LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

JUNE 11, 2019

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

MEMBERS ABSENT: Commissioner Robert Van Drunen

OTHERS PRESENT: Staff: Asst. City Attorney Mason Kjar, City Council member Tom Day, City Engineer Steve Jackson, CED Director Chad Wilkinson, City Planner Tim Watkins, Planner II Kem Weaver, and Planning Commission Secretary Brittney Whitecar

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

1. WELCOME & ANNOUNCEMENTS (5:30 PM)

Chairman Nilsson opened the meeting at 5:30 pm.

In the interest of time, the planning commission rearranged the work session schedule. Item #7 was bumped up to item #2 due to the commission’s interest in discussing the general plan.

2. DRAFT GENERAL PLAN UPDATE (5:30 PM)

Chairperson Nilsson stated that the commission will have the opportunity at 8:00 PM or as soon as the other items have been addressed, to hear from the public regarding the general plan update. The objective for the public concern hearing is not a deliberation between the planning commission members, nor is it meant as a question and answer session with the public; only a time to hear the public’s thoughts and concerns regarding the plan update. Questions may be answered if necessary. Commissioner Hansen said they should probably announce the intention at the beginning so the public understands the objective.

3. BAYVIEW ANIMAL HOSPITAL – CONDITIONAL USE (5:41 PM)
Planner Kem Weaver showed an aerial view of the proposed location. About a year ago, indoor/outdoor animal services were approved as a use within the A (Agricultural) zone. Outdoor animal areas must include a 25 foot buffer lined with evergreen trees when adjacent to any residential area. The landscape plan provided shows the buffer and required trees. Overnight dog boarding will be on-site which is allowed in the zone. Chairman Nilsson asked if a permit is needed for the crematorium being proposed as part of the clinic. Applicant Dr. Clayne White said they must abide by OSHA standards and the health department. City Attorney Mason Kjar noted that according to chapter 19, section 14 of the Layton City Code, crematoriums require a conditional use permit which had not been considered in relation to this item. A conditional use for the crematorium must be added to the conditional use motion during the meeting. The motion amendment needs to include both the proposed pet cemetery and crematorium.

3. **LDS LAYTON LEGACY STAKE MEETING HOUSE – CONDITIONAL USE (5:50 PM)**

Planner Kem Weaver introduced the item. The church is in a residential area. It is a typical style brick LDS church. It meets the landscaping buffer and setback requirements for the zone. Ample parking is being provided assuming that two wards occupy the building at a time on Sundays.

Commissioner Harding stated that a crosswalk would be fantastic for the residents since the church faces an arterial street that will see a lot of traffic come build-out.

4. **SUNRIVER TOWNHOMES PRUD – 1ST AMENDMENT (6:05 PM)**

Planner Kem Weaver introduced the item. Two of the townhome buildings in the SunRiver development containing 7 units each need to be shifted a few feet. As designed, the buildings are very close to the detention basin so they would like to shift both buildings a few feet further from the detention basin allowing for porches that would otherwise be too close.

5. **EAST LAYTON COMMONS – PRELIMINARY PLAT, C-TH, (CONDO/TOWNHOME) PRELIMINARY PLAN, AND MU (MIXED-USE) DEVELOPMENT PLAN (6:07 PM)**

Planner Kem Weaver showed the preliminary plat, which includes 135 apartment units and 51 townhomes. There is one US-193 access in the development where UDOT is requiring a right turn only with a median. A second access is on 3025 North Street which meets North Hills Drive.

Commissioner Fitzpatrick expressed concern about the private HOA maintained road at the 3025 North access, stating that it should be a limited access road if the HOA will be maintaining it.

Commissioner Harding expressed that there will be issues with the right turn only access to SR-193 and the consequential U-turns and left turns that would result. The only other entrance is onto 3025 north, which is not an arterial road, which can’t handle nearly 200 units. Commissioners Hansen & Morris agreed with Commissioner Harding that the traffic would create chaos.
Commissioner Harding said that the no left turn sign next to the Subway Restaurant on SR-193 creates an issue when combined with the new traffic pattern introduced by the subdivision because people illegally turn left there constantly. If the median ends at that intersection, the illegal left turn onto SR-193 and the left turns at the end of the median would cause traffic accidents as they intersect.

