

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
FEBRUARY 24, 2015**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Wynn Hansen, Brett Nilsson, Randy Pulham, L.T. Weese, Robert Van Drunen,

MEMBERS ABSENT: Dave Weaver

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Weston Applonie, Steve Garside, Julie Matthews

City Council Member: Joy Petro

PUBLIC REVIEW:

1. MISTER E LLC – CONDITIONAL USE REQUEST FOR INDOOR COMMERCIAL RECREATION

This property is located at 1596 North Hill Field Road, Suite J, in a C-H (Highway Regional Commercial) zoning district. The applicant, Valerie Salazar, is representing the owner, 1550 Associates LLC.

Weston Applonie, Planner I, said Valeria Salazar is requesting a conditional use permit for a mystery escape room, which is classified as indoor commercial recreation amusement. He explained that up to eight people find clues and solve puzzles to escape the room. It is a team building/problem solving experienced targeted at age 14 and older.

Mr. Applonie said the proposed facility is in the C-H zoning district. He outlined the zoning districts in the area. He said the applicant proposes two mystery escape rooms, one at 242 square feet and one at 170 square feet in the 977 square foot building. He said the applicant proposes evening and weekend hours with expanded summer hours.

Commissioner Van Drunen asked Mr. Applonie to specify what expanded summer hours were, and Mr. Applonie suggested the Commission ask the applicant.

Mr. Applonie said this use usually follows the Commercial Recreation use requirements of one stall for every two people and accommodates both participants and employees. He said the applicant states that at the highest peak occupancy would be 34, requiring 17 parking stalls. He said there are three (3) stalls directly in front of the business and the remainder within a short walk on site.

Mr. Applonie talked to the property manager and owner who felt comfortable with the parking arrangements and gave permission for the 17 stalls. He said all landscaping requirements have been met.

Mr. Applonie said Staff recommends approval of the conditional use request subject to the applicant meeting the following conditions:

1. The facility must have access to one (1) parking stall for every two (2) persons such place is designed to accommodate including participants and employees, which is a total of 17 required stalls.
2. All activities shall be limited to the interior of the building.
3. All Building, Engineering and Fire requirements shall be completed prior to occupancy.

Chairman Gilbert said it would nice to know in the future what all the businesses were in a complex and how many parking spaces they collectively require.

OTHER: -- There was a discussion on the stake holder meeting for Envision Layton and some difficulties the Commissioners were having accessing the survey.

Another stake holder meeting will be scheduled at a future date.

2. BABCOCK STORAGE – CONDITIONAL USE FOR MINI STORAGE UNITS

This property is located at 725 West Gordon Avenue in a C-H (Highway Regional Commercial) zoning district. The applicants and owners are James Johansen and Scott Babcock.

The proposed building will be constructed with an exterior that will consist of split face concrete block and stucco to give the exterior walls some definition and texture. Per the attached building elevation, the building exterior will incorporate windows on three of the building elevations. The south building elevation will have no windows. This elevation faces the commercial subdivision to the south. The building will be three stories with an office on the main floor and a basement level. He said the building would be similar to a Salt Lake City climate controlled storage facility.

Commissioner Fitzpatrick asked what colors would be used. Mr. Weaver said typically the colors would be neutral. He said the applicant's architect would be present and could answer questions.

Commissioner Pulham asked about the total height of the building. Mr. Weaver said the height would be 35-40 feet with three stories above ground and a basement. He said the site plan proposed seems to fit the property and he said there are no setbacks in the commercial zone.

Commissioner Pulham felt the proposal didn't fit the commercial setting.

Commissioner Nilsson asked if there had been an evaluation of the drainage on the side due to the type of plants growing there.

Commissioner Fitzpatrick asked where the digital signage would be. Mr. Weaver said he thought it would front on Gordon Avenue, but that question could be asked of the applicant.

There was a discussion of the demographics of the area. Mr. Matson said there were not many homes within a two mile radius.

Commissioner Hansen said he was astounded that there was a piece of commercial property on the exit ramp that was being proposed for storage units, although the storage units are a step up from the type of storage units normally proposed. He felt the premium commercial space could have a better use.

