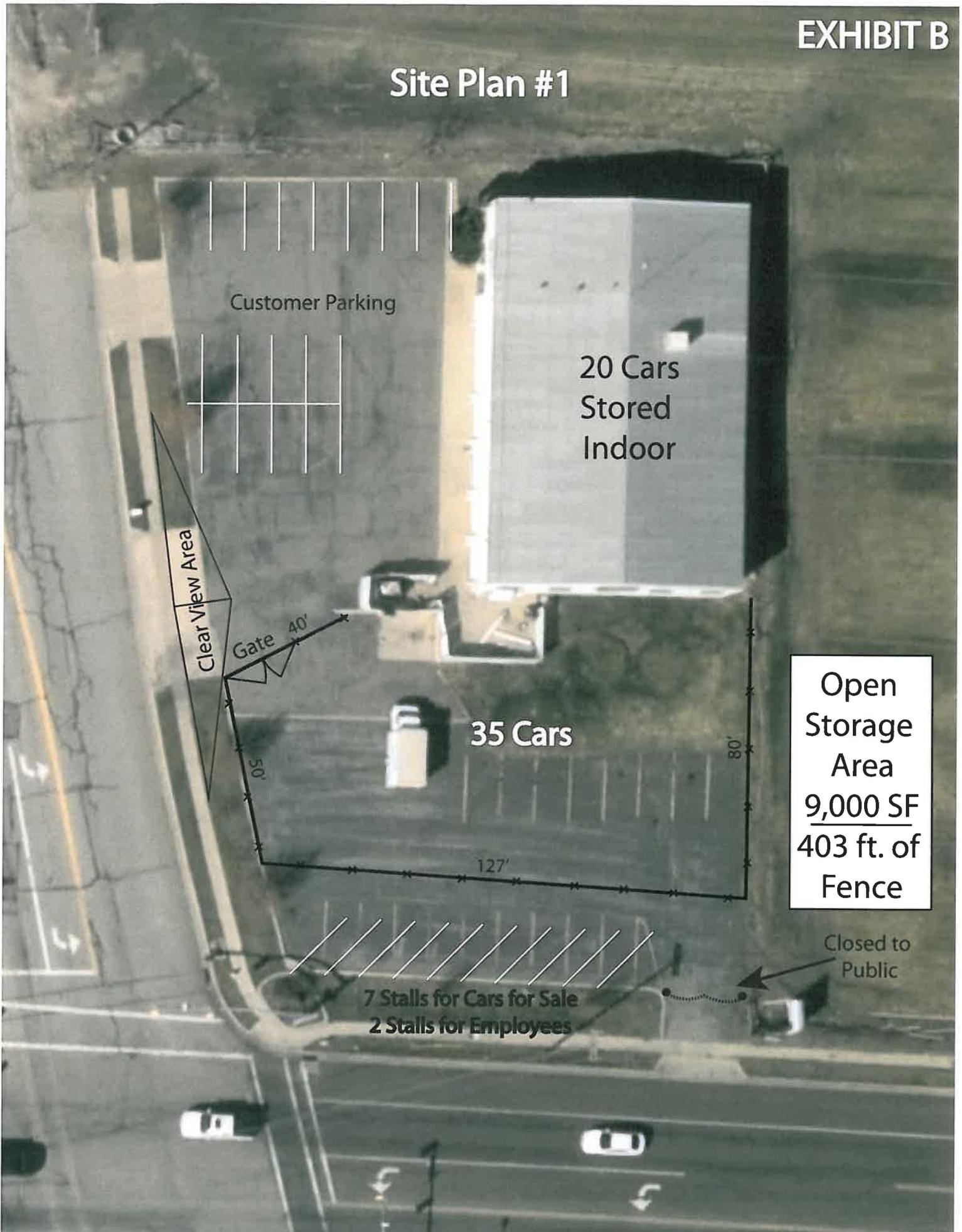
Maybe you could answer this question? See below.