Mr. Tim Watkins said that several options for turnarounds are available. The City traffic engineer has provided a traffic study, complying with the median required by UDOT, and found the median and turnaround options to be sufficient. He stated that if there are people who find the access options unfavorable, they may choose not to live in the development.

The City Attorney, Mr. Crane said that if the Planning Commission would like to table the item, they need to provide a specific reason for the concern(s) to be addressed, and to give this careful consideration. UDOT may refuse to make the requested changes and the Planning Commission cannot override UDOT requirements. The applicant does not think that installing a traffic light on North Hills Drive is feasible because it is not adjacent to their development, it is expensive, and it is not the recommendation of UDOT.

6. 7TH WEST APARTMENTS – MU DEVELOPMENT PLAN (6:39 PM)

Planner Tim Watkins introduced the item. This item has been delayed significantly due to research required pertaining to the shared and off-site parking reduction, which has been uncommon until this point.

Mr. Watkins stated that a decrease in the standard parking requirement is being considered by staff due to abundant public transportation options within walking distance of the apartments. The last relevant parking study detailing parking needs per bedroom within apartment complexes was done between 2002 and 2004. A 2019 study showed that the parking need per bedroom has since decreased, as less people own cars and more apartments have only one adult of driving age living in them.

Commissioner Fitzpatrick asked if parking reduction allowances will depend upon bedroom number per apartment. Mr. Watkins said these situations will probably be approved on a case by case basis, calculated by how many bedrooms the units within each apartment complex has as well as nearby amenities and public transportation availability.

Commissioner Allen suggested that a signal for pedestrian crossing, or a traffic stop at the north entrance of this development and the Target parking lot across the street be considered. He stated that it would be a busy spot with Target’s frequent semi-trucks and resident vehicles both using 7th West. Mr. Watkins replied that City Engineering could study the pedestrian activity once the project is built and occupied to see if a crossing signal might be warranted.

Commissioner Nilsson asked how high visitor days, such as holidays would be handled where there is already barely enough parking for residents. The applicant said that according to research, the opposite usually happens, where people leave on holidays and the parking lot empties. Apartment residents tend to leave on holidays and special occasions to visit family who have more living space to accommodate visitors.

Commissioner Morris asked if access to schools has been considered. Planner Tim Weaver said that Davis County School District statistics show that school aged children are usually a very small percentage of
residents in modern complexes similar to this. High end apartments tend to attract young couples and single residents.

Adjournment:

The work meeting was adjourned by Brett at 6:54 PM.

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Brittney Whitecar,
Planning Commission Secretary
LAYTON CITY PLANNING COMMISSION MEETING MINUTES
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PLANNING COMMISSION
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MEMBERS ABSENT: Commissioner Robert Van Drunen

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The meeting was held in the City Council Chambers of the Layton City Center. Chairman Nilsson called the meeting to order at 7:02 PM. The Pledge of Allegiance was recited and an invocation was given by Commissioner Harding.

APPROVAL OF MINUTES: NONE

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

1. 7TH WEST APARTMENTS – DEVELOPMENT PLAN (7:04 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.

Planner Tim Watkins Presented the item:

Background: On May 14, and May 28th 2019, the Planning Commission tabled this item at the request of City staff and the applicant to allow for additional time study the parking requirement for the development. City staff has reviewed parking studies presented by the applicant and found that the proposed parking ratio of 1.55 spaces per unit is an appropriate level of parking for midrise multi-family housing, and that it is consistent with the Planning Commission recommended, and City Council approved Development Agreement. The applicant, Isaac Richens, representing Destination Homes, is requesting Development Plan approval for a 132 unit apartment building in a Mixed Use, Mixed-Use Design Overlay (MU,
DO-1) zone.
On January 17, 2019, the City Council approved the rezone and associated Development Agreement from B-RP to MU, DO-1. The proposed development is planned for a vacant parcel that is 3.35 acres. The density of the development is 39 units per acre, which meets the City’s vision to diversify and mix the City’s Midtown and regional commercial areas, and establish an Urban District core.
City Staff has been working with the applicant in preparing design aspects for the buildings and the site as part of the Development Plan. City Staff and the applicant met with the Design Review Committee (DRC) as required by ordinance to present the proposed design elements of the site, building and landscaping with regards to materials and scale.

