LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JUNE 25, 2019

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

MEMBERS ABSENT: Chairman Brett Nilsson

OTHERS PRESENT: Staff: City Council member Tom Day, City Attorney Mason Kjar, Economic Development Director Lon Crowell, City Engineer Steve Jackson, City Planner Tim Watkins, Planner II Kem Weaver, Planner II Brandon Rypien, and Planning Commission Secretary Brittney Whitecar

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

Vice Chair Pilny opened the work meeting at 6:00 p.m.

1. WELCOME & ANNOUNCEMENTS

Presentation by Attorney Mason Kjar

City Attorney Mason Kjar presented regarding the protocol of Planning Commission decisions. He reviewed past items and how they were handled by the Planning Commission. He stated that the standard for administrative decisions is the municipal code. Staff and City entities cannot reject applications that meet all city codes unless the item presents issues to health, safety, and/or welfare of citizens.

Attorney Kjar explained the difference between administrative decisions and legislative decisions. Legislative decisions are based more on health, safety and welfare and reasonably debatable issues surrounding an item or topic than are administrative decisions.

If, while making an administrative decision, the Planning Commission or other decision-making entity discovers an issue presenting detriment; a change in municipal code may be requested.

Farewell for Planning Commission Members

Vice Chair Pilny thanked Commissioners Fitzpatrick, Wynn and Harding for their service on the Planning Commission. Planner Tim Watkins presented each of them with a commemorative plaque and announced that three new members will be joining the commission as their replacements within the next month.

2. EAST LAYTON COMMOMONS – PRELIMINARY PLAT
Planner Kem Weaver said this item was presented in the June 11th Planning Commission meeting and was tabled due to traffic concerns along SR-193.

Traffic Engineer Steve Jackson presented regarding the SR-193 access. He stated that the City must adhere to the Layton City Master Transportation Plan. In 2007 The City entered into a preservation agreement with UDOT which laid out all allowed future traffic signals along main highways throughout the City including SR-193. That agreement tied Layton to traffic lights only at certain locations based on spacing and traffic patterns. There is not a traffic light on the Master Plan or Preservation Agreement on SR-193 at the proposed East Layton Commons access.

The recent traffic study performed for this development showed that 60% of traffic out of the subdivision will be west-bound and 40% will be east-bound. A median will be constructed to solve the No Left Turn issue on North Hills Drive. U-turns will then be allowed at that spot since the left turn issue will no longer exist.

Mr. Jackson walked through the various traffic flow options available at and around the site in question.

Commissioner Hansen asked if the master plan gets periodically reviewed, as things have changed significantly since 2007. She asked, if the plan is reviewed, how often and who prompts a review? Mr. Kjar said the City or UDOT can pursue a review process as needed but there have been no reviews for several years.

3. COMPREHENSIVE GENERAL PLAN UPDATE

Planner Tim Watkins presented the item. The City has made efforts to engage the public about the general plan update process through the City website, Facebook, emails, etc. Mr. Watkins showed the various future land uses proposed and changes that have been made through the plan update process and shared reasoning for the changes presented.

Commissioner Fitzpatrick asked if the recent F35 jets flying out of Hill Air Force Base in addition to the historical F16’s has prompted changes to the noise categories and the accident potential zones as shown on the general plan. Mr. Watkins said related change in the APZ boundary area is not foreseen.

Mr. Watkins walked through the process of updating the general plan which began in October of 2017 and has included online surveys, email blasts, public meetings, etc. The City has received decreased feedback from the public as time has gone on which is a good sign, as it may mean that people have become educated and comfortable with the plan through time with increased understanding.

Adjournment:

At 6:55 PM, Vice Chair Pilny closed the work meeting in order to transition into the regular meeting of the Layton City Planning Commission.

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Brittney Whitecar,
Planning Commission Secretary
LAYTON CITY PLANNING COMMISSION MEETING MINUTES
JUNE 25, 2019

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

MEMBERS ABSENT:
Chairman Brett Nilsson, Commissioner Robert Van Duren

OTHERS PRESENT:
Staff: City Council member Tom Day, City Attorney Mason Kjar, Economic Development Director Lon Crowell, City Engineer Steve Jackson, City Planner Tim Watkins, Planner II Kem Weaver, Planner II Brandon Rypien, and Planning Secretary, Brittney Whitecar

The meeting was held in the City Council Chambers of the Layton City Center. Vice Chair Pilny called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and an invocation was given by Commissioner Morris.

