

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, OCTOBER 28, 2014**

A work meeting is scheduled to begin at **6:00 p.m.** for review of agenda items and conditional use updates.

ITEM #	WORK MEETING DISCUSSION TIME	ITEM
1	6:00 to 6:40 p.m.	WINCO FOODS
2	6:40 to 7:00 p.m.	SHAWN STRONG

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, October 28, 2014**

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, October 28, 2014.**

At **5:00 p.m.**, there will be a joint Planning Commission/City Council site visit to the proposed alignment of the West Davis Corridor (2200 West/2700 West). A work meeting is scheduled to begin at **6:00 p.m.** for review of agenda items.

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF THE MINUTES: September 23, 2014

PUBLIC REVIEW:

1. WINCO FOODS– CONDITIONAL USE FOR BIG BOX RETAIL OVER 80,000 SQUARE FEET

This property is located at approximately 200 South Fort Lane in a CP-2 (Planned Community Commercial) zoning district. The applicant is WinCo Foods represented by Tristan Van Slyke.

2. SHAWN STRONG – ARCHITECTURAL REVIEW

This property is located at 2563 West Gordon Avenue in an R-2 (Single and Two Family Residential) zoning district. The applicant, Shawn Strong, is proposing two twin homes.



Julie K. Matthews, 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
SEPTEMBER 23, 2014**

MEMBERS PRESENT: Dawn Fitzpatrick, Gerald Gilbert, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver L.T. Weese

MEMBERS ABSENT: Wynn Hansen, Brian Bodily

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Gary Crane, Steve Garside, Tyson Willis, Julie Matthews, Joy Petro

TRAINING:

City Planner, Peter Matson, introduced City Attorney, Gary Crane, Assistant City Attorney, Steve Garside, and Associate City Attorney, Tyson Willis. He said they were present to provide an overview of legal issues relative to the Board of Adjustment.

Mr. Matson said Mr. Crane was one of the most sought after land use and municipal land use attorneys and that he works with the League of Cities of Towns. He said Mr. Garside has a very good reputation across the State and is often called on for information and reference from the Planning Community. Mr. Willis is the Planning Staff contact and representative for legal issues.

Mr. Crane thanked the Commissioners for their service. He said Community & Economic Development Director, Bill Wright and Mr. Matson were two of the best planners in the State. Mr. Crane said land use is one of the most important issues at the Legislature.

Mr. Crane said the Legislature learns to work with the development community to determine their issues and put them into ordinance. He explained the Enabling Act which allows Cities to make decisions.

Mr. Crane said that in 2006 the State of Utah in conjunction with the development community revamped the land use laws. One of the things that became apparent was that the Planning Commission is a quasi legislative body and makes legislative decisions. Their decisions must be based on land use purposes such as health, safety and general welfare. If the decisions they make are rationally based on health, safety and welfare, the court will support the Planning Commission decision.

Mr. Crane said the Planning Commission is an advisory body to the City Council. The Planning Commission's sole task is to enforce and apply ordinances but make no decisions based outside of the ordinance or on personal issues. He said the City Council must have a land use purpose for the decisions they make.

Mr. Crane said the Planning Commission doesn't make any quasi judicial decisions. A quasi judicial decision is made by one body, which is an appeal authority. When considering a variance, the appeal authority must go through all the rules and decisions on the ordinance, taking into account a specific non-conforming use and appeals of the decision to Planning Staff. There must be a very good record. If the appeal authority's decision is appealed, the appeal goes to the District Court.

When the law was changed, it was determined that the Boards of Adjustment have over time not stuck to the criteria.

Mr. Crane said there is nothing wrong with a Board of Adjustment of five members, however, training is difficult as the Board has to be retrained with each decision. The current Board has had an attorney with real estate law experience, but he is now retired. He said a Board has to be trained to put together the case for a possible court review. He said the board is significant and narrowly focused on what they can decide. The board members have to be well-trained. Most decisions are not complicated, but the board must stay within the criteria. The board needs to understand the criteria, apply the facts and make good decisions.

Mr. Crane said a lot of jurisdictions have selected one person. He said there could be a panel of one for easy decisions and three for the difficult decisions.

Mr. Crane said that the Planning Commission is an advisory body to the City Council. After the Planning Commission makes a recommendation, the attorneys will review the ordinance before it goes to the City Council. Mr. Crane also explained routine and uncontested variances handled by the Zoning Administrator.

Mr. Crane said that when a hearing officer is appointed, it's best for the officer not to be part of the community and be unbiased. He has to be detached from the community to make decisions within the parameters. He said the person must be very, very familiar with planning and zoning and how it works.

Commissioner Nilsson asked if the five members of the current Board of Adjustment all lived in the City. Mr. Wright said one did not.

There was a discussion on the reasons to have more than one person acting as the appeal authority with the possibility of a three-member pool.

There was a discussion on who should appoint the appeal authority – the City Manager or the Mayor. Commissioner Van Drunen asked if the City Manager could make the appointment with the advice and consent of the Council. Mr. Crane said that he could. He said the Mayor could also make a selection from a pool. Mr. Crane recommended that the Mayor be given the flexibility to choose two or three people to act and rotate them in when an issue arises. Commissioner Gilbert asked if the Mayor and City Manager could make the selection together.

There was a discussion on what an easy case versus a hard case would be.

Chairman Gilbert said consideration should be given to the qualifications and background of the individuals. If one is properly trained and qualified, he would have to follow some very specific guidelines.

Commissioner Van Drunen said he felt one appeal authority would be sufficient. He also agreed with having an attorney from outside the City to be the appeal authority. Chairman Gilbert felt a pool would be a good idea. He liked knowing that the Legal Department would review and revise the ordinance.

Commissioner Van Drunen said the code is a code and doesn't change from City to City because the State is the enabling authority. It wouldn't be difficult for someone to come from Ogden to do an appeal. Mr. Garside said the State code is the law that is followed.

Mr. Crane said that at an appeal, the City argues the side of the ordinance and the applicant their side.

Commissioner Fitzpatrick said her concern was that if there was just one person and the person was appointed by the City manager, would they be an employee, would they be unbiased and if they ruled against the City, could they be released from the position without the City Council having a say.

Mr. Crane said that the appeal authority would be a contractor and not an employee. Commissioner Fitzpatrick asked if there should be bylaws. Mr. Crane said there is a specific structure and guidelines for the appeal authority.

There was a discussion on the structure of the term. Mr. Crane said the person could do a five-year contract but it would be at will. This would be the case whether it would be one person or three.

Commissioner Hansen asked if the individual doesn't agree with the appeal authority's decision if he would have to go to the District Court, or could he appeal to the City Council. Mr. Garside said that under existing State law, if the individual has gone through the administrative process, then they must go to the district court. However, they could petition the Planning Commission and City Council to have the ordinance changed.

Chairman Gilbert asked the Planning Commission if their concerns had been addressed. The Commission said their concerns had been addressed, and Mr. Matson said the concerns in the discussion would be incorporated in the ordinance. The attorneys will review the ordinance.

Mr. Wright asked that the item be tabled to a date certain of October 14, 2014. If the amendment is not ready for October 14, then it will be re-advertised. Mr. Crane said that if someone is at the meeting on October 14, their comments should be taken.

1. AT&T WIRELESS – CONDITIONAL USE FOR A TELECOMMUNICATION FACILITY AT A COMMUNITY USE

This property is located at 52 West Golden Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, NSA Wireless for AT&T Wireless, is represented by Kris Martinez.

Mr. Matson said Kris from NSA Wireless was ill and not able to attend. His representative at the meeting was Rachel Fenton. Paul Barnes from DSD was being represented by Darren Hamblin. He also introduced Victoria Chenault, outside legal counsel for AT&T and Semi Ajose from AT&T.

Mr. Matson said he, Andrew King and Mr. Wright had walked the site with Mr. Barnes looking at a little less conspicuous location. The proposal is to put the compound in the area next to the emergency crash gate.

Chairman Gilbert asked if the entire discussion was on the school ground property. Mr. Matson responded in the affirmative and said studies for coverage were included in the handout and in the packet with the details of why the four other publicly owned locations were not preferred over the junior high site. Working in the confines of the school property became the focus.

Mr. Matson said a 21 X 47 foot compound is proposed with the same configuration in terms of the generator. He explained the location of the equipment. He said the height of the pole is 60 feet, and 300 feet south of Golden Avenue. He reviewed what was included in the packet.

He said as they walked the site Mr. Barnes said the permanent goal posts will likely be removed so the field can be configured in different ways. This will keep the playing fields a reasonable distance from the compound.

A difference from the first proposal is the addition of 10-foot masonry wall around the compound. Commissioner Fitzpatrick said the documentation indicates chain link. Mr. Matson said the drawings indicate masonry to which they have committed. Ms. Fenton said the chain link would be the gate with privacy slats.

Mr. Matson said the slats would match the wall and there would be netting to keep balls out of the compound.

He said the commitment regarding the run-time of the generator is the same as first proposed. Ms. Fenton said it turned on a couple of times a week, and Ms. Chenault said a technician would come out once a month to check on the fuel in the generator and the working of the site.