**Staff Recommendation:** Staff recommends the Planning Commission approve the Development Plan for the 7th West Apartments subject to all City requirements as outlined in staff memorandums to the developer.

Commissioner Hansen asked who determines the Mid-town trolley routes and schedules. Mr. Watkins said it is a UTA service in participation with Davis County and the Cities. Commissioner Hansen asked if at build-out there could be a push for the mid-town trolley to stop at this location. Mr. Watkins said that is a good question and that this could be beneficial. Commissioner Hansen asked if UTA is limited to stops on public right-of-ways, or can they pick up and drop off in private roads. Mr. Watkins said that Layton Hills Mall has stops so private drives are a possibility.

**PUBLIC COMMENT**

No Comments were made.

**MOTION:**

Commissioner Harding motioned that the Planning Commission approve the development plan for the 7th West Apartments subject to all city requirements as outlined in staff memorandums to the developer. Vice Chair Pilny seconded the motion, which was unanimously approved.

2. **BAYVIEW ANIMAL HOSPITAL – CONDITIONAL USE (7:18 PM)**

The applicant, Dr. Clayne White, is requesting conditional use approval to allow for Pet Services – Indoor/Outdoor on 1.5 acres of property, located at 2227 West Gentile Street, in the A (Agriculture) zoning district.

Planner Kem Weaver presented the item.

**Background:** The applicant, Clayne White, is requesting conditional use approval to construct an animal clinic and crematorium on the southwest corner of 2200 West and Gentile Street.

The applicant is currently going through site plan review to construct an animal clinic that will mainly treat and care for domestic animals. As an accessory to the primary use of being a clinic, there is a requirement for overnight boarding for the animals that have had surgery.
Mr. Weaver explained that there are vacant lots, single family residential lots, and an LDS church adjacent to this property. Regarding this application; animal services and medical care are the primary uses and overnight boarding is a secondary use. About 22 individuals will be employed at the center and only domestic pets will be treated. There is a small detached crematorium building for deceased pets. The applicant has met the parking requirement for the use. The outdoor area will be enclosed and buffered by Evergreen trees, as required by city code. The building is one story with masonry on the exterior.

Recommendation: Staff recommends the Planning Commission grant conditional use approval for pet services indoor/outdoor and pet crematorium subject to the applicant meeting all City requirements.

QUESTIONS FROM PLANNING COMMISSION

Commissioner Fitzpatrick asked about signage. Mr. Weaver said he was unsure what style of sign is intended.

Dr. Clayne White, 344 S. Murray Cir. Kaysville, UT - said he anticipates a monument sign with flood lights below, the sign itself will not be lighted. It will resemble the sign at their existing Farmington location.

Commissioner Hansen asked if there is sidewalk on the North and East sides of the street. Mr. Weaver said there is currently sidewalk along the east side of the lot and will be required on Gentile to the North.

Commissioner Harding asked if the possibility of a garden to dispose of the ashes of deceased animals needs to be included in the motion. Mr. Weaver said that the garden is part of the additional motion drafted in the work meeting.

QUESTIONS FROM PUBLIC

No Comments were made

MOTION: Commissioner Fitzpatrick motioned that the Planning Commission grant conditional use approval for indoor/outdoor animal services subject to meeting all City requirements and staff recommendations as listed. An amendment to the motion to grant conditional use approval for a pet cemetery limited to a crematorium use subject to meeting all city requirements as listed in municipal code was added. Commissioner Hansen seconded the motion, after which the vote was unanimously approved.

3. LDS LAYTON LEGACY STAKE MEETING HOUSE – CONDITIONAL USE (7:29 PM)

The applicant, Brian Bott of Bott Panton Architects, is requesting conditional use approval to allow for a Church on 3.78 acres of property located at approximately 200 North Bluff Ridge Boulevard in the R-S (Residential Suburban) zoning district.

