LAYTON CITY JOINT PLANNING COMMISSION/CITY COUNCIL WORK MEETING MINUTES
MAY 28, 2019

PLANNING COMMISSION
MEMBERS PRESENT: Chairman Brett Nilsson, Vice Chair Tricia Pilny, Commissioners Dawn Fitzpatrick, Wynn Hansen, Clint Morris, Robert Van Drunen, Daniela Harding, and George Wilson

MAYOR AND CITY COUNCIL
MEMBERS PRESENT: Mayor Scott Freitag, Councilmembers Joyce Brown, Scott Carter, Bruce Davis, Tom Day, Joy Petro

MEMBERS ABSENT: Commissioner Brian Allen

OTHERS PRESENT: Staff: City Manager Alex Jensen, City Attorney Mason Kjar, City Attorney Steve Garside, City Engineer Steve Jackson, CED Director Chad Wilkinson, City Planner Tim Watkins, Planner II Kem Weaver, Planner II Brandon Rypien, Planner I Kendall Welch, and Planning Commission Secretary Brittney Whitecar

The work meeting was held in the Chambers Conference Room of the Layton City Center.

1. WELCOME (5:36 PM)

Chairman Nilsson called the work meeting to order at 5:36 PM. Vice Chair Pilny was given a brief moment to remind the Commission and Council that the Urban Land Institute’s Urban Plan training seminar will be held in Layton on August 7, 2019, from 8AM-5PM. Vice Chair Pilny stated that she will be co-facilitating the event, and reminded the Commission and Council that seating is limited, and to speak to her directly if there are any additional questions or concerns.

2. REVIEW AND DISCUSSION: POTENTIAL PRUD TEXT AMENDMENTS AND RELATED GENERAL PLAN UPDATES (JOINT WORK MEETING) (5:37 PM)

Chairman Nilsson provided a brief introduction for this agenda item, and turned the meeting over to Community and Economic Development Director, Chad Wilkinson. Mr. Wilkinson introduced the new administrative assistant and Planning Commission secretary, Brittney Whitecar. Mr. Wilkinson also thanked Mr. Watkins and Mr. Rypien for their work on the draft PRUD text amendment.
Mr. Wilkinson presented on Planned Residential Unit Developments (PRUDs) stating that amendments to the PRUD section of the code is the last major item needing discussion before the awaited updated general plan can be implemented. Mr. Wilkinson stated the purpose for PRUD’s is to encourage imaginative utilization of land while providing greater flexibility to developers.

Mr. Wilkinson explained to the Commission and Council that there are density bonuses available to PRUDs for incorporating open space and recreational site amenities as well as for preserving slopes, wetlands, creeks, agricultural lands, and non-residential open space. Revisions to open space requirements are being proposed in order to focus more on quality of open space rather than just quantity. For example, detention areas may only be counted as open space when the area is usable space for recreation. Open space excludes setbacks unless part of a trail network, and there will be a higher density bonus given for open space that is usable by all members of the HOA.

Mr. Wilkinson stated the quality of building materials and masonry within PRUDs is proposed to be redefined. Brick, stone, and hardy board are included in the masonry requirement, but stucco is to be removed. Mr. Wilkinson stated that fencing requirements are also seeing changes. PRUD’s are to include outer fencing around the development, excluding some fencing types; namely white vinyl and chain link. Along with fencing, Mr. Wilkinson added that enhanced streetscapes are being further specified in the PRUD ordinance.

Mr. Wilkinson stated that the goal of the combined meeting is to provide information to the Planning Commission and City Council regarding the direction the Planning Department is going with the proposed amendments to the PRUD ordinance so it can be added to the agenda on the next Planning Commission meeting and be on its way City Council approval.

Tim Watkins, City Planner, provided a visual regarding open space fragmentation, showing how fragmentation matters by making space more or less usable throughout a given area. Consolidated spaces, namely water detention basins within PRUD’s, are more beneficial than smaller fragmented spaces or basins, as they hold a higher capacity percentage per square foot of open space. Mr. Watkins showed several PRUD layout options for a given area versus a standard R-1-8 development. Mr. Watkins stated the proposed text amendment is requesting a 10% minimum open space requirement for PRUDs that can vary greatly, depending how things are fragmented and how space is utilized within a given subdivision. Unusable space due to topography, wetlands, conservation space, etc. will not count as part of the 10% open space as those areas would not be buildable in a standard subdivision.

