

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JUNE 23, 2015**

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Gerald Gilbert, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT: Wynn Hansen, L.T. Weese

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Nicholas Mills, Julie Matthews

City Council Members: Tom Day, Joy Petro

PUBLIC REVIEW:

1. VALLEY HI SUBDIVISION PHASE 3 – FINAL APPROVAL

This property is located at approximately 2900 North 2150 East in an R-1-6 (Single Family Residential) zoning district. The applicant, Mindy Arbor, is proposing to combine three single family lots into two single family lots creating Phase 3 from Valley Hi Subdivision Phase 2.

Planner II, Kem Weaver, explained that two of the lots have been difficult to develop because of slopes and a 30-foot wide easement through the middle of the lots. The existing plat has three lots. Combining the lots and reducing the number to two lots creates a bigger buildable area.

Commissioner Nilsson asked why creating a new phase was necessary. Mr. Weaver said it is typical in this situation to create a new phase as long as there is verbiage under the title of the plat referring to Phase 2, which is being amended by the creation of Phase 3.

Commissioner Fitzpatrick asked if the laterals would be okay after not being used for many years. Mr. Weaver said that they may have to be replaced if the builder finds them not to be in good condition when the building contractor connects them up. Commissioner Weaver cited Engineering notes.

2. ELLISON PARK ESTATES SUBDIVISION PHASE 2 – FINAL APPROVAL

This 4.48 acre property is located at approximately 1850 West Gordon Avenue in an R-1-8 zoning district. The applicant, BAC Layton, represented by Chad Bessinger, is proposing 14 single family residential lots.

Mr. Weaver presented the request for final plat approval for Ellison Park Phase 2. He said this phase borders the school and the UTA rail trail as well as Gordon Avenue. There was a discussion of access to the trail, which must not be through private yards but from Gordon Avenue. There was a discussion regarding fencing between the private properties and the trails.

There was a discussion regarding lots that would front on to Cold Creek Way, which Mr. Weaver said was a collector street.

3. YOUNG KIA – CONDITIONAL USE EXPANSION FOR A CAR DEALERSHIP

This property is located at 308 North Main Street in a C-H (Highway Regional Commercial) zoning district. The property owner is G42, LLC (Young Automotive) represented by Garth Robinson.

Mr. Weaver presented the request for conditional use expansion for the Young Kia car dealership. He explained how the site would be redeveloped and said it would comply with the current landscaping requirement of 10 percent landscape. The site will have 13 percent landscaping.

Mr. Weaver said this conditional use request is an expansion to the original conditional use, which had a requirement stating that if the site was expanded, the conditional use would need to be brought before the Planning Commission for another review.

Commissioner Van Drunen asked what would separate the Kia lot and other businesses. Mr. Weaver said there is no City separation requirement.

There was a discussion regarding the future of the storage sheds and the trailers on the site. Mr. Weaver said the storage sheds would all be demolished and the trailers moved to another site. Community and Economic Development Director, Bill Wright, said the owner's had submitted an application a few weeks prior and would be moving the trailers to the Fat Bob's site on an extra area.

Mr. Weaver said it was a positive redevelopment of the site. At Chairman Gilbert's request, Mr. Weaver said he would check on any conditional use permits that had been issued on this site in the past.

In answer to a question about the Kia dealership in Kaysville, Mr. Wright said that Young Kia is moving from Kaysville to facilitate access and consolidation with their other dealers.

Commissioner Nilsson asked if the Planning Commission would review the new building, and Mr. Wright said it would be reviewed by Staff.

OTHER:

There was a discussion on the Food Truck round up that was at Layton Christian Academy. Commissioner Fitzpatrick said while they needed more parking, it was great music, food and atmosphere. Councilmember Petro said she has been working with Layton City Parks and Recreation to kick off a similar event on Friday, July 10 with a farmer's market and live entertainment. Commissioner Fitzpatrick said the City may want to coordinate this event with another food truck event that is planned in the City for the same night.

Commissioner Fitzpatrick asked why some reports reference Northridge Park and some Greyhawk Park. Staff will check with the Parks Department to see what the official name of the park will be. Commissioner Weaver asked if taco wagons are approved just by Staff. Mr. Weaver said that the ordinance had been changed and only Staff approval is required.