Planner Kem Weaver introduced the item.

Background: The applicant, The Church of Jesus Christ of Latter-Day Saints is requesting conditional use permit approval for a typical Church meetinghouse. Existing residential lots back to the east, north and west of the Church property. Vacant property to the south is General Planned for residential uses.
Access to the meetinghouse will be provided along Sand Ridge Parkway for both vehicle and pedestrian access. There is no access planned through the residential homes backing onto the Church property.

As shown on the attached site plan, the church building will be located at the center of the site and towards Sand Ridge Parkway. The proposed plan shows sufficient parking spaces to meet the parking ordinance requirement of 1.5 parking spaces for every four seats in an auditorium/chapel that is intended for two congregations using the building at the same time. Based on this requirement, the parking spaces provided support the proposed chapel area with seating for 667 people.

The site will consist of a brick masonry building with a pitched roof so as to blend in with existing single family residential developments (see attached building elevations). Landscaping will be located on all four sides of the site with landscape buffers along the south, east and north property lines. A storage building will be located in the southeast corner of the site and will match the building materials of the main structure.

The buffer requirements for church uses adjacent to single family residential is a 10-foot wide landscape buffer with trees planted every 25 feet along the fence line with additional landscape plantings. A 6-foot high solid vinyl fence of earth tone colors, or 6-foot high chain link fence with interlocking slats is also required.

The proposed meetinghouse will accommodate members of the Church to meet on Sundays and during weekdays and nights for other church meetings. This church building is not anticipated to negatively impact the surrounding residential land uses.

Surrounded on 3 sides by residential with vacant property to the South. The building will be in the center of the site with parking lining both sides of the buildings. They have met the parking requirement assuming 2 wards are meeting in the building at the same time. The elevations are standard 1 story masonry with pitched roof. A landscape plan has been provided, meeting the 10 foot landscape buffer. A fence of natural color or chain link is required around the lot.

RECOMMENDATION: Staff recommends the Planning Commission approve the conditional use permit for a church meetinghouse use per the conditions outlined in the staff report:

1. All parking light lamps shall be shielded to ensure the lighting remains on the site.
2. The building shall be of masonry materials and have a pitched or gabled roof to blend in with surrounding single family buildings.
3. The site and building shall meet all Fire, Engineering and Building requirements as written in memorandums for site plan reviews.

QUESTIONS FROM PLANNING COMMISSION
No comments made

QUESTIONS FROM PUBLIC
No comments made
MOTION:
Commissioner Hansen motioned that the Planning Commission approve the conditional use for the LDS Legacy Stake Meeting House per the conditions outlined in the staff report including drawings and landscape plans. Commissioner Morris seconded, and after unanimous vote, the motion was approved.

4. EAST LAYTON COMMONS – PRELIMINARY PLAT, C-TH (CONDO/TOWNHOME) PRELIMINARY PLAN, AND MU (MIXED-USE) DEVELOPMENT PLAN

The applicant, Logan Johnson of Wright Development Group, is seeking Preliminary Plat, C-TH Preliminary Plan, and MU Development Plan approval to develop 10.65 acres of property for The East Layton Commons, located at approximately 1300 East Highway 193 in the CP-1 (Planned Neighborhood Commercial), C-TH (Condo/Townhouse), and MU (Mixed-Use) zoning districts.

Planner Kem Weaver introduced the item.

Background:
On August 16, 2018, the City Council approved the annexation and rezone with an associated Annexation Agreement. This regulatory framework guides the Development and Preliminary Plan proposed for this vacant parcel. The MU zoned portion of the development is 5.48 acres while the C-TH zoned portion of the development 4.07 acres. The commercial component that fronts Highway 193 is 1.1 acres and is zoned Neighborhood Commercial (CP-1) and will be developed in the future.

The preliminary plat for East Layton Commons is dividing the 10.65 acre parcel into three parcels. Parcel 1 will include the apartment buildings, Parcel 2 will include the future commercial use and Parcel 3 will include the townhomes.