Commissioner Fitzpatrick asked about a KnoxBox and Ms. Fenton said AT&T coordinates with the Fire Department for access. Mr. Matson said this would be addressed at the pre-construction meeting prior to the issuance of the building permit.

There was a discussion on possible co-location in the future and the area in which they would expand.

Commissioner Fitzpatrick asked if someone would have to come to the Commission for co-location. Mr. Matson said co-location is a permitted use but any expansion of the site would require conditional use review.

Commissioner Gilbert asked what size compound would have to be built to accommodate two other carriers. Ms. Fenton said approximately a 50 X 50 foot compound would be required, however, sometimes there is enough space from the start to accommodate others. This compound doesn't accommodate anything but AT&T.

Commissioner Weese asked if the Commission could deny another carrier. Associate City Attorney, Tyson Willis, said what is approved is the pole and that particular size of compound. Anything else would require conditional use review. He said, however, that there can be no discrimination between carriers.

Mr. Hamblin said Verizon has contacted the District on this pole. Commission Pulham remarked that AT&T should build a bigger compound. Ms. Fenton said the way the lease is written, another carrier would lease another space and provide more revenue.

Mr. Matson said the compound is in a notched area. He said there is a place to expand more efficiently in this area.

The Commissioners expressed concerns over child safety during construction. Ms. Chenault said all work will be done according to OSHA standards and night construction will be done if necessary to avoid disrupting children. She said AT&T would inspect the bird netting monthly and maintain it. Ms. Fenton said AT&T would do whatever it takes to maintain the netting.

Chain link was suggested instead of netting but it was dismissed because of possible rusting and aesthetic issues.

Commissioner Fitzpatrick expressed concerns about towers being too close. Ms. Chenault said if there are too many towers, then interference is caused.

There was a discussion on coverage and how to provide the best service to customers.

Chairman Gilbert and Mr. Willis reminded the Commission that a carrier can't be denied, but reasonable conditions can be instituted to mitigate impacts.



Julie K. Matthews, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 23, 2014**

MEMBERS PRESENT: Dawn Fitzpatrick, Gerald Gilbert, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver, L.T. Weese

MEMBERS ABSENT: Brian Bodily, Wynn Hansen

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Tyson Willis, Julie Matthews

Chairman Gilbert called the meeting to order at 7:05 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Weaver.

APPROVAL OF THE MINUTES: Chairman Gilbert called for a motion to approve the August 12, 2014 and September 9, 2014, Planning Commission and Work Meeting Minutes. Commissioner Van Drunen moved to approve the minutes as written. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

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

PUBLIC REVIEW:

1. AT&T WIRELESS – CONDITIONAL USE FOR A TELECOMMUNICATION FACILITY AT A COMMUNITY USE

This property is located at 52 West Golden Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, NSA Wireless for AT&T Wireless, is represented by Kris Martinez.

City Planner, Peter Matson, said this item had been tabled at the July 8, 2014, Planning Commission Meeting to allow the applicant additional time to provide more information on sites both on and off the school district property. He said during this time Staff has had discussions with Mr. Martinez from NSA/AT&T and Paul Barnes from the Davis School District (DSD).

Mr. Matson pointed out the originally proposed location and the newly proposed location to the south. He said the compound would be 21 feet by 47 feet. The tower would be a 60-foot monopole tower housed within the compound. There would also be a shed with a generator and other utilities within the compound. The shed would be pre-manufactured with an aggregate finish and a flat roof. The fencing proposal is for a 10-foot masonry wall with the gate being chain link with privacy slats to match the color of the compound area. The masonry wall is upgraded from the original proposal of slatted chain link. The School district would lose one parking stall for the compound. He said the applicant will explain the studies that have been done.

Mr. Matson said AT&T is indicating the tower is to improve area coverage, particularly for in-house and vehicular coverage. Based on the previous proposal the onsite backup generator located within the shed structure of the compound will run in consultation with the DSD. Staff is recommending the afternoon when there are the highest ambient noise levels.

Mr. Matson said the 10-foot masonry wall will have an addition of bird netting draping across the compound area and up to the pole to keep balls from going over the 10-foot wall. He said AT&T will work with DSD on a material that will work well for years. Mr. Martinez said it is not tempting for someone to try to climb it due to the way it will be constructed.

Mr. Matson said Planning Staff feels that this new location is very appropriate for acceptance by the Planning Commission. He said Staff recommends approval of this conditional use request subject to the applicant meeting the following conditions:

1. All Fire Department, Building, Planning and Engineering Division requirements shall be met.
2. All metal materials associated with the cell tower shall have a matte (or non-reflective) finish, lessening the visual impact.
3. The compound shall be enclosed by a minimum ten (10) foot masonry wall of a solid earth-tone color similar to the main portion of the adjacent gymnasium building. The privacy slats on the gate of the compound shall match the color of the masonry wall.
4. The compound area shall be covered with a "bird netting" (as depicted on the Elevations in Exhibit 1) designed to keep soccer balls from entering the compound area.
5. The proposed onsite generator shall be fully enclosed inside a structure and shall be limited to recharging between the hours of 1 pm and 4 pm.

Peter asked the Commission if there were questions for staff. He said Victoria Chenault, outside council for AT&T, would give a PowerPoint presentation. He said these cell towers and compounds are still quite common place and mentioned some of the locations in the City.

Commissioner Weaver asked why the compound and pole had to be in the public viewing area. He felt it should be on the south side of the gym. Mr. Matson said Mr. Barnes from DSD had looked at the layout of the campus and buildings. Empty areas often get filled with portables, and he said it was important to keep maintenance of the facility away from student areas. He said if the compound were moved further south there would be access issues for utilities off the public street.

Mr. Matson said one of the aspects important to DSD was to be a good neighbor and respect the surrounding homes and their view sheds. He said it splits the difference between front yards of neighbors on one side and the back yards on the other.

Commissioner Weaver mentioned other facilities where the compounds were hidden or close to power lines, which was a reason the Gordon/Fort Lane area would not work for this tower. Mr. Matson explained that the Gordon Avenue location would not be within the area that would provide the service needed. He said that area was also planned for a trailhead.

At Commissioner Fitzpatrick's request, Mr. Matson listed the schools in the City boundary that have towers.

Chairman Gilbert asked the Commission if they needed to see the presentation. The Commission agreed that they did not need to see the presentation. Rachel Fenton, representing NSA Wireless, commented that it was a different presentation than the last presentation to the Commission.

Ms. Chenault explained how a location is determined with power lines, nature, and topography taken into consideration. The area is chosen based on coverage objectives being met with the least intrusive means. She explained that with regard to the site chosen, DSD had made that decision.

Commissioner Weaver continued to express concern that the Gordon Avenue location was 40 feet away from power lines. He suggested moving the site closer to the elementary school to remove it from the line of site from the ball fields. He also suggested moving the site 50 feet to the south.

Ms. Chenault said the lease was for 25 years and DSD wants the option to expand to the south or west. She said right next to the elementary school would not be a good location. The site chosen gave more leeway for expansion. She said moving the compound further south would make it difficult to bring utilities from the main right of way.

Commissioner Fitzpatrick asked if additional companies wanted to expand in this area if they could be denied for this area. Associate City Attorney, Tyson Willis, said if a future carrier wants to co-locate and expand the compound, it would be really difficult to deny a conditional use and could be considered discrimination between carriers.

Commissioner Fitzpatrick asked if the land south of Crestview Elementary was considered. She mentioned that the Heritage Elementary tower was not equidistant from all neighbors. Mr. Matson said DSD had very distinct opinions about where the Heritage Elementary School tower should be placed.

Commissioner Weaver said it seemed there was a good precedent to locate the proposed tower in a less obtrusive location.

Chairman Gilbert said that specific areas have been identified and he recommended that the Commission take a vote to approve, deny or table the item for future discussion.

Mr. Willis said that in terms of making a decision on this particular site, the Commission has to be careful not to deny it because there is a better site. It can only be denied if this site cannot be mitigated.

Commissioner Fitzpatrick said she was okay with one compound but not three compounds in the future. She said compounds should be kept out of play areas and this area is highly impacted by youth.

Mr. Willis said a cell tower will have a visual impact wherever it goes. He said if there are additional safety issues as opposed to putting the tower south of the gym, they it could be proposed for a different location only if the issues cannot be mitigated.

Ms. Chenault said AT&T is stuck to what the landlord has approved. The decision cannot be based on some future use.

Commissioner Weese said if the concern is the soccer balls, and if the tower were moved to the elementary school, the area would not be as supervised as at a soccer game where parents, coaches and relatives are watching. He said if the junior high expands, it would take over part of the field anyway

Ms. Chenault said carriers can be creative on what they can do to be as unobtrusive as possible.

Commissioner Fitzpatrick asked if future co-locations would have the same conditions.

Mr. Willis said they would but will be constrained by what the School District allows.

Chairman Gilbert discussed that all future co-locations, shouldn't be as big because the tower is already in the compound. Future co-locations should only include a shelter and other related facilities.

Commissioner Weaver asked to table the item until the School District representative is present to give firm answers to these questions.