Commissioner Harding asked why white vinyl fences specifically are being restricted in the proposed text amendment and asked if the City can enforce something as specific as color. Mr. Watkins said that natural and darker colored wood fences are preferred because, particularly when consolidated into a small area, white seems to glare and become visually dominant. Vinyl fencing is available in many colors which still provides developers with options.
Councilmember Day commended the Staff on their work but feels that 10% minimum open space is not enough and closer to 20% would be his recommendation. Commissioner Fitzpatrick agreed, stating that implementation of paths and trails is encouraging, but 10% is still insufficient. Councilmember Day stated his opinion that 10% seems small considering the increased unit density allowed in many PRUDs. On the contrary, Vice Chair Pilny expressed that she was in favor of 10% in conjunction with encouraging developers to provide amenities; she stated that since open space is required within 900 feet of every unit; the open space is useful to every resident. Commissioner Wilson agreed with Vice Chair Pilny, stating that since the open space has specific requirements and must be usable, requiring 10% is probably ok. Councilmember Brown said she is of the opinion that 10% is pushing it and 15% would be more acceptable. Councilmember Davis asked what the issue would be with increasing the minimum open space from 10% to 15%. Mr. Watkins stated it may decrease lot sizes, changing the subdivision dynamic. Commissioner Van Drunen asked if protected wetland space counts towards the 10% required open space within a PRUD. Mr. Wilkinson stated no, explaining developers are required preserve those areas in all developments anyway, and open space in PRUDs must be usable according to the new plan.

Councilmember Day stated that the Planning Commission and City Council still need to discuss the proposed amendment to the General Plan Land Use map. Knowing the map will help provide information as to what areas of the City may yet be developed and help provide a proper plan for each of those areas.

3. THE PARK – R-1-8 PRELIMINARY PLAT, R-1-8 (PRUD) PRELIMINARY PLAT, AND C-TH PRELIMINARY PLAN (PLANNING COMMISSION WORK MEETING)

Due to time constraints, there was no discussion on this agenda item.

4. 7TH WEST APARTMENTS – DEVELOPMENT PLAN (PLANNING COMMISSION WORK MEETING)

Due to time constraints, there was no discussion on this agenda item.

Chairman Nilsson adjourned the work meeting at 6:52 PM.

__________________________
Brittney Whitecar,
Planning Commission Secretary
LAYTON CITY PLANNING COMMISSION MEETING MINUTES
MAY 28, 2019

MEMBERS PRESENT: Chairman Brett Nilsson, Vice Chair Tricia Pilny, Commissioners Dawn Fitzpatrick, Wynn Hansen, Clint Morris, Robert Van Drunen, Daniela Harding, and George Wilson

MEMBERS ABSENT: Commissioner Brian Allen

OTHERS PRESENT: Staff: City Attorney Mason Kjar, CED Director Chad Wilkinson, City Engineer Steve Jackson, City Planner Tim Watkins, Planner II Kem Weaver, Planner I Kendall Welch, and Secretary Brittney Whitecar

City Council Member: Tom Day

The meeting was held in the City Council Chambers of the Layton City Center. Chairman Nilsson called the meeting to order at 7:04 PM. The Pledge of Allegiance was recited and an invocation was given by Commissioner Fitzpatrick.

APPROVAL OF MINUTES: APRIL 9, 2019: WORK/REGULAR SESSION; APRIL 23, 2019: WORK/REGULAR SESSION (7:05 PM)

Chairman Nilsson asked the Commission if there were any questions or comments on this item. Hearing none, Chairman Nilsson called for a motion to approve the meeting minutes for the April 9, 2019: Work and Regular Meetings, and the April 23, 2019: Work and Regular Meeting.

Commissioner Fitzpatrick moved that the Planning Commission approve the meeting minutes for the April 9th, 2019: Work and Regular Meetings, and the April 23rd, 2019: Work and Regular Meetings as written. Commissioner Wilson seconded the motion. All Commissioners were in favor and the motion passed unanimously.

PUBLIC REVIEW

Chairman Nilsson called for a motion to open Public Review. Commissioner Van Drunen moved to open Public Review. Commissioner Hansen seconded the motion. All Commissioners were in favor and the motion passed unanimously.

1. THE PARK – R-1-8 PRELIMINARY PLAT, R-1-8 (PRUD) PRELIMINARY PLAT, AND C-TH PRELIMINARY PLAN (7:06 PM)

   The applicant, Ed Grampp of CW Land Company LLC, is requesting R-1-8 Preliminary Plat, R-1-8 (PRUD) Preliminary Plat and C-TH Preliminary Plan approval to develop 44.00 acres of
Kem Weaver, Planner II, stated that the applicant is Ed Grampp of CW Land Company LLC, who is requesting preliminary plat and plan approval for property that contains 44.00 acres, formerly known as the Swan Lakes Golf Course. Mr. Weaver stated that on January 17, 2019 a general plan amendment was approved for the property, along with a rezone request and subsequent development agreement. Mr. Weaver stated that most of the subdivision is zoned R-1-8 (PRUD) with some C-TH zones along Gordon Avenue and Ellison Park, with an R-1-8 strip which abuts adjacent single family to the east. He showed the subdivisions layout on the preliminary plan, breaking down the locations of the attached townhomes and single family lots, both of which are included in this subdivision.