The Planning Commission is the Land Use Authority for administrative review of the Development Plan. The City Council is the Land Use Authority for administrative review of the C-TH development. City Staff has been working with the applicant in preparing site plan, building design and landscaping design elements for the Design Review Committee (DRC) that provides recommendations for the development plan.

Density:
The density of the apartments in the MU zone is 24 units per acre and the density of the townhomes in the C-TH zone is 12.5 units per acre, which meets the density requirement for the C-TH zone. The MU zone does not have a density minimum or maximum, it is a design based zone that is defined by the uses contained within the building(s) on the site. This includes bulk plane limitations such as building height and setbacks. The maximum height of the apartment buildings is 35 feet or 3-stories.

Design Review Committee (DRC):
City Staff and the applicant met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the detached single-family homes and the landscape/open space plans.

The DRC provided positive feedback regarding the overall development design and open space amenities, and shared the following recommendations to the Planning Commission and City Council.
In the parking lot islands it might be a good idea to have larger shade trees rather than smaller flowering crabapples. The vehicle/tree conflicts will be reduced and larger trees will provide more shade to the hot asphalt.

Provide some planting for the rock walls i.e. ground covers and creepers. This will soften the impact of the rock walls and add to the stability of the soil at the walls.

Add some showy plantings at the entry to the clubhouse/pool facility to accentuate the entry and make it more inviting.

Add one or two additional varieties of trees to the street trees. Possibly different trees on different streets and/or include accent trees at entries and intersections.

The applicant would like to discuss these recommendations or comments from the DRC before updating the landscape plans.

**Landscaping/Open Space:**

The attached site plan / landscape plan provides a pedestrian-friendly development with on-street private parking, parking lots placed behind buildings and building frontages oriented to streets and open space amenity areas. The street access from Highway 193 lines up visually with the central open space corridor for a welcoming entry experience. The central open space corridor provides a cohesive integration between the apartment units and the townhomes. The majority of usable open space is within this corridor, which includes walkways, trees, and planting areas. Seating areas will be added.

Another sizable area of open space is surrounded by apartment buildings but will be accessible by all residents in both the apartments and townhomes. This area will contain a clubhouse and swimming pool, and the applicant would like to include a pickle ball court adjacent to the pool area. Full design of this open space recreational area will contain the aforementioned amenities, and be completed during the final plan submittals.

The overall open space and landscaping amenity areas comprise about 4.31 acres, or 40.5 percent of the development. There is not a minimum landscape requirement for the MU zone because it is based on design elements.

**Architecture:**

The proposed townhomes will be two-story with rear loaded two-car garages connecting to private drive alleys. The maximum height of the townhomes is 28 feet at average grade, as a compatible building height near the off-site single family homes to the north and west. The proposed exterior materials of the townhomes will be brick and lap board accents for the first story or ground level. The second story will be a stucco treatment on the façade and in gabled areas, lap board will accent the end units on the façade and in gabled areas.

The townhomes feature substantial window area to bring natural light into the units and to put eyes on the common open space areas. The porches are recessed into the building but identified with columns of half brick. The roof design switches from a gabled pitched roof to a shed roof to better define each unit.

The proposed 3 story apartment buildings feature enclosed stairwells which create the appearance and character of a 3 story townhome building. These town-home style multi-apartment buildings provide one-car tuck under garages at the rear of the buildings, which will be accessed from private drives and parking areas. Pedestrian access areas are clearly defined by the rectangular pop-outs from the main façade. Internal hidden stair wells are used to access upper floors.
The proposed exterior materials of the apartment buildings will be brick and lap board on the first floor. The second floor will consist of both lap board and stucco. The third floor will be stucco finishes with two separate colors of beige and a darker color. The access area pop-outs will be brick for all three floor and lap board. Each unit will have a balcony both on the front and rear of the building. As part of this packet, there are a number of colored perspectives of the townhomes, apartment buildings and clubhouse.

**Streets and Utilities:**
The Utah Department of Transportation (UDOT) has permitted only one access on Highway 193 that is to line up with the 3/4 access across the highway. This access is limited to a right-in right-out which will not allow for left hand turns into or out of the development. To ensure that these movement limitations occur, UDOT is requiring the developer to install a median in the center of Highway 193 from the Church Street intersection to the west side of the right-in right-out access.