Commissioner Bodily wondered if the vacant McGrath's restaurant was a deterrent to past efforts to develop the site. Commissioner Fitzpatrick felt it was a good use because when the new exit is made as planned, it would be a difficult place for a business.

Community & Economic Development Director, Bill Wright, said it is a good use. He said in terms of commercial activity on the site, the storage units will probably return a higher rate of investment to the applicant. He said there is a market for this type of indoor storage.

Commissioner Bodily said the building on 33rd South in Salt Lake City looks like a building and not just rows of cinder block.

Commissioner Van Drunen asked if the big trees would be preserved. Mr. Matson said that if the trees are in the landscape buffer, they will remain.

Commissioner Pulham asked if there would be enough parking. Mr. Weaver said parking is calculated just on the office space.

Commissioner Van Drunen asked if it was normal to have the handicap parking as far away from the building as shown on the drawing. Mr. Weaver said it depends upon where the handicap ramp is located.

3. ED KENLEY BOAT SALES – CONDITIONAL USE REQUEST FOR A DEALERSHIP AND A LANDSCAPE BUFFER MODIFICATION REQUEST

This property is located at 1777 North Main Street in a C-H (Highway Regional Commercial) zoning district. The owner, Ed Kenley Investments, is represented by Brad Wilkinson.

Mr. Weaver presented the request for conditional use for the property, which currently has a house that has been used for retail in the last decade. The applicant is applying to re-develop the property and provide boat sales and service on the property. The existing house will be demolished and the site will be brought up to code with today's ordinances.

Mr. Weaver said the architecture is split face block surrounding large windows in front and wrapping around to the side so that boats can be brought in for display. He said the colors planned are white and light blue. The landscaping will be upgraded to 16 percent landscaping. Twenty parking stalls are required. There are 19 parking stalls on site and space for one compact car space.

Mr. Matson said any type of dealership requires a 30-foot wide landscape buffer. Mr. Weaver said applicant is requesting a modification to 15 feet wide in order to fit a building 150 deep on the site. The building will be perpendicular to Main Street so that the repair area can be accessed. He said the Fire Department is requiring a minimum 20 foot wide access around the entire building. He said if the modification is approved by the Planning Commission, the reduced buffer can be mitigated by planting additional trees.

The current chain link fence will be upgraded to a solid vinyl fence.

Commissioner Nilsson said he thought most of the other businesses have a greater than 30 foot landscape strip. Mr. Weaver said O'Reilly Auto Parts, in the same area, has about a 10-15 foot landscape buffer width.

Commissioner Fitzpatrick asked how close to the street the building would be, and Mr. Weaver said it would be 15 feet from the street.

Commissioner Van Drunen said that fire access 20 feet around the building would preclude boats being stored in that area.

Commissioner Hansen asked if a larger caliper of trees could be required. Mr. Weaver said a two-inch caliper is required. Mr. Wright said a three-inch caliper is very expensive and the survival rate goes down with the larger caliper. He said the two-inch caliper tree will catch up in a few years if planted and maintained correctly. They are putting irrigation in the landscaped area.

Commissioner Hansen expressed the opinion that frequently businesses acquire a piece of property that doesn't fit their needs and the City tries to accommodate their needs. The City leans toward the businesses rather than the residents who have been there longer. He mentioned the size of the trees at O'Reilly Auto Parts and said there should be a balance between accommodating businesses and buffering residents who have a smaller voice.

Commissioner Bodily asked if there had been any public comments. Mr. Weaver said there had been no public comments.

Commissioner Fitzpatrick asked if with this being a repair business as well, was there any concern for the neighbors with regard to noise, commenting that a masonry fence was required for the gun range businesses that had required conditional use approval.

Mr. Weaver said boat repair was more minimal than car repair.

Mr. Wright said the would be more buffer than there is now with no buffer at all.

Mr. Wright said the openings to the repair bays are not on the west face of the buildings where the residences are. Mr. Weaver said the extra trees would help.

There was a discussion on the two motions, conditional use request and landscape buffer modification.

Commissioner Fitzpatrick asked if the drive through for the Fire Department would be marked as a fire lane.

Commissioner Bodily said there was a 35 setback required in the rear and the Fire Department would not have enough access room if there was a 30 foot buffer.