Commissioner Fitzpatrick said she felt the School District has its mind made up. Commissioner Weaver wanted the School District to explain why they couldn't find a less obtrusive spot.

Commissioner Van Drunen said the Commission was forgetting the single family homes that ring the school property and was worrying more about the spectators than the homes that would have a big brick wall and the generator sound in their back yard. He said the proposal is the best location and equidistant to the street and the residents. As far as in the future, he said the Commission didn't know and couldn't make a decision on a future use. He said the Commission had discussed the issue for two or three meetings, and the School District is pretty adamant that this is what they want. The Commissioners can't say no to the use because they don't like the location. The applicant has provided mitigation for the impacts such as the 10-foot masonry wall and bird netting. He said the decision shouldn't be based on what may happen in the future. He suggested the Commission vote yes or no and move on.

Commissioner Weaver agreed with taking a vote and said if DSD wanted to be represented, they would be at the meeting.

Chairman Gilbert asked Ms. Chenault if she had seen the five conditions and agreed with them. Ms. Chenault said she agreed with the conditions and supported Staff's report.

There were no other questions of the applicant or questions from the audience.

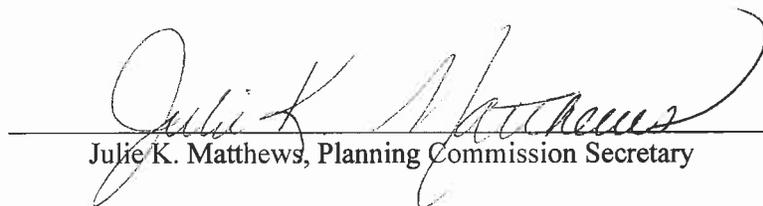
Chairman Gilbert called for a motion on the item.

Commissioner Van Drunen moved that the Planning Commission approve the request for conditional use for a Telecommunication Facility at a Community use at 52 West Golden Avenue subject to the applicant meeting all Staff conditions, which are hereby adopted as requirements. Commissioner Weese seconded the motion. The motion passed by a margin of four in favor of to two opposed to granting the conditional use with Commissioners Nilsson, Pulham, Van Drunen and Weese voting in favor and Commissioners Fitzpatrick and Weaver opposed.

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

Commissioner Weaver moved to close Public Review and adjourn the meeting. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:58 p.m.


Julie K. Matthews, Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: *WinCo Foods* – Conditional Use Request – Located at Approximately 200 South Fort Lane.

Background: On October 25, 2011, the Planning Commission approved an extension of the original conditional use and site plan for *WinCo Foods* to be located in the southwest portion of the proposed Fort Lane Village commercial subdivision.

The Planning Commission approved the six-month extension to April 26, 2012, on which date the conditional use permit would expire. There has been no progress or development upon the land for which the conditional use permit was approved and extended. *WinCo Foods* has resurrected the project to develop the site, which requires the site and use to come back to the Planning Commission for a new conditional use permit.

The square footage of the building has been reduced from 94,682 square feet proposed on 2011 to 85,125 square feet. The site is also being reduced by approximately an acre. This reduction in lot size will produce an additional commercial pad site for future development along the I-15 corridor. The additional commercial parcel has been created by a metes and bounds description, which meets ordinance under the commercial preliminary plat requirements.

Per the approved Development Agreement, *WinCo Foods*' consulting architect was required to meet with the City's Design Review Committee (DRC). The purpose for the meeting was to review the proposed design elements of the building and landscaping of the site. The DRC was generally positive about the design elements and only had a few recommendations to pass onto the Planning Commission.

Alternatives: Alternatives are to: 1) Grant approval of the conditional use for *WinCo Foods* subject to meeting all conditions and the recommendations of the Staff and DRC; or 2) Deny granting approval of the conditional use.

Recommendation: Staff recommends the Planning Commission approve the conditional use for *WinCo Foods* subject to meeting all conditions and the recommendations of the Staff and DRC.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: Planning Commission

From: Kem Weaver, Planner II

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

Date: October 28, 2014

Re: WinCo Food Store Conditional Use Permit

Location: Approximately 200 South Fort Lane

Zoning: CP-2 (Planned Community Commercial)

Background:

On October 25, 2011, the Planning Commission approved an extension of the original conditional use. No progress was made with the site in the six-month period of the extension and therefore the conditional use expired on April 26, 2012.

The property has remained undeveloped with no redevelopment within the Fort Lane Village commercial subdivision. During the past two and a half years, WinCo Foods has been debating to either sell the parcel or keep the parcel and build a grocery store. Through market research and with a stronger economy, WinCo Foods has decided that building a store at this site as an anchor tenant is a positive redevelopment for the store and the area.

Typically, retail uses are permitted in commercial zones; however, WinCo Foods has a building size larger than 80,000 square feet. This requires the use to receive conditional use approval from the Planning Commission. WinCo Foods has reduced the size of the building from 94,682 to 85,125 square feet, approximately a 9,500 square foot reduction.

The applicant met with City staff and the Layton City Design Review Committee (DRC) recently to review the architectural design of the proposed building and the landscaping of the site.

Architecture

The architecture of the building meets ordinance and Development Agreement requirements. The building will be of earth tone colors (see attached building elevations) and be of block masonry materials. The main entrance of the building is offset from the center of the building.

The entrance is shifted forward from the face of the building with matching columns. The roofline changes in height in sections and crescendos at the entrance of the store. The front façade is broken up with the entrance of the building and the corrugated metal canopy to the right of the entrance, which shelters the exterior storage carts for the store.

The loading dock and trash compactor/dumpster area will be screened by an eight-foot block masonry wall that matches the main building. A smaller secondary dock will be screened by a six-foot fence with interlocking slats.

The DRC had the following recommendation to the Planning Commissioners.

- Use a pronounced cornice on the front of the store, not necessarily the full width, but at least on both sides of the main entry.

Landscaping

The attached colored landscape plan incorporates significant areas to be landscaped and irrigated. At the entrance of the subdivision from Gentile Street and Wasatch Drive there is a landscaped island planned with trees and shrubs.

The WinCo Foods parking area will have landscaped islands on the north and south end of the parking area. Trees and shrubs will be located within these landscaped islands. Landscaped diamonds will be spaced through the parking area and down each parking aisle; these diamonds will be occupied by a tree. A species of tall shrubs will be planted along the west property line to screen the I-15 corridor. The detention pond will have Kentucky blue grass on the berms and a native grass seed mix at the base of the pond.

The future development pads will be left un-landscaped and sprayed with a compound that arrests dust and constrains weed growth.

The DRC had a few recommendations for the Planning Commission to consider.

- Change out the coniferous species by removing the Bristle Cone Pine trees and planting a taller species of Colorado Spruce.
- Due to the mature size of the Pfitzer Juniper drowning out the adjacent trees and shrubs, a recommendation was made to plant the Buffalo Juniper specie to create more open spaces.
- Reposition the 6-foot shrubs from the adjacent drive aisle to the west property line, adjacent to the I-15 corridor.

Parking

City ordinance requires one parking space for every 200 square feet of occupied floor space. A gross total of parking for 85,125 square feet of floor space would equate to 426 parking spaces. A net total (which removes restrooms, docking areas and storage warehousing) would typically be a 20% reduction in floor area and would equate to 68,100 square feet or 340 parking spaces.

The site plan proposes 394 parking spaces, and 54 of the 394 spaces will be used for the junior anchor building when it is constructed. This will leave 340 parking spaces for WinCo Foods, which meets the parking ordinance requirement.

Utilities

The City's Engineering Department has reviewed the site plan and corresponding construction drawings for the required utilities for the site. There are some minor corrections that need to be made to the construction drawings with regards to sewer, water and storm drains. The corrections need to be re-submitted to the City and reviewed by the Engineering Department.

Staff Recommendation:

Staff recommends the Planning Commission approve the conditional use and site plan with the following conditions.

1. The parking lot and building lighting for WinCo shall be designed to keep light from leaking onto adjacent properties and causing a negative impact for both residents and traffic on I-15.
2. The design of the building and landscaping of the site shall adhere to all the Design Review Committee recommendations as listed in this memo.
3. Any external HVAC equipment shall be screened from public view.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Ron Schrieber, Ronald.schrieber@wincofoods.com
Tristan Van Slyke, tvan Slyke@bhillarch.com

CC: COMMUNITY DEVELOPMENT DEPARTMENT/FIRE DEPARTMENT

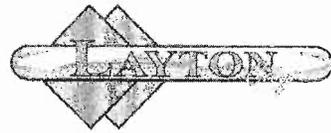
FROM: Debi Richards, Assistant City Engineer

DATE: October 3, 2014

SUBJECT: **WINCO FOODS – CONDITIONAL USE
FORT LANE VILLAGE SUBDIVISION
SW CORNER OF FORT LANE AND GENTILE**

I have reviewed the conditional use application requesting WinCo Foods grocery store be allowed as a conditional use on Lot 1 of the Fort Lane Village Subdivision at the southwest corner of Fort Lane and Gentile Street. The engineering department has no comments or concerns regarding the approval of this conditional use.

The WinCo site plan review and the parcel split review will be done separately.