Mr. Weaver stated that per the development agreement there will be a total of 272 units, which provides for 17 single family lots with a minimum area of 8,000 square feet, including 15 lots located along the east property boundary with R-1-8 zoning. Mr. Weaver stated that in the R-1-8 (PRUD) zoned area there will be 2 lots with a minimum area of 8,000 square feet, 44 lots with a minimum area of 6,300 square feet, 28 lots with a minimum of 5,000 square feet, and 53 single family cottage homes with a minimum area ranging from 3,200 – 3,440 square feet. Mr. Weaver stated that there are four areas, two along Gordon Avenue and two adjacent to Ellison Park that are zoned C-TH. Mr. Weaver explained the townhome design is called mansion homes, which are designed to resemble one large home from the exterior. Mr. Weaver stated that the proposed density of the PRUD portion of the development is 3.9 units per acre, which is under the base density of the R-1-8 zone of 4 units per acre. Therefore, a density bonus is not required for the proposed number of PRUD single family residential units, which is 125. Mr. Weaver stated the proposed density of the C-TH zoning district is 14.2 units per acre, which is below the maximum density of 16 units per acre allowed in the zone.

Mr. Weaver stated the developer is working with multiple home builders on this project, adding that the Development Review Committee (DRC) has provided positive feedback regarding this development but recommended a sidewalk and ADA ramps in the center open space area. Mr. Weaver stated the developer has incorporated this recommendation into the landscape plan, adding that it will need to be shown in their construction drawings.

Mr. Weaver stated that the preliminary plat shows 11.51 acres of open space, or 33% of the R-1-8 (PRUD) development area. Mr. Weaver added the C-TH zone requires a minimum of 200 square feet per unit of open space, which equates to .59 acres of required open space for 130 units. The preliminary plan provides .99 acres of open space or 331 square feet of open space per unit which is located primarily in large areas between clusters of mansion homes. The open space includes walking paths and a pool and splash pad area accessible to the members of the HOA. Fencing being proposed along the east lots is a 6 ft. vinyl fence. The south boundary lining the mansion...
homes has a 6 ft. aluminum rail fence with openings to the park area. Along 2200 West and Gordon Avenue, a 3 ft. rail fence is to be included.

Mr. Weaver stated that the subdivision will contain public roads as well as some private roads where driveways are rear-loading. Storm water for the development will be controlled by the shallow detention basins included in the development and metered out to 2200 West.

Mr. Weaver stated that Staff’s recommendation is that the Planning Commission forward a positive recommendation to the City Council to approve the preliminary PRUD plat and the preliminary plan for the C-TH attached townhomes/mansion homes subject to meeting all Staff requirements. Mr. Weaver also stated that Staff also recommends approval of The Park R-1-8 Preliminary Plat subject to meeting all Staff requirements.

Chairman Nilsson opened the item for questions from the Planning Commission.

Commissioner Hansen asked for visuals or further information regarding the aluminum rail fences proposed in the project. Mr. Weaver explained that they are an open fence style held up on aluminum rods, with each rail being 3 or 4 inches apart.

Troy Sanders, 5151 S. 900 E. Salt Lake City, UT, of Think Architecture, landscape architect and representative of the applicant; stated that the proposed split rail fences separate private from public space but provide an open feel because they are see-through. Commissioner Hansen thanked him for his explanation and asked about landscaping. Mr. Sanders said that the existing trees are delicate and need to be replaced. A plan to replace around 300 to 400 of them has been provided that includes various foliage types, all listed on the City’s street tree and shrub list.

The applicant, Ed Grampp, stated they’ve talked to several builders about this project. The front load single family homes will all be built by a single builder. There is another builder interested in the rear-load single family homes, and there are several builders being considered for the mansion homes. They will maintain consistency in style and building materials via an HOA and an architectural committee. Commissioner Hansen asked for clarification, as some HOAs are formed by homeowners after a subdivision is completed. Mr. Grampp said in this case the HOA will come first, possibly managed by a third-party property management entity. Commissioner Wilson asked if any builders have been selected. Mr. Grampp said he cannot disclose the builders at this time because nothing has been contracted but they are in the works. Commissioner Nilsson asked if the possible builders have experience building in Layton. Mr. Grampp replied that they all have experience building in Davis County but not necessarily Layton.