All streets in the proposed development are to be private and will provide parallel parking to be used as guest parking. A secondary access through the townhomes to 3025 North (existing public street) will be a full access ingress/egress. A future third access will be stubbed to the west should the adjacent property pursue development. This will help to maintain only one access point from Highway 193 for future development to the west. As with the private streets, all utilities will be private for the development and will be maintained by a homeowner’s association. Storm water run-off from the development will collect into a common detention pond facility within the CP-1 zoned area that will collect runoff from townhome and apartment development areas.

The annexation/rezone for this property was approved by the City Council on August 16th, 2018. The plan divides the property into three sections: apartments, condos, and future commercial. The MU section is 5.4 acres with a density of 24 units per acre, the C-TH zone is 4.07 acres with a density if 12.5 units per acre, and the CP-1 section to be developed in the future is 1.1 acre with density to be determined upon development. Both the M-U and C-TH zones meet residential density requirements for their respective zones.

The Design Review Committee had positive feedback regarding the community but recommended more landscaping; specifically additional shade trees in parking areas, ground coverings, and some shrubs around the clubhouse. In response, the applicant has provided an updated landscape plan, meeting those recommendations.

Mr. Weaver showed the elevations of the buildings including the clubhouse, which all residents of the townhouses and apartments will have access to.

Planner Tim Watkins presented information in response to traffic concerns discussed in the work meeting. He showed a graphic depiction of intended traffic flow onto and around SR-193. The graphic included the proposed median on SR-193, which would restrict left turns into and out of the development. UDOT plans to direct traffic flow westward when exiting the subdivision down to North Hills Drive or Fairfield Road, where vehicles could turn around in order to drive eastbound to access Highway 89. An alternative provided would be to exit the development northbound onto 3025 North and weave around to another SR-193 access point, where motorists could turn eastbound to access Highway 89. In addition to access points off of SR-193 and 3025 North, two stub streets have been added to allow for connector streets when the adjacent land to the west develops in the future.
QUESTIONS FROM PLANNING COMMISSION

Commissioner Fitzpatrick expressed concern that there is no park or space for children in the development.

Logan Johnson, 1178 W. Legacy crossing Blvd. Centerville, UT, representing Wright Development, responded to Commissioner Fitzpatrick, stating that there are two anticipated tot-lots in the green space between the pool and townhouses but they haven’t been officially added yet, as Wright Development is working to contract with a tot-lot company.

Commissioner Harding asked if the developer has talked to the property owner to the west about the future connectivity to the proposed stub streets. Logan Johnson said that they have hopes to buy the lot in the future but the owner is not interested in selling at this time.

Commissioner Harding expressed confusion about the intended traffic flow. Turning eastbound out of the development is not currently an option due to the median and she expressed opinion that turning west, then driving down to Fairfield road or into a commercial parking lot in order to turn around and head eastbound would be perceived as unfavorable to residents. Mr. Watkins said that UDOT has tried to provide natural traffic flow around the median and nearby streets and that the proposed plan is favored by UDOT as well the City's traffic engineer; therefore, an alternative probably isn’t feasible. Requiring the developer to add a traffic light on North Hills Drive or Fairfield road is not possible due cost and proximity to other traffic lights on SR-193. Commissioner Harding said that citizens of the over 100 units in this complex making U-turns and using parking lots to turn around and head east is impractical. She stated that she would like to see the traffic light installed. Mr. Watkins reiterated that a traffic light is probably not a possibility per opposing instruction from the City’s traffic engineer, UDOT, and the request of the developer. Commissioner Allen added that this layout very well may require change as accidents occur over time. Commissioner Hansen expressed that UDOT’s view of how SR-193 should be designed doesn’t consider citizen experience or safety, only the science of traffic flow, which is frustrating.

Logan Johnson said that due to concern, Wright Development can bring the Planning Commission’s suggestions to UDOT’s attention for further review.

STAFF SUMMARY/RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for East Layton Commons and Development Plan for East Layton Commons Mixed Use. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve East Layton Commons Condo-Townhomes subject to meeting all Staff requirements as outlined in staff memorandums to the developer.

