

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MAY 13, 2014**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Robert Van Drunen, Brett Nilsson, Tim Pales, L.T. Weese

MEMBERS ABSENT: Wynn Hansen, Dave Weaver

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Andrew King, Tyson Willis, Julie Matthews and Councilmembers Tom Day and Joy Petro

PUBLIC REVIEW:

1. KENNINGTON PARKWAY SUBDIVISION PHASE 2 – FINAL APPROVAL

This 18.241 acre property is located at approximately 1575 West Layton Parkway in an R-S (Residential Suburban) zoning district. The applicant, Castle Creek Homes, represented by Bryce Thurgood, is proposing 43 single family residential building lots.

Planner II, Kem Weaver, presented the request for final approval for Kennington Parkway Phase 2. He said the proposed final plat consists of 43 lots on 18.241 acres.

Commissioner Van Drunen asked about the street widths because the streets in the subdivision appeared to be different widths. Mr. Weaver said that a cul-de-sac street could be reduced to a 50-foot right of way.

Commissioner Van Drunen asked about Scott Carter's tree suggestions in the Parks Department memo. Mr. Weaver said the ordinance does not specify trees and those were just suggested, but not required, trees in the memo.

Commissioner Nilsson asked about the finishing of 1700 West. Mr. Weaver said the developer would be responsible for half the width of the right of way.

Commissioner Fitzpatrick asked about an asphalt requirement on the street between the proposed subdivision and Roberts Farms Phase 5 & 6. Mr. Weaver said the Engineering memo is a conversation about coordinating the asphalt to reduce the number of seams in the asphalt.

Commissioner Nilsson asked if there would be secondary water. Mr. Weaver said dry lines would be installed for such time that secondary water is available.

OTHER: AUTO SALES CONDITIONAL USES

Planner I, Andrew King, passed out a spreadsheet analysis of auto sales conditional uses. He identified the most common conditions.

Mr. King presented a draft of an ordinance amendment for regulations specific to small dealerships. He said there would be no conditional use permit required for a small dealership in a CP3, C-H, M-1 or M-2 zone.

There was a discussion on the number of vehicles that could be displayed outside with two vehicles being the determination with all others to be inside the building or inside a screened area.

There was also a discussion about auto repair. Mr. King said that auto repair wouldn't be addressed but it is allowed in the CP3, M-1 and M-2 zones. Community and Economic Development Director, Bill Wright, said a small dealership would not need a conditional use under the proposed ordinance revision and the business could also do auto repair. Mr. King said the amount of auto repair allowed would need to be determined.

City Planner, Peter Matson, said the ordinance amendment is an attempt to take the very small situations and simplify them with determinations to be made administratively.

Commissioner Fitzpatrick questioned the number of cars at Makes and Models and how to determine which cars are for sale and which are in for repair.

Mr. King said those numbers would be reviewed during the business licensing process. He pointed out that Makes and Models vehicle storage is on a separate lot. He said if the cars are for sale, they have to be screened. The vehicles on the separate parcel are in for repair, which is permitted in the M-2 zone.

Mr. Wright clarified the difference between storage of vehicles for sale and vehicles for sale and display. He said the maximum to display is two vehicles outside of the building with any additional needing to be screened. It does not mean he can only sell two vehicles. He can store them inside and screen them outside.

Mr. Wright asked if Makes and Models was going to improve the surface and finish the fence.

Mr. King said if the business owner increases his auto sales, he would do that. Mr. Matson said he had an agreement drafted up with the property owner to do the improvements. It would have to be a drivable surface.

Mr. King reviewed the new classifications and compared them with the existing classification.

Commissioners Van Drunen asked the difference between a dealership and a small dealership. Mr. King explained the definitions to be added to the ordinance. Mr. King said the difference between a dealership and a small dealership is the number of display vehicles and the classification of whether the vehicles are used or new.

Commissioner Pales asked why there would be a differentiation between new and used. Mr. King said a new car dealership would attract more people to a small warehouse building. Mr. Matson said a small dealership owner just wants to sell a couple of vehicles, maybe just on-line with the customer coming to the office to complete a sale.

Commissioner Pales said the distinction does not matter because the small dealership could only display two cars whether new or used. He suggested removing "specializing in new or used." Mr. Matson said that wording would be removed.

There was a discussion regarding the Premier Auto business.

Mr. Matson said Staff could administer small scale requests for auto dealerships displaying 2-3 vehicles. Otherwise, the Planning Commission would review the request.

Mr. King asked if the Commission wanted to add wording to address the scope of auto repair to be allowed. The decision was only maintenance such as detailing to get the car into a salable condition would be allowed.

Mr. Matson clarified that a small dealership must be set up in a location. He said they could not sell cars in a parking lot, etc.

The Commission consensus was that any vehicles above two in number must be stored indoors or in a screened area.

Commissioner Van Drunen asked if a fence higher than six feet could be required. Mr. Wright said any fence over six feet has to be engineered.