4. ANGELIKA PAXMAN – REQUEST FOR A PARCEL SPLIT

This 2.68 parcel is located at approximately 2500 East 475 North in an R-1-10 (Single Family Residential) zoning district. Parcel 1 is proposed to contain 1.38 acres. A single family home is currently on Parcel 2. Parcel 2 is proposed to contain 1.30 acres. The applicant and owner is Angelika Paxman.

This item will be tabled to March 10, 2015, meeting.

5. EVERGREEN FARMS SUBDIVISION PHASE 3 – PRELIMINARY PLAT

This 31.10 acre property is located at 1700 West Layton Parkway in an R-S (Residential Suburban) zoning district. The property owners, Harris and Ethel Adams and J & J Produce, represented by Dave Adams are proposing 87 single family residential building lots.

Planner II, Kem Weaver, presented the request for preliminary plat approval for the east portion of the Evergreen Farms Subdivision in an R-S zoning district. He said Phases 1 and 2 are under construction to the west side. This phase would include the continuation of the improvements on the north side of Layton Parkway.

Mr. Weaver said the streetscape improvements will wrap around on to 1700 West. He said there would be a six-foot solid vinyl fence in that area. He said the City will work with the property owner and applicant on the remainder of the corridor with regard to the wall and landscaping as it has been done on the remainder of Layton Parkway. He said the developer is required to install a minimum six-foot chain link fence along the north boundary of the development to protect existing agricultural operations that occur north of the proposed development.

Commissioner Nilsson asked if the wood poles in the power corridor would be moved. Mr. Matson said they would remain.

There was a discussion of how roads in the subdivision lined up from other roads.

Commissioner Nilsson asked about a pond in the northeast corner of the subdivision showing dark on the map. Mr. Matson said it was an irrigation pond and not a storm drain pond. He pointed out where the storm drain pond would be located for this subdivision.

Commissioner Nilsson asked for the green space besides the power corridor to be identified including future planning. Mr. Matson said there does need to be a neighborhood park and a future school may be an option. He talked about the schools that were needed in the future. He said a landscape architect had been hired by the City to create a parks master plan.

Commissioner Hansen asked for clarification on the Parks Department memo that the park strip should not be the responsibility of the Parks and Recreation Department. Mr. Weaver clarified that the park strip is five feet wide and not 10 feet as stated and that a Home Owner's Association will be responsible for maintaining the park strip.

Mr. Wright said there is a section of Layton Parkway that is being maintained by the City.

Commissioner van Drunen said the south side of Layton Parkway in the Roberts Farms area is all vinyl fenced and asked if it would be replaced. Mr. Wright said it would not unless the homeowners wanted to do that.

Commissioner Van Drunen asked about the streets inside the subdivision and what will be done as the subdivision expands. Mr. Matson said no problems were anticipated.

There was a discussion on storm water flow. Mr. Weaver said it would be taken care of through Pheasant Place Subdivision.

There was a discussion regarding the power lines in the power corridor. Mr. Weaver said the homes would be 50 feet from the power corridor. He said the easement was just along the buildable area of the home and no homes should be outside of the buildable area.

Mr. Weaver said the property is being developed at 2.2 units per acre. Some lots are closer to 10,000 square feet. He said homes weren't allowed to front on to an arterial. The developer was given a little higher density of 2.79 to make up for so many homes fronting onto the arterial street. The larger lots are on 1700 West.

Chairman Gilbert was under the impression that the Commission wanted to avoid having homes face collector streets. Mr. Matson said that homes could face collector streets, but the City wanted to avoid homes facing arterial streets.



Julie K. Matthews, Planning Commission Secretary

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MEMBERS ABSENT: Dave Weaver, L.T. Weese

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Weston Applonie, Steve Garside, Julie Matthews

City Council Member: Joy Petro

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

APPROVAL OF THE MINUTES: Chairman Gilbert called for a motion to approve the January 27, 2015, Planning Commission and Work Meeting Minutes. Commissioner Bodily moved to approve the Planning Commission and Work Meeting minutes as written. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

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

Chairman Gilbert welcomed Scout Troup members of Patrol 203 who were present at the meeting to earn their "Citizenship in the Community" badge.

