

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
FEBRUARY 27, 2024**

MEMBERS PRESENT: Vice Chair Lindsey Hamilton, Commissioners Scott Carter, Wesley Felice, Peter McDonough, Bret Nielsen, Julie Pierce, Justin Whitworth, and George Wilson

MEMBERS ABSENT: Chair Trevor Steenblik

OTHERS PRESENT: Staff: City Planner Weston Applonie, Planner Kem Weaver, Secretary Michelle Williams, Deputy City Attorney Darren Curtis

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Vice Chair Hamilton conducted the pledge of allegiance and Commissioner Wilson offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – February 13, 2024.

Vice Chair Hamilton called for a motion for the approval of the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting Minutes for February 13, 2024. Commissioner Wilson seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. Adams Oak Hills Subdivision – FINAL PLAT

The applicant, Luke Martineau, representing J Fisher Companies, is requesting final plat approval for a 2-lot subdivision. The property is located at 2201 East 350 North.

Planner Weaver presented the item.

Background: *The applicant, Luke Martineau, representing J Fisher Companies, is requesting final plat approval for the Adams Oak Hills Subdivision. The proposed subdivision is adjacent to similar single-family uses to the east and north. Vacant agricultural zoned property is to the west, which slopes down into the hollow. To the south is Oak Hills Drive, which is owned by the Utah Department of Transportation (UDOT).*

The proposed subdivision is within a Sensitive Lands area of the City, which requires geotechnical and geological hazard studies to be done on the property. The applicant has submitted the required reports which include mitigation measures for construction on the property. These reports have been reviewed

and proposed mitigations accepted by Staff and approved by the Commission and Council as part of the preliminary plat approval for the subdivision. The plat consists of two single-family lots that will back or side onto Oak Hills Drive. The buildable area for Lot 2 is located close to the edge of slope; however, geotechnical mitigations would allow a future home to be built close to the edge of slope. Both lots meet the frontage and area requirements of the A (Agriculture) zone.

Alternatives to the Motion: Alternatives are to: 1) Recommend the Council approve the final plat of Adams Oak Hills Subdivision subject to meeting all City and geotechnical requirements; or 2) Deny the final plat.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for the Adams Oak Hills Subdivision subject to meeting all City and geotechnical requirements as outlined in Staff memorandums and geotechnical studies.

Planning Commission Discussion:

Commissioner Pierce asked if there are oil and gas lines through the site. Planner Weaver affirmed and noted they are identified by the darker-hatched areas. There is a 105' easement for the two pipes going through the properties. A driveway may be constructed over the top of the easement but no building or landscaping may be placed over the easement.

Public Comment:

None

MOTION:

Commissioner Pierce motioned the Planning Commission to forward a positive recommendation to the City Council to approve the final plat for the Adams Oak Hills Subdivision subject to meeting all City and geotechnical requirements as outlined in Staff memorandums and geotechnical studies. Commissioner Wilson seconded the motion, which was approved unanimously following a roll-call vote.

2. THO Property Improvements – DEVELOPMENT PLAN

The applicant, Jeff Close, representing THO Properties, LLC, is requesting development plan approval to improve three existing commercial properties located in the MU (Mixed-Use) zone. The properties are located at approximately 377 East Gentile Street.

Planner Weaver presented the item.

Background: *The applicant, Jeff Close representing THO Properties LLC, is requesting development plan approval to improve three existing commercial properties located in the MU (Mixed-Use) zone. The proposed development includes remodeling two existing buildings, demolition of an existing building, and the construction of a new building. Similar commercial uses within the MU zone are located to the west and east, Layton High School is to the north in an R-1-8 zone, and newly developed commercial properties in a CP-2 (Planned Community Commercial) zone to the south across Gentile Street.*

The east building that recently housed Red Hanger and the Twisted Sugar building will be remodeled with new exterior building facades and tenant spaces. The third building will be razed and a new commercial

building will be constructed to match the other two updated commercial buildings.

The parking areas will be expanded and improved. Water-wise landscaping will be added throughout the site by incorporating planter beds along Gentile Street and in the parking areas.

The Design Review Committee (DRC) and City staff met with the applicant to review the design of the site improvements and upgraded exterior building facades. The DRC was generally complimentary of the updating of the properties but had a few comments that the applicant has already addressed.

Alternatives to the Motion: *Alternatives are to: 1) Grant approval of the Development Plan for THO Property improvements subject to meeting City requirements and DRC recommendations; or 2) Deny the proposed Development Plan.*

Recommendation: *Staff recommends the Planning Commission approve the Development Plan for THO Property improvements subject to meeting all City requirements and DRC recommendations.*

Planning Commission Discussion:

Justin Whitworth clarified the drive-through lanes for the east building are located on the property and not in the easement. Planner Weaver noted they do straddle the property line when the car gets through the drive-through and will merge onto the access. Commissioner Whitworth shared that a drive-through for a dry cleaning business is much less intense than a coffee shop. Planner Weaver stated the drive-through doesn't conflict with the easement. Commissioner Whitworth questioned the queuing crossing the other access in the middle of the property, and whether the queuing would cause traffic issues for those customers coming onto the property off Gentile Street. Commissioner Pierce shared an example of a similar setup and how it was handled.

Public Comment:

None

MOTION:

Commissioner Wilson motioned that the Planning Commission approve the Development Plan for THO Property improvements subject to meeting all City requirements and DRC recommendations. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:22 PM, Commissioner Pierce motioned to adjourn. Commissioner Whitworth seconded the motion, which was approved unanimously following a roll-call vote and the meeting was adjourned.

A handwritten signature in cursive script that reads "Michelle Williams".

Michelle Williams
Planning Commission Secretary