Memorandum

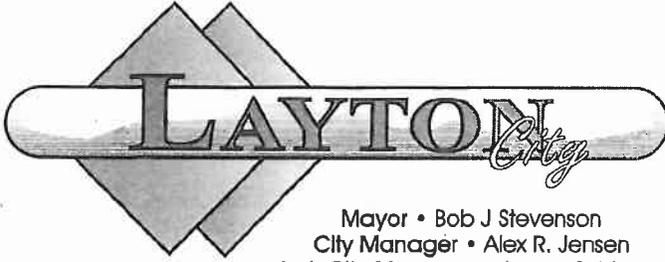
To: Planning Commission
From: Scott Carter, Parks Planner
Date: October 3, 2014
Re: WinCo Foods – Conditional Use – Southwest Corner of Fort Lane & Gentile

The Parks & Recreation Department does not have any particular concerns with granting a conditional use permit to WinCo. However, as the WinCo building, along with the storm water detention basin behind are constructed, we are concerned that care is taken not to damage the landscaped areas along Layton Parkway. Parks Maintenance cares for the Layton Parkway landscaping. Any damage done to that landscaping, either during construction, or during the long-term maintenance of the detention basin, will be repaired by WinCo at their expense. Parks Maintenance will not be doing any maintenance of the Winco detention basin.

Recommendation

Parks & Recreation supports granting conditional use approval to WinCo Foods noting the above concerns.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



Mayor • Bob J Stevenson
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

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal 

RE: Winco Conditional Use Permit Application @ SW Corner of Fort Lane & Gentile

CC: 1) Engineering
2) Ron Schrieber, Ronald.schrieber@wincofoods.com
3) Tristian Van Slyke, tvanslyke@bhillarch.com

DATE: September 29, 2014

I have reviewed the conditional use permit application submitted on September 25, 2014 for the above referenced project. The Fire Prevention Division of this department has no comments or concerns regarding the conditional use permit application **and recommends granting approval of this 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.

DBHWinco CU :kn
Plan # S14-091, District #31
Project Tracker #LAY 1409291470



PLANNING COMMISSION

October 28, 2014

WinCo Food Store

Conditional Use
for a Large Retail
Building

Legend

 City Boundary

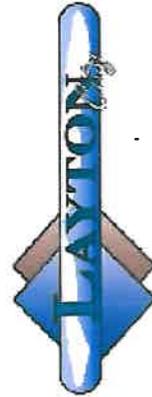
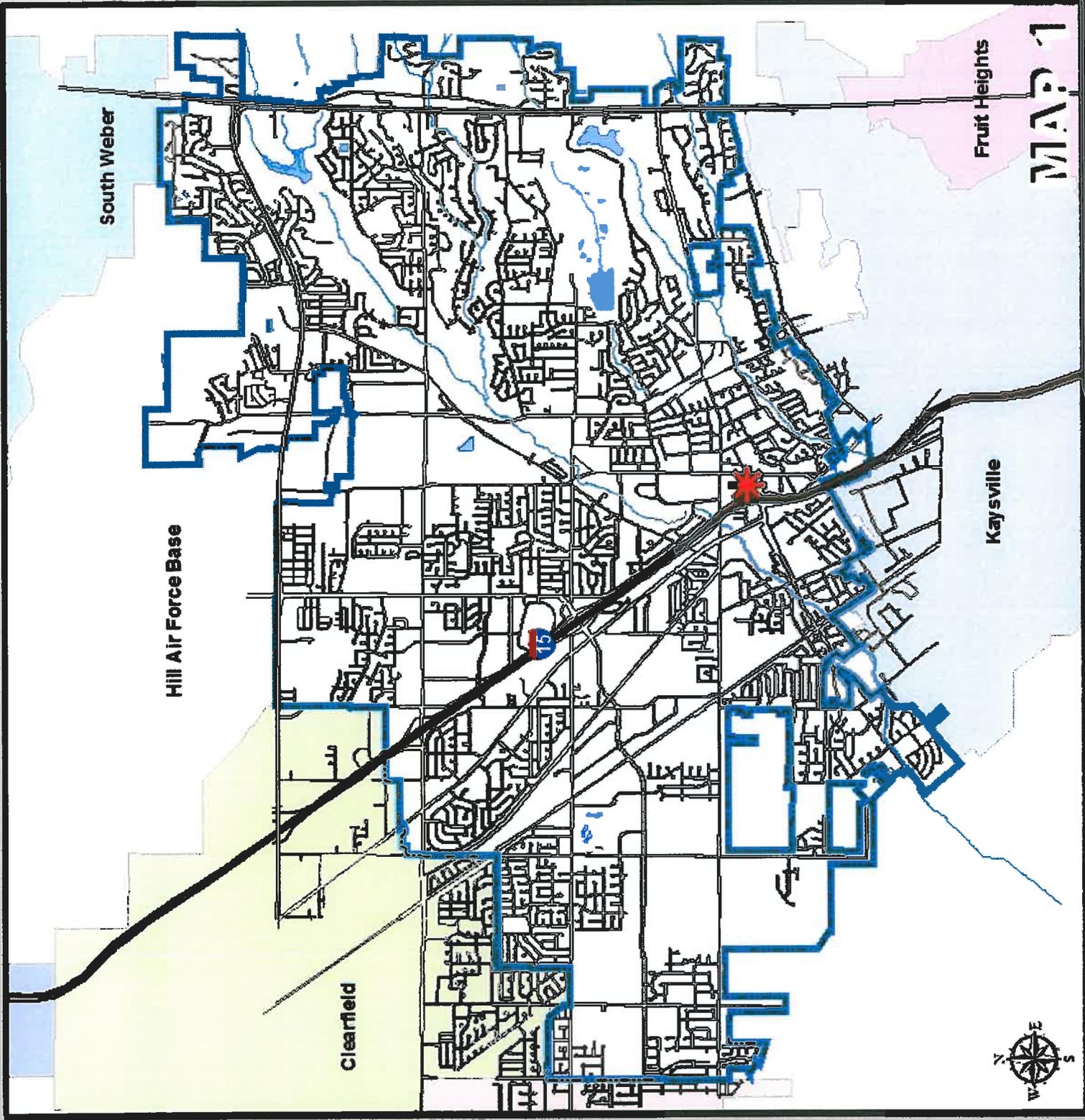
 Interstate 15

 Highways

 Lakes

 Streams

 Project Site



Fruit Heights

Kayville

South Weber

Hill Air Force Base

Clearfield

MAP 1

STORMWATER DETENTION POND

SERVICE AREA

WINCO
FOODS

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

MAIN ENTRY

ZIONS
BANK

FUTURE DEVELOPMENT

VETERANS
BLVD (I-15)

WELLS
FARGO



PLANT SCHEDULE

QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
LARGE DECIDUOUS TREES					
16	FP	Marshall Seedless Ash	<i>Fraxinus pennsylvanica</i> 'Marshall Seedless'	2" CAL.	
1	GD	Kentucky Coffee Tree (padless)	<i>Gymnocladus dioica</i>	2" CAL.	
11	GT	Shademaster Honeylocust	<i>Gleditsia tricanthos</i> 'Inermis Shademaster'	2" CAL.	
1	GM	Bur Oak	<i>Quercus macrocarpa</i>	2" CAL.	
ORNAMENTAL DECIDUOUS TREES					
6	AA	Amur Maple	<i>Acer ginnala</i> 'Flame'	2" CAL.	
14	MS	Spring Snow Crabapple	<i>Malus x 'Spring Snow'</i>	2" CAL.	
1	QG	Gambel Oak	<i>Quercus gambellii</i>	2" CAL.	
CONIFEROUS TREES					
4	PA	Colorado Spruce	<i>Picea pungens</i>	5' HGT.	
2	PE	Pinon Pine	<i>Pinus edulis</i>	5' HGT.	
5	PN	Austrian Pine	<i>Pinus nigra</i>	5' HGT.	
5	PP	Ponderosa Pine	<i>Pinus ponderosa</i>	5' HGT.	
SHRUBS					
61	CC	Blue Mist Spirea	<i>Caryopteris clandonensis</i>	#5	
7	CH	Variegated Rock Cotoneaster	<i>Cotoneaster horizontalis</i> 'variegatus'	#5	
6	CI	Littleleaf Mountain Mahogany	<i>Cercocarpus laticarpus</i>	#2	
6	CN	Dwarf Blue Rabbitbrush	<i>Chrysothamnus nauseosus</i>	#5	
2	CS	Red Twig Dogwood	<i>Cornus sericea</i>	#5	
28	JC	Armstrong Juniper	<i>Juniperus chinensis</i> 'Armstrongii'	#5	
91	JB	Buffalo Juniper	<i>Juniperus sabina</i> 'Buffalo'	#5	
25	PM	Mugo Pine	<i>Pinus mugo</i>	#5	
13	PQ	Ninebark	<i>Physocarpus opulifolius</i>	#5	
12	PT	Nanking Cherry	<i>Prunus tomentosa</i>	#5	
40	RA	Alpine Currant	<i>Ribes alpinum</i>	#5	
28	RG	Western Smooth Sumac	<i>Rhus glabra</i> 'Cismontana'	#5	
5	SV	Common Lilac	<i>Syringa vulgaris</i>	#5	
PERENNIALS					
32	CA	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1	
20	GA	Blanket Flower	<i>Gaillardia aristata</i>	#1	
15	FO	Blue Sheep Fescue	<i>Festuca ovina</i> var. <i>glauca</i> 'Elijah Blue'	#1	
12	SS	May Night Salvia	<i>Salvia sylvestris</i> x 'Mainacht'	#1	

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Architectural Review – Shawn Strong / Dustin Siddoway Parcel – 2563 West Gordon Avenue

Background: The applicant, Shawn Strong, is proposing a housing product that closely relates to the original architectural designs of the original property owner, Dustin Siddoway. The rezone for this parcel included a Development Agreement with regards to site development and architectural requirements of the proposed twin homes.

