PLANNING COMMISSION
MEMBERS PRESENT:  Vice Chair Tricia Pilny, Commissioners Clint Morris, George Wilson, Tyson Roberts, Trevor Steenblik, Brian Allen

MEMBERS ABSENT:  Chairman Brett Nilsson, Commissioners Robert Van Duren, Jeremy Manning

OTHERS PRESENT:  Staff: Assistant City Attorney Mason Kjar, Community Development Director Chad Wilkinson, City Planner Tim Watkins, and Planning Secretary Brittney Whitecar

City Council Member Tom Day

The work meeting was held in the Chambers Conference Room of the Layton City Center. Chairman Nilsson called the work meeting to order at 5:30 PM.

1. WELCOME AND ANNOUNCEMENTS (5:30 PM)

2. TRAINING BY ASST. CITY ATTORNEY MASON KJAR (5:32 PM)

City Attorney Mason Kjar reviewed the takeaway points from recent trainings, reiterating that Planning Commissioners are gatekeepers for the City making sure that the municipal code is followed while avoiding conflicts and biases. All meetings must be public and have record taken. The Planning Commission is restricted to Legislative and Administrative decisions.

A public hearing is required during the process of a legislative decision. The public has a right to speak and express opinion regarding legislative decisions.

A public hearing is optional but not required for legislative hearings. Administrative decisions are based on factual evidence. The public may help the Planning Commission determine if an application meets city code, but citizen opinion is not relevant.

3. WOODWARD REZONE (5:55)

Tim Watkins showed the location for the proposed rezone and stated that the applicant wishes to split the lot in two. The new lots must be rezoned from A to R-1-10 because they will no longer meet lot size standards for an agricultural zone.
Commissioner Steenblik asked how the owner would access the back property. Mr. Watkins stated that there would be a shared 30' wide drive that would allow access to the back property.

4. **NIELSON REZONE (6:00)**

Tim Watkins stated that the applicant would like to rezone property located directly north of the Layton Hills Mall and develop a mixed-use area consistent with the general plan. This particular parcel would include high density housing.

Commissioner Steenblik asked how high density housing affects the school district as children move in. Mr. Watkins stated that high profile apartments generally attract college students, single professionals, and older citizens more so than families with children, so the anticipated number of school-aged children in the area will be minimal.

Vice Chair Pilny asked if a remodel of the Layton Hills Mall is in the foreseeable future. Discussion ensued regarding the future of the entire city block surrounding the mall. Density, traffic, and an effective mix of retail, residential, and business were discussed.

City Attorney Mason Kjar stated that this rezone is a legislative decision. The rezone is not tied to the particular high density housing project discussed, it would hold for any development on the lot should this project fall through.

5. **1700 EAST 3100 NORTH REZONE (6:28)**

Planner Tim Watkins said that this rezone invites various uses to occupy the space including multi-family housing or an office building. This particular location is not fronting a major street so it is unlikely that retail would be introduced to the space.

6. **2200 WEST 300 SOUTH REZONE (6:40) – read staff report to better understand item**

Planner Tim Watkins introduced the item. The purpose of this rezone is to allow the development of a phase 9 to the existing Villas at Harmony Place PRUD phases 1-8.

City Council member Tom Day asked how new phases are added to a PRUD after the fact. Chad Wilkinson said that it must be rezoned first then the subdivision plans can go through staff reviews and so forth.

The new phase is subject to the PRUD rules at the time that they applied, not the recently revised PRUD ordinance.

7. **C-TH AMENDMENTS**

City Planner Time Watkins said this item has been cancelled for the time being.
ADJOURNMENT

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

NOVEMBER 26, 2019

PLANNING COMMISSION

MEMBERS PRESENT: Vice Chair Tricia Pilny, Commissioners Clint Morris, George Wilson, Tyson Roberts, Trevor Steenblik, Brian Allen

MEMBERS ABSENT: Chairman Brett Nilsson, Commissioners Robert Van Duren, Jeremy Manning

OTHERS PRESENT: Staff: Assistant City Attorney Mason Kjar, Community Development Director Chad Wilkinson, City Planner Tim Watkins, and Planning Secretary Brittney Whitecar

City Council Member Tom Day

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 HEARING

MOTION: Commissioner Steenblik motioned to open the public hearing. Commissioner Allen seconded the motion and the hearing was open.