Commissioner Bodily asked about seating for taco carts. Mr. Wright said there is no maximum, just a space area that is no more than 15 percent of the total hard surface of the sight.

Mr. Wright said WinCo was still awaiting design plans from Rocky Mountain Power to provide power to the building. WinCo was given permission in March to start grading. WinCo is working through the specifics of the utility infrastructure, which is shared between WinCo and Fort Lane Village. He said they are committed to building the WinCo store.

There was a discussion of future businesses that could come to Layton City.



Julie K. Matthews, Planning Commission Secretary

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OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Kem Weaver, Nicholas Mills, Julie Matthews

Mayor: Bob Stevenson

City Council Members: Tom Day, Joy Petro

Chairman Gilbert called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Pulham.

APPROVAL OF MINUTES: April 14 and April 28, 2015; May 12 and May 26, 2015; June 9, 2015

Chairman Gilbert called for a motion to approve the minutes. Commissioner Fitzpatrick asked for the April 14, 2015, minutes to be pulled and revised with the traffic accident counts cited for the Village at Church and Main to be added to the work meeting minutes for that date and then brought back to the Commission for review.

Commissioner Fitzpatrick moved to approve the April 28, May 12, May 26 and June 9, 2015 Planning Commission and Work Meeting minutes with the minutes of April 14, 2015, to be resubmitted with the traffic numbers from Main, Cross and Church Streets. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Gilbert Welcomed Mayor Stevenson, Councilmembers Tom Day and Joy Petro.

Mayor Bob Stevenson invited Chairman Gilbert to come to the podium to recognize him for his retirement from the Planning Commission. Mayor Stevenson said that in the 10 years he was on the City Council and the last year and a half as Mayor, he has never seen a Chairman of the Planning Commission as involved with the City as Chairman Gilbert is. He said Chairman Gilbert is at the City Council meetings and available to answer questions. He expressed appreciation for Chairman Gilbert's service both to the Planning Commission and to the City Council. He presented Chairman Gilbert with a clock.

Councilmember Joy Petro said she appreciated working with the Planning Commission. She said she appreciates the process and fully supports the process and the decisions. She said she hoped to keep the same camaraderie going forward. She expressed appreciation for Chairman Gilbert for all he has done.

Chairman Gilbert expressed appreciation to the Staff for their support they had given the Planning Commission for the last nine years and the well-prepared staff reports providing information that was

very enlightening. He also expressed appreciation to Ms. Matthews who will be retiring in the near future.

Chairman Gilbert became involved because of a back yard issue. He encouraged more people to be involved especially at budget time. He said Layton is a very well run city and the Planning Commission is a big part of it. He said he knew that there is a lot of thought that goes into approvals before they are sent on to the City Council. He said he hopes the citizens understand that when things do not go their way that the decision is in the best interest of the City.

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

1. VALLEY HI SUBDIVISION PHASE 3 – FINAL APPROVAL

This property is located at approximately 2900 North 2150 East in an R-1-6 (Single Family Residential) zoning district. The applicant, Mindy Arbor, is proposing to combine three single family lots into two single family lots creating Phase 3 from Valley Hi Subdivision Phase 2.

Planner II, Kem Weaver, explained that two of the lots have been difficult to develop because of slopes and a 30-foot wide Bureau of Reclamation easement through the middle of the lots. The existing plat has three lots. Combining the lots and reducing the number to two lots creates a bigger buildable area. He said the lots meet the frontage and area requirements of the R-1-6 zone.

Chairman Gilbert asked with the constraints of the easement if they can put in a driveway, yard and landscaping. Mr. Weaver said they could but if these things had to be removed to service the line, it would be the owner's expense to replace them.

There was no public comment.

Chairman Gilbert called for a motion on the item. Commissioner Bodily moved that the Planning Commission forward a positive recommendation to the City Council to approve the final plat for the subdivision. Commissioner Van Drunen seconded the motion, and the voting was unanimous.

2. ELLISON PARK ESTATES SUBDIVISION PHASE 2 – FINAL APPROVAL

This 4.48 acre property is located at approximately 1850 West Gordon Avenue in an R-1-8 zoning district. The applicant, BAC Layton, represented by Chad Bessinger, is proposing 14 single family residential lots.