On August 13, 2013, the Planning Commission approved a site plan and architectural designs for twin homes that were one story and with garages that protruded further out than the porch. The developer at that time decided to go another direction and not develop the property. A new applicant is requesting a site layout and architectural change for the twin home buildings. In section 4.5 of the development agreement there is a provision that states that the architectural plans for each twin home is to be reviewed by City Staff and the Planning Commission.

Based on the findings in the staff report, Staff can support the proposed changes to the site layout and architectural footprint of the twin homes.

Alternatives: Alternatives are to: 1) Approve the changes to the site plan and architectural footprint of the twin homes per the development agreement; or 2) Deny granting approval.

Recommendation: Staff recommends the Planning Commission approve the proposed changes to the site plan and architectural footprint of the twin homes per the development agreement.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: Planning Commission

From: Kem Weaver, Planner II 

Date: October 28, 2014

Re: Shawn Strong / Dustin Siddoway Parcel Architectural Review

Location: 2563 West Gordon Avenue

Zoning: R-2 (Single and Two Family Residential)

Background:

On August 13, 2013, the Planning Commission approved the architectural designs for twin homes that were proposed to be one-story with garages that protruded further out than the porch area. The developer at that time decided to go another direction and not develop the property. The property has not been developed since the property was rezoned. However, the property owner has a new potential buyer, Shawn Strong, who is the applicant requesting the architectural review.

The applicant is proposing a housing product that closely relates to the original architectural designs of the original property owner. This reversion back to the original architecture and mass of the twin homes closely matches the Development Agreement requirements. Section 4.6 of the development agreement states that garage doors shall not exceed 60% of the linear frontage of each dwelling unit. The garage door meets this requirement by having only 53.5% of the lineal frontage of the unit being the garage door.

Section 4.5 of the development agreement states that City Staff and the Planning Commission shall review and approve the architectural plans for each twin home. This provision allows the Planning Commission to approve a change to the architectural features for each twin home. The following findings can be used to assist in approving the architectural plans of the development.

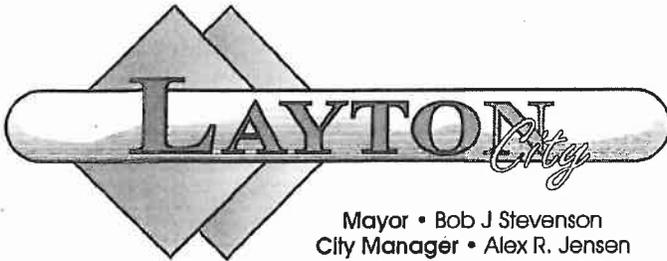
- The original concept of the twin homes showed a building that was two-stories. The new proposal from the applicant reverts back to the original concept of the twin homes as addressed by the Development Agreement

- 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.
- The garages will accommodate two cars. Each unit will be able to park three vehicles, which meets the parking ordinance.

All other sections in the Owner's Undertakings of the development agreement would need to be met with regards to drainage, a minimum 40% landscaping, providing a detailed landscape plan, and meeting the maximum density requirement of 4 total units.

Staff Recommendation:

Staff recommends the Planning Commission approve the site plan and architectural designs of the twin homes per the Development Agreement.



Mayor • Bob J Stevenson
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

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Douglas K. Bitton, Fire Prevention Specialist

RE: Strong 4-Plex @ 2563 West Gordon Avenue

CC: 1) Engineering
2) Mike Wangman, mikew@utahlandsurveying.com
3) Shawn Strong, shawnstrong@comcast.net

DATE: August 1, 2014

I have reviewed the proposed site plan and structural drawing submitted on July 31, 2014 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1,000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. The structural plans as presented appear that these two structures will be town homes. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Layton City Engineering Division, Water Model.
2. With these two proposed structures being town homes, it shall be required that a 2-hour fire separation wall be built to divide each residential living structure or provide an approved NFPA 13d automatic fire sprinkler system for each dwelling unit.



3. The existing fire hydrants along Gordon Avenue appear to be acceptable for the two proposed structures.
4. The access width of the road leading into the proposed structure is marked at 26 feet. This road shall have a sign posted near the front main entrance identifying "No Parking on this Street" or use a "No Parking" sign as approved by the Fire Department. See <http://www.laytoncity.org/public/Depts/Fire/downloads.aspx> for a copy of the current standards.
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.

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.

DKB\Strong 4-Plex:kn
Plan # S14-070, District #40
Project Tracker #LAY 1407311460





Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Shawn Strong, shawnstrong@comcast.net
Mike Wangemann, mikew@utahlandsurveying.com

CC: COMMUNITY DEVELOPMENT DEPARTMENT/FIRE DEPARTMENT

FROM: Debi Richards, Assistant City Engineer

DATE: October 9, 2014

**SUBJECT: STRONG 4-PLEX SITE PLAN REVIEW – 2nd SUBMITTAL
2563 WEST GORDON AVENUE**

I have reviewed the site plan received October 2, 2014, for the proposed 4-plex at 2563 West Gordon Avenue. The plan has been stamped "Approved As Corrected". The following comments and corrections must be addressed and 5 sets of corrected plans, signed and stamped, by a licensed P.E. prior to scheduling a pre-construction meeting.

General - The Developer will need to coordinate with the property owner of Swan Meadows lot 423 regarding the relocation of the existing fence on this property and the property to the east regarding the concrete pad removal.

The Storm Water Pollution Prevention Plan must include a concrete washout area.

Street cuts will be required for the water, sewer and land drain connection to the storm drain in Gordon Avenue.

CCR's must be submitted and must address ownership and maintenance of the open space, utilities, hard surface etc.

Foundation Drain - Based on the lowest finished floor elevation, basements will not be constructed for these units. Per the building code a foundation drain will be required. The foundation drain should connect to the storm drain pipe on the south side of Gordon Avenue.

Sewer – Information regarding the size, material type and slope of the proposed sewer main is not legible due to the SWPPP information on the utility plan. The SWPPP information does not need to be included on the utility plan if submitted on a separate sheet.

The 27 inch sewer main in Gordon Avenue should be noted as a North Davis Sewer District main. An approval letter from the sewer district must be submitted for the new manhole and connection to their main. Typically a manhole with three connections requires a 5.0' inside diameter manhole.

Water – The size of the proposed water lateral from the main in Gordon Avenue to the new 1.5" meter boxes must be shown on the plans.

The size and location of the new water services from the new 1.5" meter box to each unit must be shown.

Fixture units for the entire site must be submitted to verify the proposed lateral will meet the demand of the site. The proposed 1.5 inch meter may be able to be reduced once fixture units are submitted.

Storm Drain – The side slopes shown as 2:1 must be noted as 3:1 or flatter. The pond floor slope must be noted as a minimum of 1.0%.

A detail of the control structure must be added to the plans.

Lighting -The Developer must pay for the lights and installation prior to scheduling a pre-construction meeting. The city will order the lights and the City's contractor will install the underground power, light poles and lighting assembly. Street lighting must be connected to a transformer located in the public right of way or P.U.E. If an existing transformer is not available, the Developer must pay for one to be installed. One SL-04 must be shown in the park-strip near the entrance. The final cost for the light and installation is \$7,140.00.

Water Exactions – Based on the submitted site plan the water exaction requirement for this 4-plex is 1.5 acre feet. The water exaction amount can be reduced by 2/3 if the parcel connects to and uses secondary water. This parcel is in the secondary water service area of Davis and Weber Counties Canal Company. Submit a letter from DWCCC acknowledging fees have been paid and they can service the parcel and show the secondary water connection to the main in Gordon Avenue. **The water exaction with secondary water use would be .50 acre feet.** A "fee in lieu" (\$1,578.50) may be paid in place of submitting 150 acre feet.