PUBLIC REVIEW:

1. MISTER E LLC – CONDITIONAL USE REQUEST FOR INDOOR COMMERCIAL RECREATION

This property is located at 1596 North Hill Field Road, Suite J, in a C-H (Highway Regional Commercial) zoning district. The applicant, Valerie Salazar, is representing the owner, 1550 Associates LLC.

Planner I, Weston Applonie, presented the request for a mystery escape room. He explained how 2-8 participants enter a room and solve puzzles within a specific period of time to be able to escape from the room.

Mr. Applonie said the proposed business is in the C-H (Highway Regional Commercial) zoning district. He said the space is 977 square feet in size with one of the escape rooms being 242 square feet and the other room, 170 square feet. He said the business proposes to operate during the evening and weekend with expanded weekday hours during the summer.

Mr. Applonie said indoor commercial amusement is reviewed as a commercial recreational use for parking purposes, with one stall for every two persons including both participants and employees. He said the applicant stated that at the highest peak there would 34 participants and employees requiring 17 stalls. He said there are three stalls available in front of the store and the remainder are within walking distance in the complex.

Mr. Applonie said all landscaping requirements had been met. He said Staff recommends the Planning Commission approve the conditional use request with the following conditions:

1. The facility must have access to one (1) parking stall for every two (2) persons such place is designed to accommodate including participants and employees, which is a total of 17 required stalls.
2. All activities shall be limited to the interior of the building.
3. All Building, Engineering and Fire requirements shall be completed prior to occupancy.

The applicant, Valerie Salazar, 784 North 1450 East, Layton, was asked if she had received the recommendations from Staff. She had read the recommendations and had no issues and concerns.

Commissioner Hansen reminded her that she needed to schedule an inspection with the Fire Department 48 hours before she planned occupancy of the facility.

Commissioner Van Drunen asked about the expanded hours. Ms. Salazar said they would currently be open no later than 8 p.m. in the evening. In the summer, they may expand to opening at noon during the week and stay open up until 9 p.m. in the evening.

Commissioner Nilsson asked about the parking stalls that would be available. Ms. Salazar responded that she had met with the landlord who pointed out three stalls assigned to her suite directly in front of the proposed business suite and ample parking within the area with there being 10-15 stalls directly in front and another 10-15 on the side. Her business would operate during off-peak hours. She said it didn't appear anyone else was operating during the evenings and weekends.

Chairman Gilbert called for a motion. Commissioner Fitzpatrick moved that the Planning Commission approve the conditional use request based on Staff conditions, which are hereby adopted as requirements. Commissioner Hansen seconded the motion, and the voting was unanimous.

2. BABCOCK STORAGE – CONDITIONAL USE FOR MINI STORAGE UNITS

This property is located at 725 West Gordon Avenue in a C-H (Highway Regional Commercial) zoning district. The applicants and owners are James Johansen and Scott Babcock.

Planner II, Kem Weaver, presented the request for conditional use for mini storage units at approximately 630-725 West Gordon Avenue. This property is zoned C-H (Highway Regional Commercial). Commercial properties surround the site and the I-15 corridor is to the East. Mr. Weaver said there used to be a residential home on the property that was demolished in the last few years. The property owner has had a hard time finding a business to occupy this site. The applicant feels the proposed use is the best use they will get on the site.

The proposal is to construct a new building for self-storage, which will be climate controlled with storage units within the building. There will be one to two employees working in the building each day. He explained the size of the units and said there will be an access door and loading areas in the center of the building.

Mr. Weaver said the proposed building will be constructed with an exterior that will consist of split face concrete block and stucco to give the exterior walls some definition and texture. Per the attached building elevation, the building exterior will incorporate windows on three of the building elevations. The south building elevation will have no windows. This elevation faces the commercial subdivision to the south. The building will be three stories with an office on the main floor and a basement level.

Mr. Weaver said landscaping will be required along the Gordon Avenue street frontage with trees and other plantings. Landscaping is being planned around the building with grass and trees. Landscape buffering is not required on any other portion of the site due to the site being surrounded by similar commercial uses and the I-15 corridor.

