

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

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

MEMBERS ABSENT: Chad Harward

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

PUBLIC REVIEW:

1. ELLISON PARK ESTATES SUBDIVISION PHASE 1 – FINAL APPROVAL

This 4.81 acre property is located at approximately 1850 West Gordon Avenue in an R-1-10 (Single Family Residential) zoning district. The applicant, Henry Walker Homes, is proposing 13 single family residential building lots.

There were no comments or questions on this item.

2. LEGACY COTTAGES OF LAYTON SUBDIVISION STREET DEDICATION PLAT – FINAL APPROVAL

This property is located at 150 North Adamswood Road in an R-H (High Density Residential) zoning district. The applicant, Western States Lodging, represented by Brad Miles, is requesting final approval for a one-lot subdivision plat that will dedicate a portion of the applicant's property to the City for the street widening of Adamswood Road.

Chairman Gilbert asked if the purpose for the street dedication plat was so that construction could begin on the project. Planner II, Kem Weaver, said the plat was for road dedication purposes only. He said the project had been well-received by the neighbors. Community & Economic Development Director, Bill Wright, said the sign on the Bowden property south of the proposed development that has caused concerns regarding clear view is being moved. He said that technically, the sign is out of clear view, but because of the curve of the road, it still remained in the clear view area.

OTHER:

Mr. Wright said there would only be one meeting in December with the cancellation of the December 24, 2013, Planning Commission Meeting.

Mr. Wright said that the developer of the Kays Crossing Apartments had invited the Commission to tour the development. Commissioners will meet on Monday, October 28, at 5:30 p.m. in the American Legion parking lot.

Commissioner Van Drunen asked if the new development would affect parking for the FrontRunner passengers. Mr. Wright said that the parking spaces would remain the same with about 16 more stalls by the apartment building and 15 more in the back of the building. He said all the parking for the apartment building is two levels underground. There will be a roof garden and the top floor will have 1,200 square foot apartments. The apartment building will be of high quality and excellent construction. Reservations for the apartments will be taken beginning in December.

Commissioner Fitzpatrick asked about the use of the retail space. Mr. Wright said half of the bottom floor will be associated with the building for an office and a health club. The south half will be a restaurant. The courtyard will have a swimming pool with a Jacuzzi, and there will also be a Jacuzzi on the roof.

Commissioner Hansen asked if there were any plans for the railroad station. Mr. Wright said the City was now the property owner with plans to start rehabilitation of the building exterior in Spring 2014. He said they are working with a potential tenant and buyer to put in a restaurant. The building will remain in the same place and the City will do the exterior renovation and the new owner will do the interior with an opening possibly in April or May of 2014.

Commissioner Hansen asked if anything could be done about the 18-wheeler parking going on in the City. Mr. Wright said a trucking company leased the space at Fort Lane Village and then realized they could not park there. This seems to have increased the amount of trucks that park at that location. Commissioner Van Drunen said there is no enforcement for trucks parking illegally on that property. Mr. Wright suggested he call Layton City Police Dispatch whenever the tractor trailers are parked on the Fort Lane Village property.

Commissioner Hansen asked about the trucks parking at WalMart. Mr. Wright said he will bring the issue to the attention of the Layton City Legal and Police Departments. The property owner will be approached and if they consider the trucks a trespass, the Police Department will enforce.



Julie Jewell, Planning Commission Secretary

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Chairman Gilbert called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited and an invocation was given by Commissioner Bodily.

APPROVAL OF THE MINUTES: Chairman Gilbert called for a motion to approve the October 8, 2013, Planning Commission and Work Meeting Minutes. It was pointed out that the title of both meetings indicated "Work Meeting." Commissioner Weaver moved to approve the Work and Regular Planning Commission Meetings with the correction to the meeting titles. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

1. ELLISON PARK ESTATES SUBDIVISION PHASE 1 – FINAL APPROVAL

This 4.81 acre property is located at approximately 1950 West Gordon Avenue in an R-1-10 (Single-Family Residential) zoning district. The applicant, Henry Walker Homes, is proposing 13 single family residential building lots.

Planner II, Kem Weaver, presented an overview of the area where the Ellison Park Estates Subdivision Phase 1 is proposed. He said the Planning Commission approved the preliminary plat for this property and property north of the school site on June 26, 2007. At that time, the developer didn't pursue final approval, and the property has been dormant. Henry Walker Homes is proposing to develop Phase 1 of the subdivision with 13 lots all with frontage on 1950 West. The initial developer coordinated the installation of the improvements with Davis School District when Ellison Park Elementary was built. All lots are improved with laterals, and all street improvements are installed with the street, which is at full width. Staff administratively determined that because the improvements were completed, the subdivision did not need to return to the Planning Commission for preliminary approval. Mr. Weaver explained the buffer easement and fencing requirement and stated that a detailed landscape plan and covenants are required to be submitted and reviewed before final plat recordation.

Mr. Weaver said Staff recommends the Planning Commissioner forward a positive recommendation to the City Council to approve Ellison Park Estates Subdivision Phase 1 subject to the applicant submitting a detailed landscaping plan and covenants for review.

Commissioner Bodily asked about the original property owner. Mr. Weaver responded that the original owner was The Adams Company. He asked about the Board of Education notation on the plat, and Mr. Wright said the notation probably referred to the entire property at an earlier time.

Commissioner Bodily asked if there were any other major code issues to be addressed. Mr. Weaver said everything but the street lighting is in place and finished.

Commissioner Van Drunen asked if there would be a fence on the south boundary of Lot 113. Mr. Weaver said the Parks Department is requesting a fence where the trail is on the south boundary of Lot 113. Commissioner Hansen asked what type of fencing would be required, and Mr. Weaver said the fencing could be chain link.

There were no comments or questions 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 grant final plat approval to the Ellison Park Estates Subdivision Phase 1 subject to meeting all Staff requirements.

Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

2. LEGACY COTTAGES OF LAYTON SUBDIVISION STREET DEDICATION PLAT – FINAL APPROVAL

This property is located at 150 North Adamswood Road in an R-H (High Density Residential) zoning district. The applicant, Western States Lodging represented by Brad Miles, is requesting final approval for a one-lot subdivision plat that will dedicate a portion of the applicant's property to the City for the street widening of Adamswood Road.

Planner II, Kem Weaver, presented the request for final approval of the Legacy Cottages of Layton Subdivision Street Dedication Plat. He pointed out where Adamswood Road is only half built in the area that fronts the property proposed for development. The purpose of the plat is to dedicate half the street width to the City before development occurs on the property.

The property was rezoned on October 4, 2012, from R-1-10 to R-H with a development agreement. Mr. Weaver said that since the approval of the rezone, the applicant, Western States Lodging, has been working with a civil engineer on site improvements, the widening of Adamswood Road, landscaping and meeting Staff requirements.

Mr. Weaver said the street dedication plat is a one-lot plat. The 30 feet of property dedicated will create the other half Adamswood Road in front of the property proposed for development and will match Adamswood Road where it is at its full width.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final approval to the Legacy Cottages of Layton Subdivision Street Dedication Plat subject to meeting all Staff requirements.

There were no questions from the Commission or the audience.

Chairman Gilbert called for a motion on the item. Commissioner Pales moved that the Planning Commission forward a positive recommendation to the City Council to grant final approval to the Legacy Cottages of Layton Subdivision Street Dedication Plat subject to meeting all Staff requirements. Commissioner Weaver seconded the motion, and the voting was unanimous.

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

The meeting adjourned at 7:14 p.m.


Julie Jewell, Planning Commission Secretary