PLANNING COMMISSION

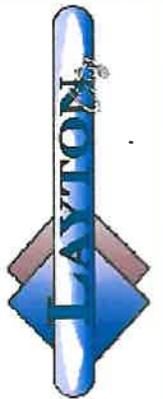
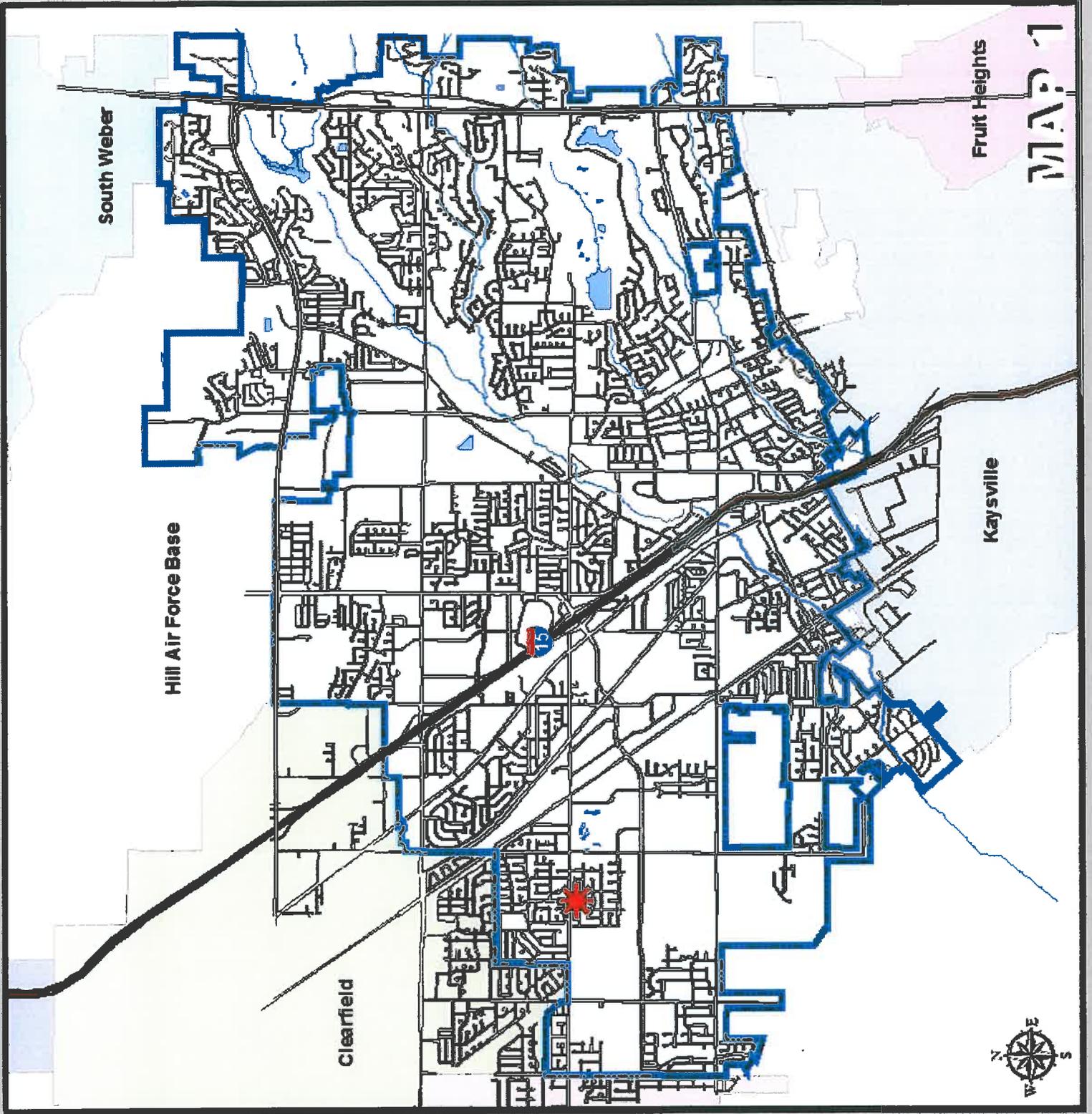
October 28, 2014

Strong Twin Homes Development Plan Review

Legend

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

 - Project Site



Fruit Heights

MAP 1

PLANNING COMMISSION

October 28, 2014

Strong Twin Homes Development Plan Review

Legend



City Boundary

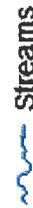
Centerlines



Highways



Interstate 15



Streams

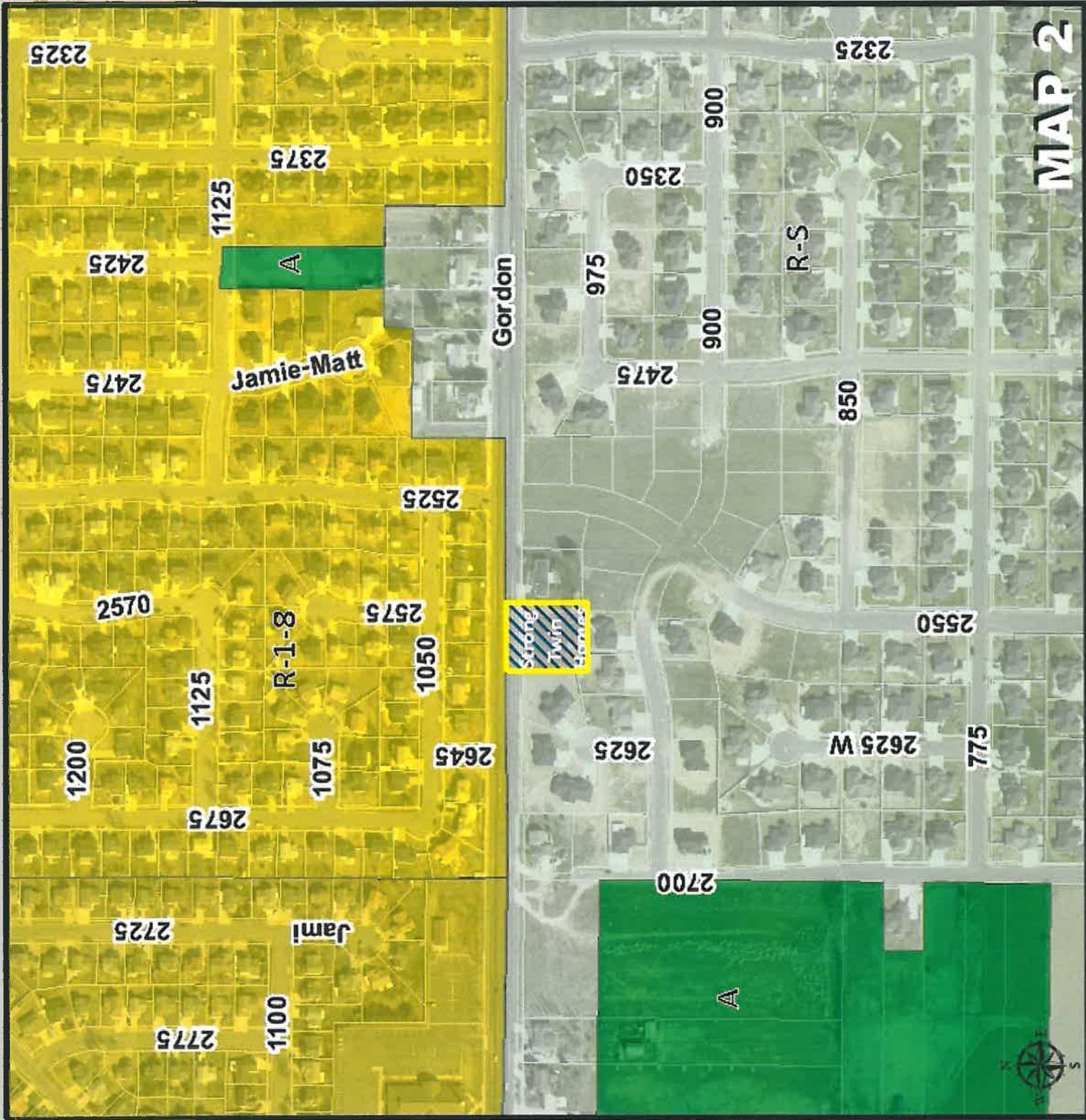
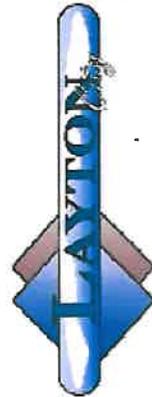