With regard to parking, Mr. Weaver said the use requires only three parking spaces based on the office portion of the self storage facility being 600 square feet. Three parking spaces are being shown on the site, with one space being reserved for ADA compliance.

Mr. Weaver said Staff recommends the Planning Commission approve the conditional use with the following conditions.

1. Outside storage of any form or item shall be prohibited on the site.
2. The use shall meet all City Staff requirements as they pertain to the Layton Municipal Code, Building Code and Fire Code for final site plan and building permit approval.

Russ Naylor of Nichols Naylor Architects and the owner's representative on this conditional use spoke on the difficulties encountered in marketing this site. He said he had drawn site plans for the last 10 years and the owner was unsuccessful in getting a retail tenant on the back of the property. He said his clients did a market study with someone who is an expert in extra space storage. He said it is the best site he has ever seen for this type of use. Mr. Naylor said he felt the project is an outstanding concept, and said he knows the building can be very attractive.

Chairman Gilbert asked Mr. Naylor if he had any issues with the masonry required on the outside of the building. Mr. Naylor said he had no issues with using the masonry. Chairman Gilbert asked if there would be outside storage. Mr. Naylor said there wouldn't be any outside storage and they didn't have any trucks or u-hauls that would be on site.

Commissioner Nilsson asked for clarification on the names listed on the agenda for this item. Mr. Naylor said the owner, Mr. Johansen was present and Mr. Naylor was representing him.

Commissioner Nilsson asked about the cattails on the property and asked if that spot was a drainage area. He asked if the building would have a basement.

Mr. Naylor said the groundwater issues with the development to the south had been discussed. He said they will do a full geotechnical survey and do borings to determine where the ground water is located. He said they would put in foundation drains or pumps if necessary. He said adjustments may have to be made to address ground water issues. He said it is not considered wetlands and there is a drain from the freeway there on that edge of the property. He said they will retain a civil engineer to deal with moisture from other places as well as detention on their property.

Commissioner Hansen asked where the digital signage will be located. Mr. Naylor said they will accommodate whatever the sign ordinance allows.

The owner, James Johansen, 6961 Village River, Unit B6, Midvale, Utah, said they have discussed having an electronic reader board. It would be signage for just this facility, and the reader board would be on the south of the building. Mr. Johansen was asked if he owned any others of this type of facility. He said he did not.

Commissioner Van Drunen asked why the handicapped parking space was further away from the entrance. Mr. Naylor said it was incorrect on the drawing and needed to be reversed.

Commissioner Van Drunen also asked about the colors of the building. Mr. Johansen said they were not affiliated with Public Storage and orange would probably not be used.

Commissioner Fitzpatrick asked if they could do xeriscape. Mr. Weaver said they would need to have 25 percent sod or grass.

Chairman Gilbert called for a motion on the item. Commissioner Nilsson moved that the Planning Commission approve the conditional use permit for Babcock Storage. Commissioner Bodily seconded the motion. Commissioner Fitzpatrick asked about the approximate address range. Mr. Weaver said an actual address would be assigned at the building permit stage. The voting was unanimous.

3. ED KENLEY BOAT SALES – CONDITIONAL USE REQUEST FOR A DEALERSHIP AND A LANDSCAPE BUFFER MODIFICATION REQUEST

This property is located at 1777 North Main Street in a C-H (Highway Regional Commercial) zoning district. The owner, Ed Kenley Investments, is represented by Brad Wilkinson.

Mr. Weaver said any type of dealership has a conditional use approval requirement. He said this property is being redeveloped from the current state of an old residential house turned into a commercial business. This building will be torn down. The new building will have boat display and sales at the front and a service area occupying the majority of the building behind the sales.

Mr. Weaver said the front exterior building elevation will consist of split face block surrounding large windows that allow for the display of boats at the front of the store. The block wraps around the corners of the building to where the display area ends and the service area begins. A 10-foot stucco parapet wall will be placed atop the split faced block or across the front of the building and wrapped around the sides. The proposed colors of the block and stucco are white and a light blue.

The service area will have building exteriors of a metal building with windows and large garage doors. The rear exterior building elevation will be metal siding with three large windows to break up the façade.