Commissioner Fitzpatrick asked what the depth of the rear-load driveways are. She expressed concern that when driveways are shallow, people tend to park large trucks and SUVs on private roads which causes emergency vehicle access issues. Mr. Grampp said the homeowners association would be part of that matter and he is aware that problems of the sort exist.
Commissioner Fitzpatrick asked if this subdivision will be built in phases. Mr. Grampp said he thinks so but isn’t sure yet.

Chairman Nilsson opened the item to the public for questions or comments at 7:37 PM.

Paul Watt, 1685 N. Gregory Dr., Layton, UT - asked how 2200 West will be affected, as it is already a busy street. He asked if the road will be changed to accommodate the increased traffic. Mr. Weaver said there is no expansion to 2200 West proposed. There are 4 entry access points to the subdivision: two onto 2200 West and two onto Gordon Avenue.

City Engineer Steve Jackson said a transportation study was performed and showed that the road has the capacity to accommodate the increased traffic presented by the development through the year 2040. Commissioner Hansen asked if 2200 West will be striped, or if there is another plan to accommodate the ingress/egress introduced by the subdivision. Mr. Jackson said that the traffic study did not show a significant enough impact to the road to spark changes.

Daja Speth, 1920 W. Gordon Ave., Layton, UT - asked what the distance is between the future light on 2200 and the nearest entrance to the subdivision. Mr. Weaver said he thinks it is about, or just shy of 250 feet. The distance of 250 feet is desirable but not always possible. Ms. Speth said that the access point seems too close to the light. She asked if an access point onto Cold Creek had been considered to provide access to the school. Mr. Jackson said that neither the City nor the developer own the land necessary to provide an access point on Cold Creek Way. Ms. Speth said that the schools adjacent to this development would probably mean cars from the schools parked in the subdivision which could be a nuisance; particularly at the beginning and end of the school day.

Hearing no additional comments from the public, Chairman Nilsson thanked the public for their comments and brought the discussion back to the Commission.

**MOTION:**

Chairman Nilsson called for a motion on the item. Commissioner Fitzpatrick moved that the Planning Commission recommend the City Council grant preliminary plat approval of The Park PRUD subject to meeting all staff requirements. Commissioner Morris seconded the motion. All Commissioners were in favor and the motion passed unanimously.

Commissioner Fitzpatrick moved that the Planning Commission recommend the City Council grant preliminary plat approval of The Park mansion homes in the C-TH zone, subject to meeting all Staff requirements. Commissioner Wilson seconded the motion. All Commissioners were in favor and the motion passed unanimously.

Commissioner Fitzpatrick moved that the Planning Commission approve The Park single family homes subdivision within the R-1-8 zone subject to meeting all Staff requirements. Commissioner
Wilson seconded the motion. All Commissioners were in favor and the motion passed unanimously.

2. 7TH WEST APARTMENTS – DEVELOPMENT PLAN (7:52 PM)

The applicant, Isaac Richens of Destination Homes, is requesting development plan approval on 3.35 acres for the 7th West Apartments located at approximately 1814 North 700 West (Layton Hills Parkway) in the MU, DO-1 (Mixed-Use, Mixed-Use Design Overlay) zoning district.

City Planner Tim Watkins stated that Staff has been working on refining the site plan with the applicant. There is shared parking being discussed for this item off-site and some details are still in the works. Mr. Watkins stated that Staff recommends tabling the item until the next meeting.

Commissioner Hansen asked what the hold-up was with this application. Mr. Watkins said that the parking layout and ratio need to meet City ordinances, and that consideration of a potential parking reduction is provision in the MU zone. Commissioner Fitzpatrick asked how many spaces they may be short to have them considering off-site shared parking and expressed concern that the problem needs to be solved on their site, because using other parking lots and the presented issue of parking on public roads causes a slew of issues. Mr. Watkins said they need to work through these details before the application is ready for consideration. Commissioner Fitzpatrick asked why this was on the agenda if it wasn’t ready. Mr. Wilkinson said they were hopeful that the application would be ready by this evening when the packet was completed last week, but the deadline was not met.

Mr. Watkins stated that Staff’s recommendation is for the Planning Commission to table this item to an unknown date.

MOTION:

Chairman Nilsson called for a motion on the item. Commissioner Wilson moved that the Planning Commission table the Plan for 7th West Apartments to a time uncertain, when the developer has a complete plan to present. Vice Chair Pilny seconded the motion. All Commissioners are in favor and the motion passed unanimously.

ADJOURNMENT (8:06 PM)

Chairman Nilsson called for a motion to close Public Review and adjourn. Commissioner Hansen moved to close Public Review and adjourn. Commissioner Fitzpatrick seconded the motion. All Commissioners were in favor and the motion passed unanimously.

The meeting adjourned at 8:07 PM.