Thanks,

EXHIBIT A
SITE PHOTOS



Site Plan #1



Customer Parking

20 Cars
Stored
Indoor

Clear View Area

Gate 40'

50'

35 Cars

127'

80'

Open
Storage
Area
9,000 SF
403 ft. of
Fence

7 Stalls for Cars for Sale
2 Stalls for Employees

Closed to
Public

Site Plan #2

Customer Parking

20 Cars
Stored
Indoor

Clear View Area

20 Cars

Open
Storage
Area
7,500 SF
349 ft. of
Fence

Gate 60'

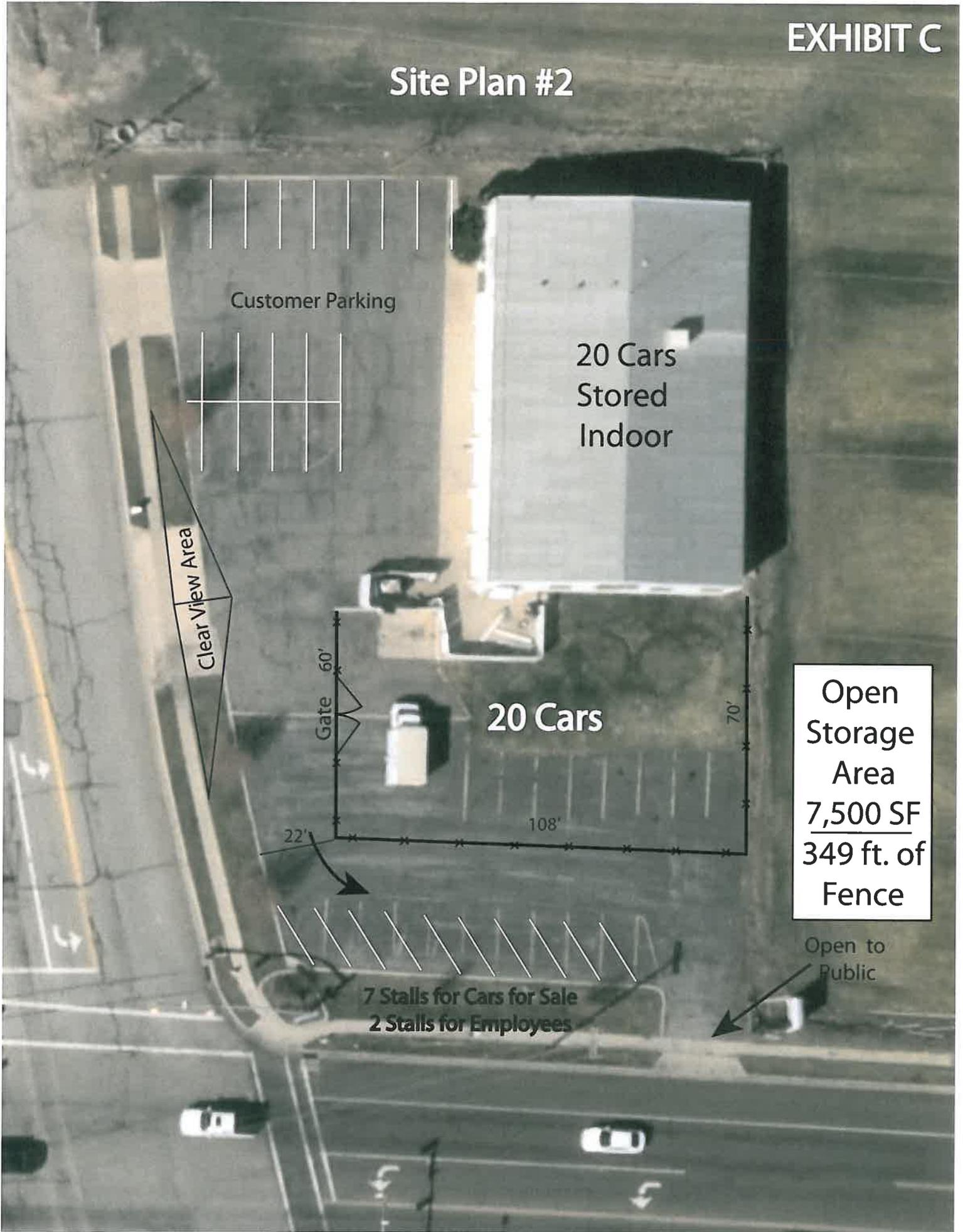
70'