Mr. Weaver said the landscaping will be significantly upgraded from currently having no landscaping to having 16 percent landscaping located along the street frontage and the west property line. This landscaping can be xeriscaping and grass. There is a required landscaping buffer against the single family residential property.

The use is required to provide 20 parking spaces based on office, display and service areas. There are 19 spaces shown on site plan, and the applicant can install a compact car space in the northwest corner to bring the site to 20 parking spaces.

A 30-foot landscape buffer is required adjacent to single family residential property. Owner is requesting a modification to 15 feet.

The proposed development is restricted by the size of the site. Mr. Weaver said other arguments that can be made to support the modification of the landscape buffer are:

- The depth of the site is 150 feet. To make the building function, the 100 foot depth of the building must be perpendicular to Main Street. This creates a better aesthetic for the displaying of boats at the front of the building and easy access to garage bays for servicing the boats on the sides of the building. A 35 foot rear setback is required for the building.

- The Layton City Fire Department is requiring a minimum 20 foot access around the entire building, which takes out 15 feet of the landscape buffer along the west property line. The 20 foot access is also located within the required 35 foot rear setback.
- The modification of the buffer will need to be mitigated with additional trees planted within the 15-foot area. The attached landscape plan does show additional trees that are spaced every 15-feet, the ordinance requires trees every 25 feet on center for this landscape buffer. The City Staff recommendation is to have deciduous canopy trees planted within the buffer area.
- There is an existing 6-foot chain link fence along the west property line of the site. This fence is to be removed and a 6-foot solid vinyl fence installed per ordinance.

Mr. Weaver said Staff recommends the Planning Commission approve the conditional use for boat sales and services with the following conditions:

1. Limited outdoor storage by allowing boats to be stored but no boat parts or other debris that may be accumulated by the use.
2. The site and building shall meet all City ordinances and Staff requirements from the Fire, Engineering, Building and Planning Departments.

Mr. Weaver said Staff recommends the Planning Commission approve the request for the landscape buffer modification from 30 feet to 15 feet.

Commissioner Fitzpatrick asked if the parking spaces were for autos or for boats. She asked if there would be multiple boats waiting for repair. She said the south side of the building fenced with the opaque fence would be for storage but fire access will need to be maintained.

Commissioner Fitzpatrick expressed concerns about lights from the proposed business affecting neighboring residents. Mr. Weaver said he had asked for commercial photometric plans. The lights will need to be shielded away from the residents as well as the building.

Chairman Gilbert asked if the vinyl fence on the south could be continued. Mr. Weaver said it was not required between commercial properties.

The owner's representative, Brad Wilkinson, said boats will be limited to indoor display only. He was asked if he had received the conditions. He said he had but asked if the fencing on the south side could be chain link. He said they would need to fence across the south east side for gates that will remain open during business hours and be closed for security at night.

Commissioner Van Drunen asked if the fence would be opaque. Mr. Wilkinson said the fence would need to have slats for security and roadway appearance.

Chairman Gilbert asked if the opaque fence should be a condition, and Mr. Weaver said it would be part of the conditional use. There was a discussion on the type of fencing needed for repair services. Mr. Weaver said the minimum is chain link with slats.

Commissioner Van Drunen asked Mr. Wilkinson if he understood the fire lane on the back cannot be used for storage. Mr. Wilkinson replied in the affirmative and also said he concurred with trees every 15 feet on center.

The applicant said he is willing to work with the City and do whatever is needed to make it a nice project and fit ordinances.

Commissioner Hansen asked if there were objections to the Planning Commission specifying the size of the trees, distance apart and irrigation. Commissioner Hansen asked about the color of the vinyl fence, and Mr. Wilkinson said it would be kept white to match the building.

There were no further questions, and Chairman Gilbert called for a motion on the items.

Motion 1 – Conditional use: Commissioner Van Drunen moved that the Planning Commission grant the conditional use request for Ed Kenley Boat Sales and Service subject to meeting the conditions presented by Staff and adopted as requirements, and added condition # 3 requiring the chain link fencing to be opaque. Commissioner Pulham seconded the motion, and the voting was unanimous.