Lakes



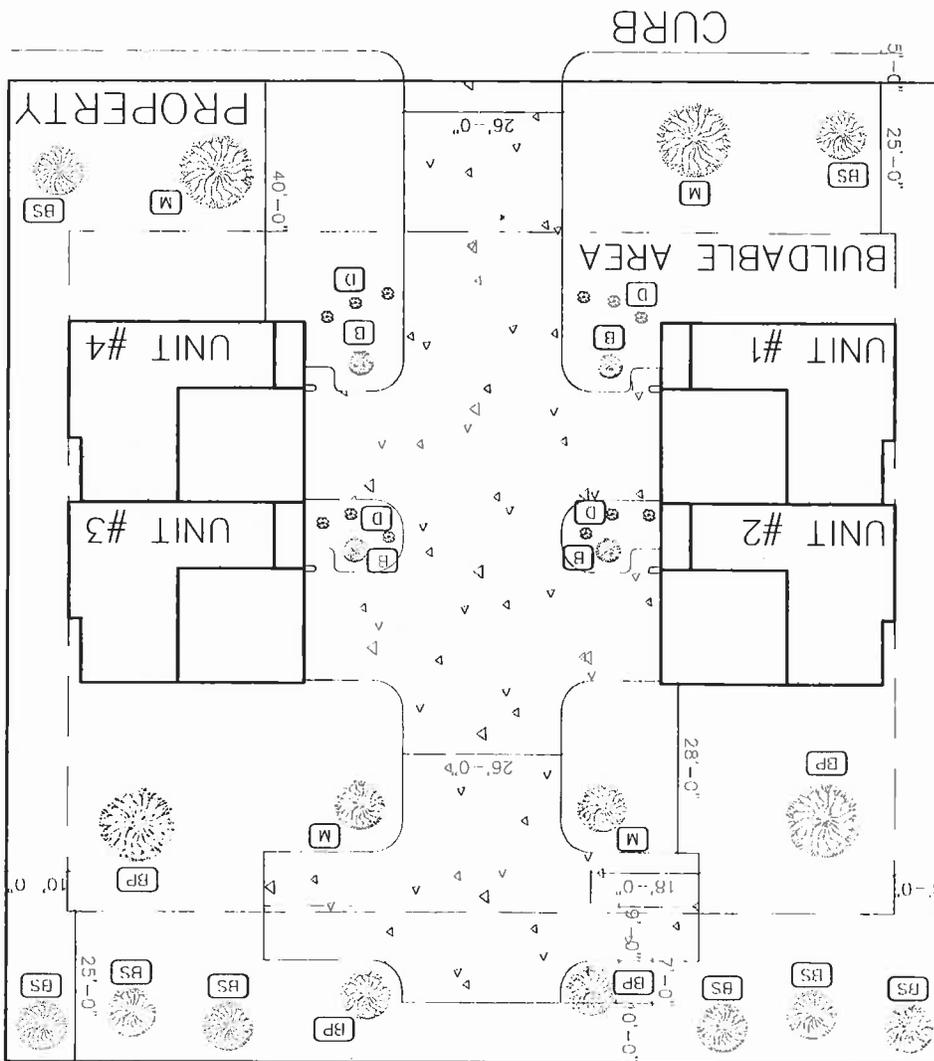
Project Area

1 inch = 323 feet



MAP 2

DATE: 09-16-2014
 [1867-0-SP]



2563 W GORDON AVE

UNIT STATS

TOTAL	1,147 SQ. FT.	100.00%
GARAGE	398 SQ. FT.	34.70%
PATIO	55 SQ. FT.	4.8%
LIVING	694 SQ. FT.	60.50%
FRONTAGE	30 LIN. FT.	100.00%
GARAGE	16 LIN. FT.	53.33%
OTHER	14 LIN. FT.	46.67%

LAND USE STATS

TOTAL	25,265 SQ. FT.	100.00%
BUILDING	4,588 SQ. FT.	18.16%
LANDSCAPING	14,546 SQ. FT.	57.57%
ASPHALT/DRIVE	6,131 SQ. FT.	24.27%

LANDSCAPE LEGEND

- TREES PER TYPE:
- (B) BARBERRY - 1 GAL.
 - (M) AUTUMN FLAME MAPLE - 2 GAL.
 - (BS) BLUE SPRUCE - 2 GAL.
 - (BP) BOSNIA PINE - 2 GAL.
- SHRUBBERY PER TYPE:
- (D) DAY LILLY - 1 GAL.

RECEIVED
 OCT 01 2014
 LAYTON CITY
 COMMUNITY DEVELOPMENT

PROJECT : LAYTON DUPLEX -- PLAN 1867
 CUSTOMER | SHAWN STRONG
 0 @ 2563 W GORDON AVE
 LAYTON, UT 84041

163.00'

SITE PLAN
 SCALE: 1" = 20'

CUSTOMER LICENSE AGREEMENT

THIS CUSTOMER LICENSE AGREEMENT ("CLA") IS A LEGAL AGREEMENT BETWEEN SHAWN STRONG ("YOU") AND ZENPLANS, LLC ("DESIGNER") FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING PLANS AND THESE PLANS. IF YOU DO NOT AGREE, DO NOT BUILD FROM THESE PLANS.

- GRANT OF LICENSE
 - DESIGNER GRANTS YOU THE FOLLOWING RIGHTS PROVIDED THAT YOU COMPLY WITH ALL THE TERMS AND CONDITIONS OF THIS CLA:
 - YOU AGREE THESE PLANS ARE THE SOLE INTELLECTUAL PROPERTY OF DESIGNER.
 - YOU AGREE ALL ROYALTIES DERIVED FROM THE SALE OF THESE PLANS ARE THE SOLE PROPERTY OF DESIGNER.
 - YOU AGREE ALL MODIFICATIONS, DUPLICATIONS, OR DERIVED WORKS MUST BE OBTAINED FROM DESIGNER.
 - YOU ARE GRANTED A LICENSE TO USE THESE PLANS FOR THE BUILDING SITE SPECIFIED ON THESE PLANS.
- RESTRICTIONS
 - THIS LICENSE MUST ACCOMPANY ALL REDISTRIBUTIONS OF THE PLANS.
 - YOU MAY NOT BUILD FROM THESE PLANS ON A BUILDING SITE OTHER THAN THE BUILDING SITE SPECIFIED ON THESE PLANS.
 - YOU MAY NOT TRANSFER OR RESELL YOUR LICENSE TO ANOTHER INDIVIDUAL OR ENTITY.
 - BUILDING FROM THESE PLANS BY AN INDIVIDUAL OR ENTITY OTHER THAN THE SPECIFIC PERSON OR ENTITY NAMED IN THESE PLANS IS A VIOLATION OF THE CLA. VIOLATORS ARE SUBJECT TO FINES, THE MAXIMUM ALLOWABLE BY LAW, PER EACH OFFENSE. VIOLATIONS OF THIS CLA WILL BE REPORTED TO THE APPROPRIATE AUTHORITIES AND THIS IS INCURRED BY DESIGNER PURSUANT TO ENFORCEMENT OF THIS CLA.
- RESERVATION OF RIGHTS AND OWNERSHIP
 - DESIGNER RESERVES ALL RIGHTS NOT EXPRESSLY GRANTED TO YOU IN THIS CLA. THESE PLANS ARE PROTECTED BY COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS AND TREATIES. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY OTHER VIOLATIONS OF INTELLECTUAL PROPERTY RIGHTS OF OTHER PARTIES. THESE PLANS ARE LICENSED, NOT SOLD.
 - DESIGNER RESERVES THE RIGHT TO AMEND THIS AGREEMENT IN THE FUTURE FOR ANY REASON, WITHOUT CAUSE.
- TERMINATION

WITHOUT PREJUDICE TO ANY OTHER RIGHTS, DESIGNER MAY TERMINATE THIS CLA, YOU MUST DESTROY ALL COPIES OF THESE PLANS AND ALL OF ITS COMPONENT PARTS.
- LIMITATION OF LIABILITY

NOTWITHSTANDING ALL DAMAGES THAT YOU MIGHT INCUR FOR ANY VIOLATION OF THIS CLA, YOU SHALL BE LIMITED TO THE DAMAGES REFERENCED HEREIN AND SUBJECT TO GENERAL DAMAGES CONTRACT OR ANYTHING ELSE, THE ENTIRE LIABILITY OF DESIGNER SHALL BE LIMITED TO THE AMOUNT PAID BY YOU TO LICENSE THESE PLANS.
- APPLICABLE LAW

IF YOU ACQUIRE THESE PLANS IN THE UNITED STATES, THIS CLA IS GOVERNED BY THE LAWS OF THE STATE OF UTAH. IF YOU ACQUIRE THESE PLANS IN ANY OTHER COUNTRY, THEN LOCAL LAWS MAY APPLY.
- ENTIRE AGREEMENT; SEVERABILITY

THIS CLA IS THE ENTIRE AGREEMENT BETWEEN YOU AND DESIGNER AND THEY SUPERSEDE ALL PRIOR OR CONTEMPORANEOUS ORAL OR WRITTEN COMMUNICATIONS, PROPOSALS AND REPRESENTATIONS WITH REGARD TO THESE PLANS. IF ANY PROVISION OF THIS CLA IS HELD TO BE VOID, UNENFORCEABLE OR ILLEGAL, THE OTHER PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT.