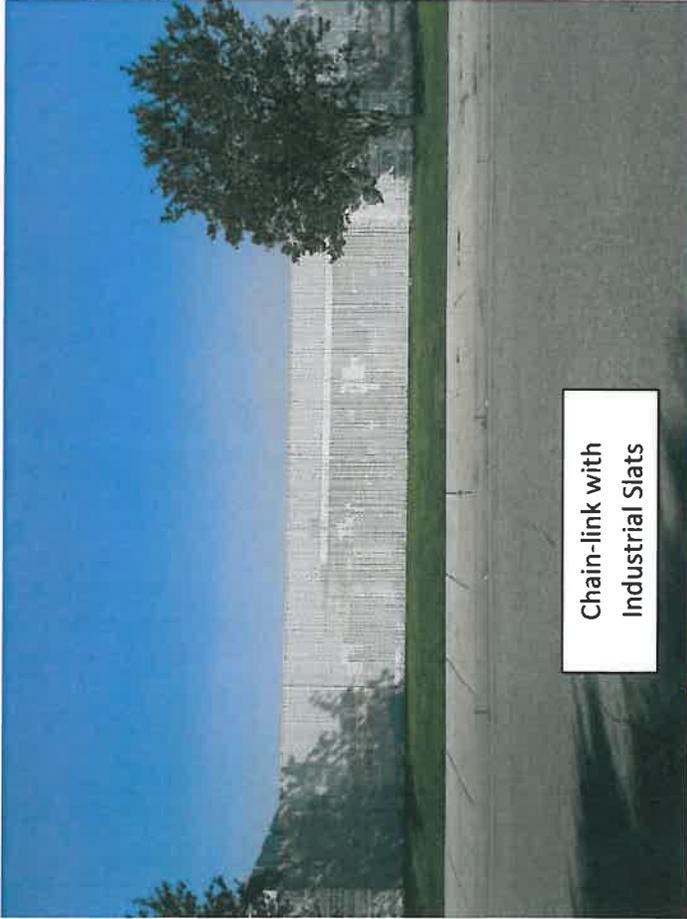
108'

22'

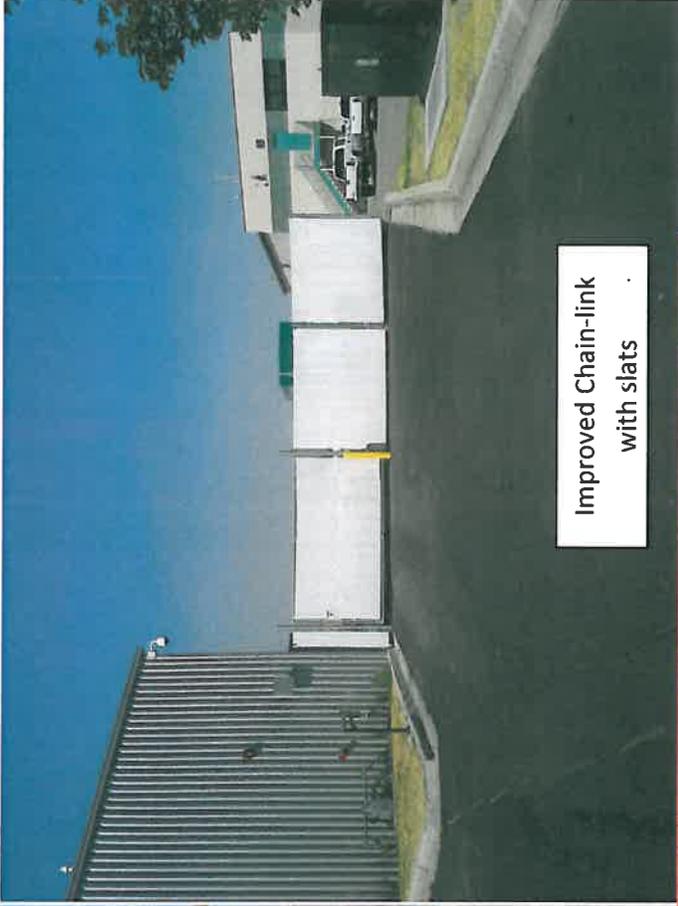
7 Stalls for Cars for Sale
2 Stalls for Employees