APPROVAL OF MINUTES: NONE

PUBLIC REVIEW

Vice Chair Pilny called for a motion to open Public Review. Commissioner Hansen moved to open Public Review. Commissioner Wilson seconded the motion. All Commissioners were in favor and the motion passed unanimously.

1. EAST LAYTON COMMONS - PRELIMINARY PLAT, DEVELOPMENT AND PRELIMINARY PLAN

The applicant, Wright Development Group is requesting Development Plan and Preliminary Plan approval for the East Layton Commons on property that contains 10.65 acres. The annexation/rezone area is located west of the Greyhawk apartments that front onto Church Street with R-M1 (PRUD) zoning. The north property boundary has frontage along 3025 North, which provides access to an adjacent 2.5 acre City water reservoir facility, and to the Sun Hills single family residential subdivision with R-1-6 zoning to the northeast. East of the property is agricultural land within the unincorporated county jurisdiction. The property’s southern boundary has frontage along 3000 North (State Highway 193), directly across from the Wyndham Square commercial complex to the south.

Planner Kem Weaver presented the item:
Background: On June 11, 2019, the Planning Commission tabled this item until the June 25th meeting to allow for further discussion concerning traffic patterns between City staff and the applicant. City Engineer, Stephen Jackson, will attend the next work meeting and regular meeting to answer questions related to traffic on the portion of Highway 193 between Fairfield Road and Church Street.

As a reminder, 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.

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

Commissioner Fitzpatrick asked if the traffic master plan developed in 2007 documents SR-193 going all the way from Highway 89 down to west Layton. City engineer Steve Jackson said yes, the plan documents the road stretching to 3000 West in Syracuse.

Commissioner Harding asked if an accident report had been done as was requested in the motion last meeting. Mr. Jackson said there have been 9 accidents at North Hills Drive and 38 at Church Street which was the reason for the median. Commissioner Harding asked why the City could not ask for a variance for a light at this intersection, since about 50 accidents have happened between the two intersections being discussed. Mr. Jackson said that because the street is a category 3, UDOT’s design standards require 2600 feet between signals, so there is just not the space UDOT would require in order to put in a light. Commissioner Fitzpatrick said that further west along the road, near the freeway entrance there are lights closer than 2600 feet. Did they get a variance? Mr. Jackson said that the current option is the best that UDOT has agreed to offer. They have indicated that their traffic counts and studies don’t warrant the light. Commissioner Fitzpatrick asked if a no parking for Semi trucks could happen here. Mr. Jackson said it has already been asked for.

Commissioner Harding said that the exit options out of this subdivision create too much traffic in the surrounding neighborhoods. Mr. Jackson said that the traffic study estimates about 110 cars coming and going every morning and evening rush hour. Those 110 cars have 5 entrance/exit options, averaging an increase of less than 30 additional cars through each route, which does not pose a considerable problem.
Public Review:

Wade Dessenberger, 935 E. 3000 N. #53, Layton, UT - said that his daughter was in an accident coming out of Quail Ridge onto SR-193 that has caused long-term health problems. He said that SR-193 is dangerous already and introducing legal U-turns at Fairfield is asking for accidents as people are not going to realistically take the back road options being discussed. He said that the speed limit needs to be decreased as traffic increases on SR-193 and more neighborhoods are adjacent to the highway; especially if there will be people making U-turns crossing oncoming traffic lanes.

Commissioner Hansen asked if the Planning Commission can ask UDOT for a variance, considering the comments and concerns from the public and planning commission. He said that people are naturally going to take the path of least resistance, creating an influx of U-turns at the nearest available intersection and although UDOT has a plan, the City needs to take action to do what is best for the citizens. Commissioner Harding agreed and stated that the U-turns that people are realistically going to take at Fairfield is concerning.

Ja Eggett, 1528 E. 450 N., Layton, UT – said that a U-turn is no way safer than a left turn out of the subdivision. He expressed confusion about how U-turns in a 55 mph zone are a solution to stopping left turns on the same road. He was skeptical about the accuracy of the traffic study only assuming that 110 cars will come and go at peak traffic times when there are almost twice that many units going into the development.

Commissioner Fitzpatrick asked if the Planning Commission could send this to City Council with encouragement that the City Council consult with UDOT again to resolve the concerned issues. Mr. Jackson said yes, that is an option.