1. WOODWARD REZONE – REZONE

The property owner, Carl Woodward, is requesting to rezone a 2.59 acre parcel located at 1830 North Church Street from A (Agriculture) to R-1-10 (Single Family Residential).

City Planner Tim Watkins Introduced the item.

Background: The applicant desires to subdivide the property into two lots for the construction of a new single family residence on the northern portion of the property.

The new lot would be accessed from Church Street, which is a collector street that provides direct access to abutting property, and supports movement to Antelope Drive and Gordon Avenue. A driveway with a turnaround (such as a circular drive or a hammer head) configuration should be provided for vehicle egress to the collector street in a forward motion, rather than backing onto the street.
**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone request from A (Agriculture) to R-1-10 (Single Family Residential). This recommendation is based on consistency with the General Plan’s land use designation for this property.

Note: In conjunction with the application for the proposed subdivision, a condition will be included that an on-site turnaround drive be provided to promote vehicle egress onto Church Street in a forward motion.

**Comments from the Public:**

Carl Woodward 1830 N. Church Street, Layton UT – Said that the lane he uses to access his lot behind the proposed lot is part of a trust and has existed for 60 plus years through a cross-access easement.

**Planning Commission Discussion:**

Commissioner Wilson asked if there is sufficient documentation that the cross access easement exists. Mr. Woodward said that he has submitted documentation to the City, which is being reviewed.

**MOTION:**

Commissioner Wilson motioned that the Planning Commission forward a positive recommendation to the City Council to approve the rezone request from A (Agriculture) to R-1-10 (Single Family Residential). Commissioner Morris seconded the motion, which was unanimously approved.

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2. **1700 EAST 3100 NORTH – REZONE**

The property owner, Ed Green, is requesting to rezone a total of 9.88 acres located at approximately 1700 East 3100 North from B-RP (Business Research Park) to MU (Mixed-Use).

Planner Tim Watkins introduced the item:

**Background:** The purpose of this rezone is to prepare for the design and development of townhomes and live/work units. These are compatible uses adjacent to existing commercial uses and townhomes as a transition to single family residential areas to the northeast and northwest.

The recently adopted General Plan Future Land Use Map identifies the subject parcel as “Mixed-Use.” Chapter 2 describes Mixed-Use areas as potentially infill and redevelopment opportunities, or greenfield (vacant) areas where residential housing variety in a walkable urban format, convenient access to retail shopping and services, with access to transit, is provided. Land uses can be, but are not necessarily mixed in each building, development or block. The property is within an established commercial office and multi-family residential area, and lies between the Gordon and Fairfield Town Center, and the East Gate Business Center. The Moderate Income Housing Plan identifies Town Centers, Mixed Use Corridors and areas that transition from intensive uses or streets to single family residential areas as appropriate for moderate income housing options. Consideration of a commercial component should be explored at the southwest corner of the property adjacent to the existing Westest / Rantec office building.
Section 19.04.020 of Layton Municipal Code states that “The "MU" (Mixed-Use) zoning district is intended to provide areas that may combine commercial or retail uses with multi-family residential uses within buildings, or within close proximity to other uses along a corridor or within a walkable district.”

The property is accessed by 1700 East and Church Street. 1700 East Street is an Arterial Street designed to connect commercial and residential uses to Highway 193 and to provide direct access to Wasatch Integrated Waste Management District facilities. Church Street is a Collector Street designed to accommodate vehicle trips associated with commercial and residential uses in the area that require access to Highway 193.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone request from B-RP (Business Research Park) to MU (Mixed-Use). This recommendation is based on consistency with the current General Plan’s land use designation for this property.

**Comments from the Public:**

Ed Green, 2150 N Valley View Dr., Layton UT – Stated that he has owned this property for many years and wants it to be put to a logical use. Rezoning to an appropriate zone is necessary in order to do so.

**Planning Commission Discussion:**

No Comments were made.

**MOTION:**

Commissioner Steenblik motioned that the Planning Commission forward a positive recommendation to the City Council to approve the rezone request from B-RP (Business Research Park) to MU (Mixed-Use). Commissioner Wilson seconded the motion, which was approved unanimously.

**ADJOURNMENT:**

At 7:25 PM, Commissioner Roberts motioned to close the public meeting. Commissioner Steenblik seconded the motion and the meeting was adjourned.

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Brittney Whitecar,
Planning Commission Secretary