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 ALL RIGHTS RESERVED. THIS PLAN SHALL NOT BE QUOTED OR USED AS THE BASIS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ZENPLANS, LLC.
 ZENPLANS, LLC
 ZENPLANS@GMAIL.COM
 PO BOX 874051
 VANCOUVER, WA 98687

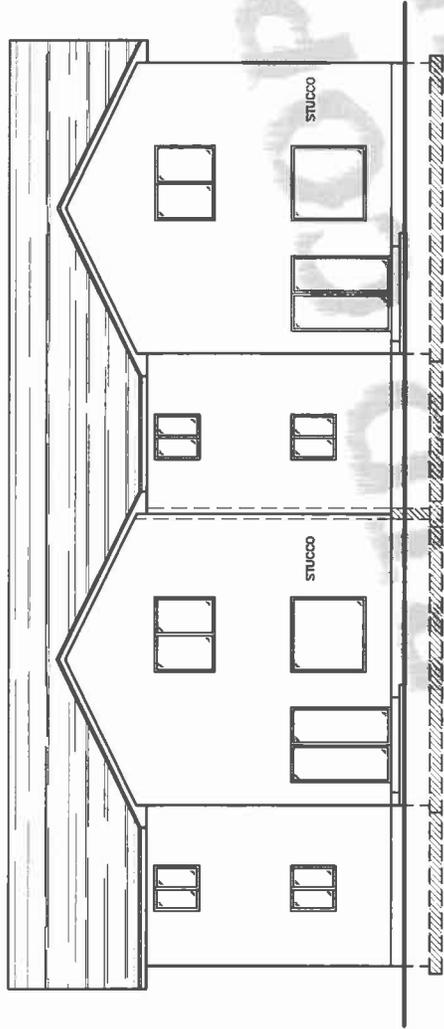
PROJECT
 LAYTON DUPLEX -- PLAN 1867

CUSTOMER
 SHAWN STRONG
 2563 W GORDON AVE
 LAYTON, UT 84041

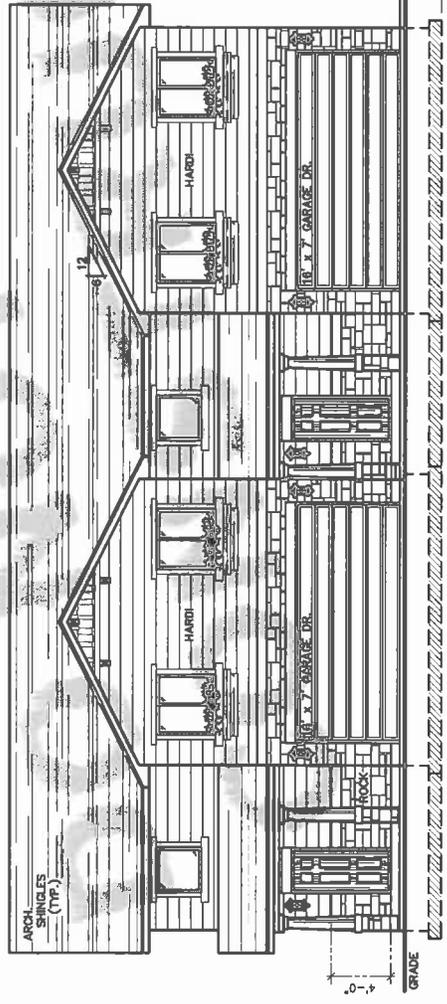


ELEVATIONS
1/8" = 1'-0"
~ ZENPLAN ~ 1867-0-4R
08-16-2014

PLAN AREA SCHEDULE	
MAIN, FINISH.	694 SQ. FT.
UPPER, FINISH.	1005 SQ. FT.
TOTAL, FINISH.	1699 SQ. FT.
TOTAL x 2	3398 SQ. FT.



REAR ELEV.
 SCALE: 1/8" = 1'-0"



FRONT ELEV.
 SCALE: 1/8" = 1'-0"

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 PO BOX 874051
 VANCOUVER, WA 98687

PROJECT
 LAYTON DUPLEX -- PLAN 1867

CUSTOMER
 SHAWN STRONG

2563 W GORDON AVE
 LAYTON, UT 84041

ZENPLANS.CO
 801.525.8555

SIDE ELEVATIONS
 1/8" = 1'-0"

ZENPLAN ~
 1867-0-4R

09-16-2014

BUILDER AGREEMENT

THE GENERAL CONTRACTOR ("BUILDER") ASSUMES FULL RESPONSIBILITY TO FIELD-VERRY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE WORK SHOWN ON THESE PLANS. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE CONSTRUCTION DRAWINGS ("PLANS") ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE PLANS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF BOTH THE DESIGNER AND ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

THE BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE.

THE BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF DESIGN BOTH DURING AND AFTER CONSTRUCTION.

THE BUILDER SHALL ENFORCE COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THEIR WORK AND THE WORK OF THEIR SUBORDINATES.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

2012 IBC

MECHANICAL NOTES

02439.1.1 (6.5.1) INSTALLATION. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL NOT BE CONNECTED TO THE EXHAUST SYSTEMS OF THE BUILDING TO THE OUTSIDE OF THE BUILDING.

02439.2.5 (6.16.4.2) DUCT LENGTH. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION 02439.2.5.1 OR 02439.2.5.2.

02439.5.1 (6.14.5.1) SPECIFIED LENGTH. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET (10 688 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL, WHERE FITTINGS ARE USED. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE 02439.5.1.2.

02439.5.2 (6.14.6.2) MANUFACTURER'S INSTRUCTIONS. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE INSTALLATION INSTRUCTIONS FOR THE DRYER AND THE EXHAUST SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE OFFICIAL PRIOR TO THE CONNECTION INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LENGTH CALCULATIONS FROM THE CLOTHES DRYER MANUFACTURER, TABLE 02439.5.1.1 SHALL BE USED.

M307.3 APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED ABOVE THE FLOOR IN GARAGES.

M307.3.1 APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.

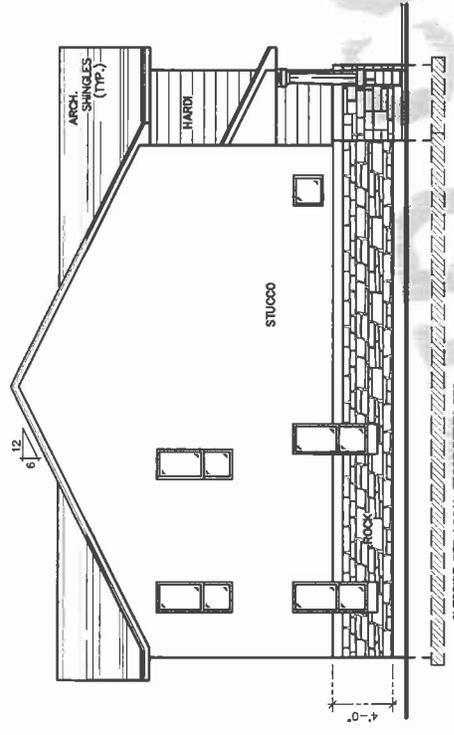
M308.3 APPLIANCES IN UTILITIES CONTAINING APPLIANCES SHALL BE PROVIDED WITH CLEARANCE AND CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE. THE CLEARANCE SHALL BE MEASURED FROM THE CENTERLINE OF THE PASSAGEWAY TO THE LONG SIDING OF THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 (610 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS CORRIDOR SHALL BE A MINIMUM OF 20 INCHES (508 MM) WIDE BY 30 INCHES (762 MM) HIGH AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

M309.1 VENTING REQUIRED. FUEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTDOORS IN ACCORDANCE WITH THEIR LISTING AND LABEL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPT APPLIANCES LISTED IN TABLE M309.1.1. VENTING SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED LISTINGS FOR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELED APPLIANCES. GAS-FIRED APPLIANCES SHALL BE VENTED IN ACCORDANCE WITH CHAPTER 24.

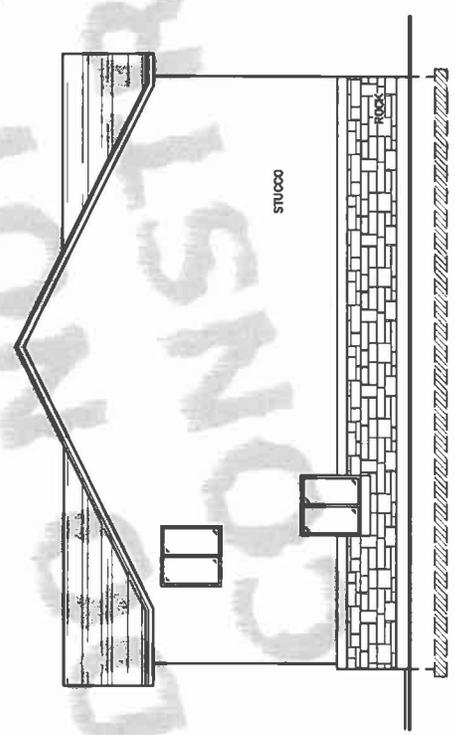
Q2439.4.9 (20.12) SEISMIC RESISTANCE. WHEN EARTHQUAKE LOADS ARE APPLICABLE IN ACCORDANCE WITH THIS CODE, THE SUPPORTS SHALL BE DESIGNED AND INSTALLED FOR THE SEISMIC FORCES IN ACCORDANCE WITH THIS CODE.

Q2439.5.1 (6.16.2) AUXILIARY ROOM PAN. CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED WITH AN AUXILIARY ROOM PAN WHERE DAMAGE TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAINAGE SYSTEM. SUCH PAN SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION M308.1.

Q2439.6 (6.16.3) PROHIBITED LOCATIONS. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE CLOSETS OR SURGICAL ROOMS, OR IN A SPACE THAT OPENS ONLY INTO SUCH ROOMS OR SPACES.



LEFT ELEV.
 SCALE: 1/8" = 1'-0"



RIGHT ELEV.
 SCALE: 1/8" = 1'-0"