QUESTIONS FROM PUBLIC

No comments were made by the public.

MOTION:

Commissioner Fitzpatrick made a recommendation that the Planning Commission approve the preliminary plat and development plan for the East Layton Commons Mixed-Use as well as a positive recommendation to the City Council to approve East Layton Commons Condo/Townhomes with the noted
concerns of the Planning Commission throughout the June 11, 2019 work and regular meetings. With no second to the motion, the motion failed.

Commissioner Harding motioned that the Planning Commission table the item for two weeks to give the developer and the City time to work with UDOT regarding the Planning Commission’s concerns and to give Mr. Steve Jackson, the City traffic engineer, time to present traffic mitigation to the Planning Commission. Commissioner Morris seconded the motion.

Commissioner Fitzpatrick asked that Commissioner Harding change her motion to add a police department report detailing accidents in this area.

Commissioner Harding added to her motion that a police report be included, showing the accidents along SR-193 at the North Hills Drive area.

Chairperson Nilsson recognized the amendment to the motion made by Commissioner Harding and asked Commissioner Morris if he would like to second the amended motion. Commissioner Morris agreed and seconded the motion. Chairperson Nilsson called for a vote, which was unanimous, and Commissioner Harding’s motion passed.

PUBLIC HEARING

5. SUNRIVER TOWNHOMES PRUD – 1ST AMENDMENT

The applicant, John Shepard of EVN Development LLC, is requesting to amend Lots 59-72 of the final plat of the SunRiver Townhomes PRUD, zoned R-M1 (PRUD) (Low/Medium Density Residential, Planned Residential Unit Development), located at approximately 463 West to 511 West 2200 North to adjust the footprint of buildings 13 and 14.

Planner Kem Weaver introduced the item.

**Background:** The amendment consists of two attached townhome buildings, seven units in each building, shifting north approximately five feet. The purpose of the shift is to provide larger front porch areas between the townhomes and the detention / open space area. As with the other townhome buildings in the development, garages are provided at the rear of the amended townhome units with direct access to the private street.

The open space and private streets will not be affected by the minimal shift of the two townhome buildings.

**RECOMMENDATION:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the amended plat for SunRiver Townhomes PRUD, 1st Amendment subject to meeting all staff requirements as outlined in staff memorandums.

**QUESTIONS FROM PLANNING COMMISSION**

No Comments were made

**QUESTIONS FROM PUBLIC**
Terry Heinz, 1140 W. Gentile, Layton, UT - asked what the density of the townhomes is. Mr. Weaver responded that the density is 15 units per acre.

**MOTION:** Commissioner Hansen motioned that the Planning Commission forward a positive recommendation to the City Council approve the amended plat for SunRiver Townhomes PRUD 1st amendment subject to meeting all staff requirements as outlined. Commissioner Fitzpatrick seconded the motion which was unanimously approved.

6. **DRAFT GENERAL PLAN UPDATE – ISSUES ONLY HEARING (NO DECISION) (8:14 PM)**

The Planning Commission is seeking public comment on the draft General Plan that has been created through the Layton Forward public engagement process. This hearing will be held at 8:00 PM or as soon as the matter can be heard.

Planner Tim Watkins introduced the item:

**Background:** Layton’s General Plan is over 15 years old and in need of a comprehensive update to address changing conditions, needs and collective aspirations. Since October 2017, the City has worked to engage the broader community through the ‘Layton Forward’ General Plan Update process. This effort resulted in gathering feedback from nearly 1,900 residents, business representatives or property owners as the basis for drafting a Comprehensive General Plan Update document. The Layton Forward process builds on the foundation of the 2015 – 2016 Envision Layton process that involved over 500 residents and established future land use visions and growth principles.

A public review plan draft was presented at a community review meeting on January 30, 2019, and posted online for community-wide access. After receiving public comments on the draft document, three joint Planning Commission / City Council work meetings were held between February and May to review comments, and to discuss specific areas for further refinement. Staff has applied the requested edits, and posted the Draft Plan on the Layton Forward Website for public review. The public has been noticed of a June 11, 2019 ‘Issues Only’ Planning Commission hearing at 8:00 p.m., with the invitation to provide comments at the hearing or in advance through the online form.