MOTION:

Commissioner Hansen made 3 separate motions and a 4th recommendation to the City Council regarding the preliminary plat, preliminary plan, and development plan for East Layton Commons.

Commissioner Hansen first motioned that the Planning Commission grant preliminary plat approval for East Layton Commons Subdivision subject to all staff comments. Commissioner Fitzpatrick seconded the motion. With four commissioner approvals and two rejections, the vote passed.

Second, Commissioner Hansen motioned that the Planning Commission grant preliminary approval for the development plan for East Layton Commons Mixed-Use. Commissioner Fitzpatrick seconded the motion. With four commissioner approvals and two rejections, the vote passed.

Third, Commissioner Hansen motioned that the Planning Commission recommend the City Council approve the preliminary plan for East Layton Commons Subdivision. Commissioner Fitzpatrick second the motion. With four commissioner approvals and two rejections the vote passed.

Fourth, Commissioner Hansen made a strong recommendation to City Council that in view of the thorough discussions between staff, the developer, the public, and the Planning Commission, and in view of the high density of traffic on Hwy-193; that City Staff and the City Council take a very hard look at the speed on Hwy-193 and the application to UDOT for a traffic light at the North Hills intersection regardless of what the 2007 traffic study says-- it’s time for that to be reviewed. Lastly for the purpose of this development and the safety of Layton Citizens, that the City petition with UDOT to have the median built immediately as this development is
undertaken to be continuous from the Church Street Intersection to Fairfield intersection. Commissioner Wilson seconded the motion. The commission unanimously approved the recommendation.

**Open public hearing:**

Commissioner Fitzpatrick motioned to close public review and open the public hearing. Commissioner Wilson seconded the motion, which was approved.

**2. DRAFT GENERAL PLAN UPDATE –**

City Planner Tim Watkins introduced the item:

**Background:** Layton’s General Plan is over 15 years old and in need of a comprehensive amendment, or 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 Amendment 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.

**Staff Recommendation:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the Comprehensive General Plan Amendment, including proposed refinements to the draft future land use map as presented during public hearings. It is understood that the draft plan may be edited for clarity and corrections prior to its adoption by the City Council.

Proposed Future Land Use Map refinements near Weaver Lane and Angel Street, and Layton Parkway with the Neighborhood Ag overlay was discussed by the Planning Commission.

Commissioner Harding asked for clarification about the Gordon Avenue & Hwy 89 Town Center plan. Mr. Watkins showed an aerial view of the Town Center with the planned roads and zoning shown. He stated that the Town Center is meant to cater to Highway 89 traffic and create nearby shopping and eating opportunities for citizens of East Layton that usually must drive west several minutes to access businesses. The intention of the Town Center placement is to decrease east/west traffic through the nearby collector roads by making businesses accessible to their residences.
Public Comments:

Wade Dessenberger, 935 E. 3000 N., Layton UT - asked why Layton is adding density along Highway 89 in a residential area next to a highway that already has traffic issues. Mr. Watkins said that part of the point is to decrease long trips to other commercial zones for the people who live in the residential area in East Layton. Some if the businesses will cater to Highway 89 passers-by such as the restaurants and fuel stops, which won’t increase Highway 89 traffic flow.

Rick Smith, 615 S. 1375 W., Layton UT – wanted to ensure gradual transition between zones. Highway commercial next to neighborhoods is concerning. Mr. Watkins reviewed explored strategies in place to create transition areas between zones of difference uses and densities.

Tyson Roberts, 891 W. Weber Lane, Layton UT – spoke regarding the agricultural overlay at Angel Street near the Kaysville border. Tyson is a 6th generation farmer on an agricultural protection area. Said he’s considered the agricultural overlay as reassurance to be able keep his farm. He stated that he is an advocate for agricultural land and wants it included on the general plan.

Mr. Watkins suggested additions to the recommendation by refining the documents.

MOTION:

Commissioner Fitzpatrick motioned that the Planning Commission forward a positive recommendation to the City Council to adopt the Comprehensive General Plan Amendment, including proposed refinements to the draft future land use map as presented during public hearings. It is understood that the draft plan may be edited for clarity and corrections prior to its adoption by the City Council.

Commissioner Hansen seconded the motion which passed by unanimous vote.

Adjournment:

At 8:20 PM, Commissioner Harding motioned to adjourn the meeting. The motion was seconded by Commissioner Fitzpatrick, and the meeting was adjourned.