LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

JULY 9, 2019

PLANNING COMMISSION
MEMBERS PRESENT: Vice Chair Tricia Pilny; Commissioners Clint Morris, George Wilson, Robert Van Drunen

MEMBERS ABSENT: Chairman Brett Nilsson; Commissioners Brian Allen, Dawn Fitzpatrick, Wynn Hansen & Daniela Harding

OTHERS PRESENT: Staff: City Attorney Mason Kjar, City Engineer Steve Jackson, 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.

Vice Chair Pilny opened the work meeting at 6:30 p.m.

1. WELCOME & ANNOUNCEMENTS
No announcements

2. HILL FARMS PHASE 7 – PRELIMINARY PLAT
Planner Kem Weaver introduced the item. The previous 6 phases of the subdivision are in Kaysville and the 7th phase is across the border in Layton City. The land was rezoned to R-1-10 PRUD last may in preparation for this phase. The proposed density is 3.53 units per acre pertaining to the 52 proposed single family lots, 18 of which will be traditional front-loading driveway lots, and 34 will be rear loaded lots backing onto private streets.

This phase provides a Kays Creek Trail connection as part of the PRUD open space, which will be maintained by the City. The development also provides residents two additional sections of open space to be maintained by the HOA.

3. MECHAM TOWNS – PRELIMINARY PLAN
Planner Kem Weaver introduced the item. This is a townhome transition between Mecham Meadows single family subdivision and SR-193. The street in the center of Mecham Towns will be a public street that will create a connection between SR-193 and Mecham Meadows. Other streets within the townhouse development will be private lanes that the driveways will back onto.
The current open space between the townhomes and SR-193 is being set aside for future commercial use – probably small offices or shops.

Pedestrian connectivity throughout the development has been required by staff and a 3-4 foot tall fence will be required to surround the tot lot for safety due to its proximity to the street.

Vice Chair Pilny asked if the 4 sided architecture requested by the DRC (Development Review Committee) had been met. Kem stated that the goal of the DRC when they required that was to ensure architectural elements on all visible, street-fronting sides to enhance aesthetics and it wasn’t necessarily meant literally. In the regular meeting, Staff would clarify the applicable building elevations where the principles of 4-sided architecture should be applied.

**Adjournment:**

The work meeting was adjourned by Vice Chair Pilny at 6:55 PM.


Brittney Whitecar,
Planning Commission Secretary
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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 Wilson.

APPROVAL OF MINUTES: NONE

PUBLIC REVIEW

Chairman Nilsson called for a motion to open public review. Commissioner Van Drunen moved to open public review. Commissioner Morris seconded the motion.

1. HILL FARMS PHASE 7 PRUD SUBDIVISION – PRELIMINARY PLAT

The applicant, John Warnick, representing Destination Homes is requesting preliminary plat approval for a 14.7 acre property located at approximately 1070 South Angel Street in the R-1-10 PRUD (Single Family, Residential, Planned Residential Unit Development) zoning district.

Planner Kem Weaver introduced the item:

Background: The applicant, John Warnick, representing Destination Homes is requesting preliminary plat approval for a 14.7 acre property adjacent to the Kaysville City boundary and Kays Creek with frontage on Angel Street. Surrounding properties are zoned R-S with single family homes to the west and north, and unincorporated County land to the east.

On May 14, 2019, the City Council approved a rezone to R-1-10 PRUD. The preliminary plat proposes 52 single-family lots with 18 traditional front loaded single family lots and 34 rear loaded single family lots. The proposed density of the development is 3.53 units per acre, which is slightly over the base density of the R-1-10 zone of 3.5 units per acre. A density bonus of 1 percent is required for the proposed number of PRUD single family residential units.
Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat for the Hill Farms Phase 7 PRUD subject to meeting all City requirements.

No Comments were made by the Planning Commission or members of the public.

MOTION:

Commissioner Van Drunen motioned that the planning commission forward a positive recommendation to the City Council to approve the preliminary plat for the Hill Farms Phase 7 PRUD Subdivision, subject to meeting all City requirements. Commissioner Wilson seconded the motion, which was unanimously approved.

2. MECHAM TOWNS SUBDIVISION – PRELIMINARY PLAN

The applicant, David Lewis IV, representing DR Horton Homes is requesting preliminary plan approval to develop 5.5 acres of property zoned C-TH (Condo-Townhome) located at approximately 1200 East Highway 193.

Planner Kem Weaver introduced the item:

Background: The applicant, David Lewis IV representing DR Horton Homes, is requesting preliminary plan approval to develop 5.5 acres of property zoned Condo-Townhouse (C-TH). Adjacent properties to the north are zoned CP-1 and to the west is M-1 zoning; R-1-6 PRUD zoning is to the east and south. On May 17, 2018, the City Council approved the rezone of 5.5 acres from M-1 (Light Manufacturing/Industrial) to C-TH. The property is currently vacant. The C-TH zone allows the property to be developed with townhomes adjacent to existing single-family residential and commercial uses. The preliminary plan proposes 79 attached townhouse units that are rear-loaded, designed with 4 to 11 units per building pad. The remaining property will be common area with open space, landscaping, playground area, and visitor parking. The applicant met with the Design Review Committee to review the design of the site and building elevations.

The Committee has provided a number of recommendations for the Planning Commission and City Council to consider as outlined in the staff report. The applicant is currently making those recommended changes to present to the Planning Commission.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plan for Mecham Towns subject to meeting all City requirements as mentioned in staff memorandums.

No Comments were made by the Planning Commission or members of the public.

MOTION:

Commissioner Wilson motioned to forward a positive recommendation to City Council for the preliminary plat for the Mecham Towns Townhome Subdivision, subject to meeting all DRC and staff requirements as
outlined in staff memorandums to the developer and to implement the principles of 4-sided architecture on the more visible building facades as highlighted in the attached plan (shown below). Commissioner Morris seconded the item, which was unanimously approved.

ADJOURNMENT

At 7:24 pm, Commissioner Van Drunen motioned to close public review and adjourn the meeting. The motion was seconded by Commissioner Wilson and the meeting was adjourned.

Brittney Whitecar
Planning Commission Secretary