The most recent edits are applied to the draft plan in red text, with particular emphasis since the last joint work meeting on the following:

- **Chapter 2 – Refining the definitions of Agriculture, APZ and Crash Zone, Low Density Residential, and Common Open Space Amenity Areas.** (Pages 13 through 19)
- **Chapter 4 – Clarifying the vision for residential areas south and west of the Town Center Core** (Page 36)
- **Chapter 6 – Refining descriptions of potential Residential Areas with Variety and Amenities, as a guide to future update the City’s PRUD ordinance.**
- **Appendix C (Future Land Use Map)** –
  - Modifying land uses south and west of the West Layton Town Center Core, from Neighborhood Residential to Low Density Residential (with Neighborhood Ag Heritage Overlay), and removing the mixed use corridor along Hill Field Road (east of 2200 West).
These mapping changes are intended to limit commercial and mixed development to the Town Center Core, and to encourage surrounding residential development that will provide an appropriate transition to the surrounding established single family residential subdivisions.
  
  - Updating neighborhoods that have been established as Community Residential
  
  - Note: Recent map changes may be compared to the January 30th public review draft map (Appendix C).

**Recommendation:** Staff recommends the Planning Commission hold an issues only public hearing on June 11, 2018. Following the hearing, a future continued public hearing may be scheduled for continued public feedback, and for a vote to provide recommendations to the City Council.

Chairman Nilsson reviewed the process that the general plan has gone through to get to this point. At this time the City is looking for general feedback from members of the public who have made themselves aware throughout the process so far. He stated the importance of the City having a general plan as a basis of standards to meet when considering individual rezoning or annexation applications at any given time in any given location. He asked that the public limit their comments to 3 minutes each.

**QUESTIONS FROM PUBLIC**

Matthew Slade, 701 S. Austrian Pine Dr. Layton, UT - has experienced issues when cities where he has resided didn’t plan appropriately. He requested that the Planning Commission require sufficient parking to all units – especially commercial areas. Also stated that he has experienced safety decline as mixed use areas have not been considered appropriately and hopes that Layton does a better job of placing various uses appropriately in relation to each other. He said that a lot of companies are beginning to Telecommute, so he’s concerned that office use space probably isn’t going to be super common in the future as more people work at homes.

Mike Mower, 3310 Twin Peaks, Layton, UT - suggested that restaurants be encouraged by business parks so employees can eat and work in close proximity. Stated that buffers between different uses is important, particularly where residential vs commercial uses are concerned.

Ed Green, 2150 N. Valley View Dr., Layton, UT - said he’s developed a lot in Layton over the years and recognizes that we are running out of land. His clients can’t afford the homes they were building in years past so density must be considered and utilized appropriately. Many people dislike townhomes but for young first-time homebuyers, affordable townhomes are the only way to gain equity. Thinks an appropriate combo of single family and multi-family is important.

Gary Christensen, 767 E. 315 S., Layton, UT - said that lower income housing is important and asked if it was being proposed in addition to moderate income housing. Concerned about seeing more homeless people if low income people can’t afford a place to live.

Sean Wood 1194 N. 2325 W., Layton UT - said he is concerned because he witnessed a change from what was shown on the General Plan regarding the Swan Lakes Development so he worried about the City honoring the plan. He said the housing market is beyond the control of the City so if property values
continue to rise, will the plan just be changed again? He wants to see the City stick to the plan that they provide to the public.

Peter Matson, 1123 W. 225 S., Layton, UT, representing Ovation Homes, - asked about the agricultural overlay in West Layton and how that fits into the moderate income housing plan. City Planner Tim Watkins responded that Neighborhoods with Variety and Amenities section of the general plan illustrates concepts available that may create some breathing room for moderate income housing in the agricultural overlay area.

**QUESTIONS FROM PLANNING COMMISSION**

No Comments were made by the commission.

**ADJOURNMENT**

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

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Brittney Whitecar

Brittney Whitecar,  
Planning Commission Secretary