CONDITIONAL USE REVIEW: MIDNIGHT EURO AUTO

Mr. King reported on the process of Midnight Euro Auto coming into compliance. He said he had received an e-mail from the property owner that the freight containers will be moved or removed from the site. The applicant said the owner has been trying to empty the freight containers. The applicant has contracted out the improvement of the parking area. The deadline for the improvement is July 9, 2014.

CONDITIONAL USE REVIEW: B & R RIDES

Mr. Matson said Planner I, Brandon Rypien, had been notified that the paving had been completed at B & R Rides. He asked if the item could be removed from the list of conditional use reviews. Commissioner Gilbert said the fencing that had been around the dumpster had been put in the back but not around the compressor. He said the area at the back of the building next to the sod farm is not clear of weeds and debris. He said the paving did increase the parking in the storage area. Mr. Matson will do a final site inspection.

OTHER: RIDGE WAREHOUSE PROPERTY

Mr. Matson said an application for a business license for a personal basketball trainer had been received at this property. He said Krista Ligman, the Hill Air Force Base (HAFB) Planner, would meet with Staff and the property owner, Chris Louke, to determine plans for the buildings and uses. She will also present a training to the Planning Commission on June 10, 2014, on how the City and Hill Air Force Base work together to review development in the Accident Potential Zone (APZ).

Commissioner Fitzpatrick said that while a business can only have nine occupants, the cumulative effect of all the businesses in the development is concerning.

Commissioner Bodily asked if HAFB approved the rezone. Mr. Matson responded in the affirmative. Commissioner Bodily asked that HAFB be informed that the property won't always house an empty warehouse.

Mr. Matson explained the matrix used to calculate the number of people who can be in the easement at a business at one time. He said the use being considered is an asphalt company type of use in which the employees come in the morning, get equipment and supplies and leave for the day.

CONDITIONAL USE REIVEW: Mr. Matson said Andrescapes has completed some improvements. He said the fence now closes and has been slatted. Staff suggested to Mr. Andre that he submit something formal to the Planning Commission to ask for a modification to the buffer inside the fenced area. He said Mr. Andre may have thought the e-mail satisfied that expectation. His 45-day window to become compliant has passed.

There was a discussion about the parking of vehicles in the overhang area. It was suggested that the owner and Mr. Andre meet with Staff and the Planning Commission.

Chairman Gilbert asked for more specifics on the use of spaces in the Hines building. He asked that the applicant be provided with his original conditions and asked to meet with the Planning Commission on those conditions, and anything outside the conditions he wants to propose, and explain why he is unable to conform.



Julie K. Matthews, Planning Commission Secretary

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Chairman Gilbert called the meeting to order at 7:08 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Nilsson

Scout Troop 150, attending Planning Commission Meeting for the Citizenship in the Community merit badge, was welcomed to the meeting.

OATH OF OFFICE FOR NEW COMMISSIONERS: Brett Nilsson and L.T. Weese were sworn in as new alternate members of the Planning Commission.

APPROVAL OF THE MINUTES: April 22, 2014

Chairman Gilbert called for a motion to approve the April 22; 2014, Planning Commission and Work Meeting Minutes. Commissioner Fitzpatrick moved to approve the minutes as written. Commissioner Pales seconded the motion, and the voting was unanimous.

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

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Planner II, Kem Weaver, presented the request for final approval for Kennington Parkway Subdivision Phase 2. He said that with the development, Layton Parkway will be extended to 1700 West with the developer, Castle Creek Homes, being responsible for the completion of half the width of the road. He said the landscape buffer on Layton Parkway will be installed at the cost of the developer and will be maintained by the Home Owners Association for the subdivision.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the City Council to grant final approval to Kennington Parkway Subdivision Phase 2.

There were no questions from the Commission.

Councilmember Joy Petro, 683 West Gentile Street, asked about the secondary water box tied to this particular property. Commissioner Fitzpatrick said each individual property will have dry lines for irrigation. There will be no water in the line until the Kayscreek Irrigation Company is able to service the area.

Chairman Gilbert explained the requirement for dry lines to be installed in the subdivision, and said the subdivision would use culinary water for irrigation until the Kayscreek Irrigation service is extended to the area.

Commissioner Fitzpatrick said Kayscreek Irrigation is waiting to be able to bring the water under the I-15 freeway. The water is coming from the east side of town to the west side of town.

Councilmember Petro asked if the existing irrigation that falls into this parameter would affect the watering of the pastures in the area. Mr. Weaver said that the existing irrigation lines that feed the farm fields in the area are totally separate from secondary water coming to this area. If any boxes need to be moved, the developer will take care of that so that irrigation to crops will not be interrupted.

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 approval of Kennington Parkway Phase 2. 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 Van Drunen moved to close Public Review and adjourn the meeting. Commissioner Pales seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:19 p.m.


Julie K. Matthews, Planning Commission Secretary