Mr. Weaver presented the request for final plat approval for Ellison Park Estates Phase 2. He said the density of 3.125 units per acre meets the requirements of the R-1-8 zone. He said the landscape buffer easement on Lot 101 will be continued from Cold Creek Way and wrap around the corner on Gordon Avenue. It will match the landscaping in Phase I of Ellison Park Estates. There will be one homeowners association for both phases.

Mr. Weaver said that the City Parks Department wants to ensure the public will access the trail from Gordon Avenue with only homeowners accessing from the private lots.

Commissioner Van Drunen asked how the restricted access would be ensured without a fence. Commissioner Fitzpatrick said there is no space between lots for an access.

Commissioner Weaver pointed out that 950 North needs to be labeled as a public street. He asked who ensured that outstanding items on Engineering's memo are submitted.

Mr. Weaver said those items will be collected before the pre-con or the plat recording. They can be received after final plat approval.

Commissioner Fitzpatrick felt that more than one light should be required. Mr. Weaver said the light is typically on the corner of the cul-de-sac street. Mr. Weaver will mention the concern to the Engineering Division.

There were no comments from the Commission or the audience.

Commissioner Nilsson moved that the Planning Commission forward a positive recommendation to the City Council to approve Ellison Park Estates Phase 2 subject to meeting all Staff requirements. Commissioner Pulham seconded the motion, and the voting was unanimous.

3. YOUNG KIA – CONDITIONAL USE EXPANSION FOR A CAR DEALERSHIP

This property is located at 308 North Main Street in a C-H (Highway Regional Commercial) zoning district. The property owner is G42, LLC (Young Automotive) represented by Garth Robinson.

Mr. Weaver presented the request for conditional use expansion for the Young Kia car dealership. He explained how the site would be redeveloped and said it would comply with the current landscaping requirement.

A condition of the 2008 conditional use approval was that the Planning Commission would review any expansion of the conditional use. Other conditions from 2008 are not applicable.

Mr. Weaver explained how the site would be expanded and how it would be redeveloped. He showed the elevation of the proposed buildings and said the service area would match the front of the main building. The back of the buildings would be of block construction.

Mr. Weaver said the landscape area along the street frontage will be extended according to ordinance based on the depth of the lot. He explained where the landscaping would be required. The lot will be 13 percent landscaping, and 10 percent is the minimum.

There are 62 parking spaces required. The property will have 85 parking spaces for customers and employees with the remaining for auto display.

Mr. Weaver said Staff recommends the Planning Commission approve the conditional use extension for Young Kia car dealership with the following condition:

1. The site and building shall meet all City ordinances and Staff requirements from the Fire, Engineering, Building and Planning Departments.

There was a discussion of how the detention basin would be landscaped. Garth Robinson, 4052 South 4300 West, West Haven, said he hoped they could use cobble rock. Mr. Weaver said landscaping usually means living materials.

Chairman Gilbert asked Mr. Robinson if he had seen the conditions. Mr. Robinson said he had seen them and had no concerns. He said Young Kia had requested that the State replace the fence along the freeway. Commissioner Weaver asked about the rock ramp in the 2008 memo. He said the rock ramp will be removed for parking stalls.

Commissioner Weaver asked about the cement head gate in the southeast corner. Mr. Robinson said he doesn't believe it is active. He said there are several options to cap it and make it a part of the project.

There were no further comments. Chairman Gilbert called for a motion on the item.

Commissioner Weaver moved that the Planning Commission approve the expansion based on meeting all of the Staff condition, which are hereby adopted as requirements. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

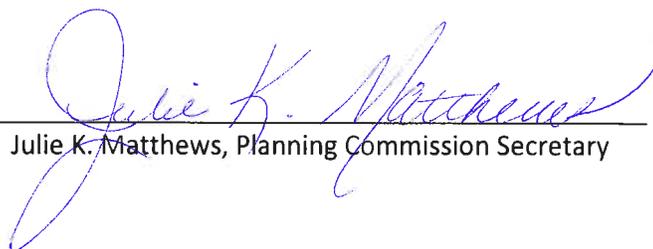
Commissioner Weaver thanked Chairman Gilbert for the leadership, guidance and example he had given and set for the Planning Commission.

Chairman Gilbert said he appreciated the Commission, the strength of the citizens and the support of Staff.

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

Commissioner Nilsson moved to close Public Review and adjourn the meeting. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

The meeting adjourned at 7:32 p.m.



Julie K. Matthews, Planning Commission Secretary