Open to
Public





Chain-link with Industrial Slats

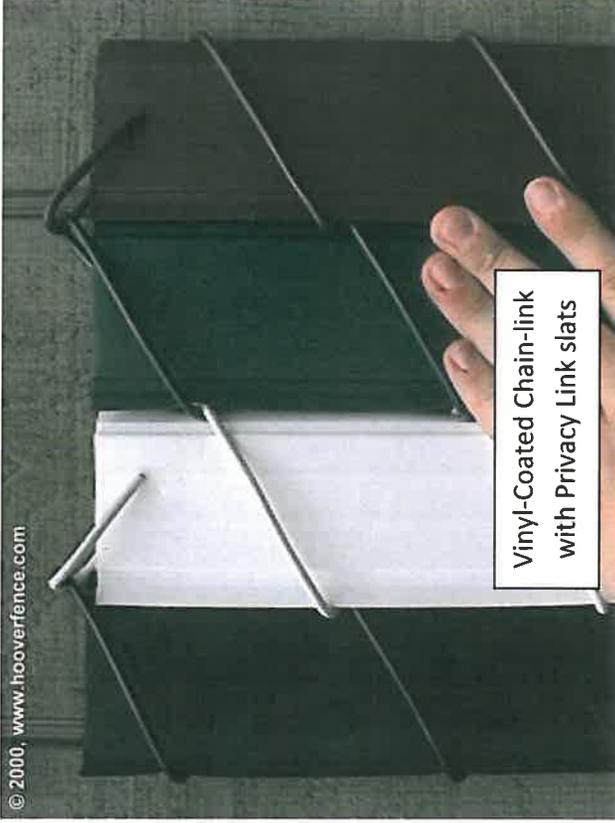


Improved Chain-link with slats



Comparison between Industrial slats and 98% Privacy Link Slats





Vinyl-Coated Chain-link with Privacy Link slats

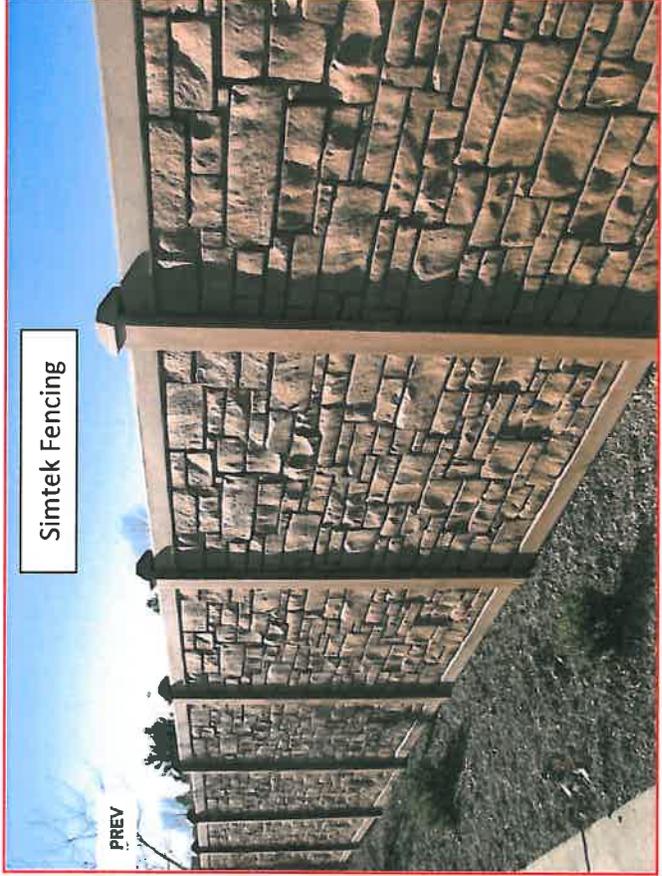
Privacy Link Pictures:



Privacy Link Examples



Trex Fencing



Simtek Fencing

EXHIBIT E