Motion 2 – Landscape Buffer -- Commissioner Hansen moved that the Planning Commission grant approval of the landscape buffer modification from 30 feet to 15 feet subject to the trees being every 15 feet on center, minimum 2.5 caliper deciduous canopy trees, appropriate irrigation and subject to any other staff input and recommendation. These conditions are hereby adopted as requirements. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

4. ANGELIKA PAXMAN – REQUEST FOR A PARCEL SPLIT

This 2.68 parcel is located at approximately 2500 East 475 North in an R-1-10 (Single Family Residential) zoning district. Parcel 1 is proposed to contain 1.38 acres. A single family home is currently on Parcel 2. Parcel 2 is proposed to contain 1.30 acres. The applicant and owner is Angelika Paxman.

Chairman Gilbert said that Staff had asked that this item be tabled to the March 10, 2015, Planning Commission Meeting. He asked for public comments and there were none.

Chairman Gilbert called for a motion on the item. Commissioner Nilsson moved to table the request for a parcel split with a date certain of March 10, 2015. Commissioner Bodily seconded the motion, and the voting was unanimous.

5. EVERGREEN FARMS SUBDIVISION PHASE 3 – PRELIMINARY PLAT

This 31.10 acre property is located at 1700 West Layton Parkway in an R-S (Residential Suburban) zoning district. The property owners, Harris and Ethel Adams and J & J Produce, represented by Dave Adams are proposing 87 single family residential building lots.

Mr. Weaver presented a request for preliminary plat approval for Evergreen Farms Subdivision Phase 3. He said the property is zoned R-S with similarly zoned subdivisions surrounding it. He said the proposed density is 2.79 units per acre. He said all lots meet the requirements of the R-S zone with regard to frontage and acreage.

As part of developing the subdivision, the applicant is required to build half of the extension of Layton Parkway, located along the south side of the phase. The street is to be an 84-foot right-of-way and the applicant's responsibility will be to dedicate 42 feet of width adjacent to their subdivision. Outside of the right-of-way for Layton Parkway, the applicant is required to provide a minimum 5-foot landscape buffer easement along lots that back or side onto the arterial street. City ordinances requires the developer to work with Layton City to install an 8-foot masonry wall to match the existing masonry walls further east on Layton Parkway. The wall will need to be installed along the entire Layton Parkway frontage of this phase of the development. The landscaping in the landscape buffer will need to match the landscaping for Evergreen Farms Subdivision Phases 1 and 2. The landscape buffer will need to wrap around onto 1700 West and have a minimum six-foot solid vinyl fence. As per ordinance, a homeowners association will be required to maintain the landscape buffer.

The developer is required to install a minimum six-foot chain link fence along the north boundary of the development to protect existing agricultural operations that occur north of the proposed development. The existing single family home at the northeast corner of the development is not required to be fenced.

The Parks Department is requesting that fencing be installed on the rear of the lots that back onto the Rocky Mountain Power corridor. A minimum six-foot chain link fence is required by ordinance if Rocky Mountain Power is allowing agricultural operations as part of a lease agreement on the property.

Commissioner Hansen asked how far the vinyl fencing extends down 1700. Mr. Weaver pointed out the fence location.

Commissioner Fitzpatrick asked if Phases 1 and 2 of Evergreen Farms were required to install chain link fence along the corridor. Mr. Weaver said the chain link was only required next to agricultural uses. This was required on the first phase.

A member of the audience, Jackson Siberla, 5282 West 500 South, asked what would happen to the retention pond on 1700 West in his neighborhood. Mr. Weaver asked for clarification stating that the detention pond for this subdivision would be built at 1700 West and Layton Parkway. He said the irrigation pond would no longer be there because there would be nothing to irrigate once the subdivision is developed. Mr. Siberla explained that he goes there to catch frogs.

Commissioner Pulham asked about the power lines and if the poles themselves were inside the lot boundaries. Mr. Weaver said it's expensive to move power poles. City Planner, Peter Matson, said the developers develop around the power poles, which usually end up in a rear or side yard.

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission approve the preliminary plat subject to the Staff requirements as outlined in Staff memos. Commissioner Hansen seconded the motion, and the voting was unanimous.

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

The meeting adjourned at 8:04 p.m.



Julie K. Matthews, Planning Commission Secretary