

# LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, AUGUST 23, 2011

**MEMBERS PRESENT:** Kristin Elinkowski, Sharon Esplin, Gerald Gilbert, Tim Pales, Dave Weaver

**ALTERNATE MEMBERS PRESENT:** Jeremy Davis, Dawn Fitzpatrick

**MEMBERS ABSENT:** Brian Bodily

**ALTERNATE MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Kem Weaver, Steve Garside, Julie Jewell, and Councilmember Barry Flitton

## **PUBLIC HEARING:**

### **1. YEATES REZONE – R-2 (Single and Two Family Residential) to R-M1 (Low/Medium Density Residential)**

This .4 acre property is located at 985 North 1200 West. The applicant and owner is Matt Yeates.

Planner II, Kem Weaver, presented the request for rezone stating that the applicant is requesting the rezone to be tabled to the September 13, 2011, Planning Commission Meeting to correct errors on the plan submitted. Mr. Weaver said that based on the buffer and setback requirements, the plan submitted will not work on the property considered for rezone. There was a discussion of the type of buildings that could be built on the property and still meet zoning requirements.

The item will be opened in the regular meeting and comments taken with a motion to continue the public hearing to the September 13, 2011, meeting.

## **PUBLIC REVIEWS:**

### **2. ANGELS LANDING PRUD – FINAL APPROVAL**

This 1.63 acre property is located in an R-M1 PRUD zoning district at approximately 950 North Angel Street. The applicant, Castle Creek Homes, represented by Bryce Thurgood, proposes four six-plex apartment buildings.

Mr. Weaver presented the request for final approval for Angels Landing PRUD. Mr. Weaver said the applicant is proposing 24 units with an open space in the center of the development that will be used as a detention basin and house a play structure for residents. The base density for the R-M1 PRUD zone allows 14 units per acre, which would allow 23 units on this property. The development needed a 5% density bonus to allow for 24 units, and Mr. Weaver said the Design Review Committee (DRC) recommended a density bonus of 40%. He also said the developer had incorporated additional recommendations from the DRC into the final plans for the development. These plans, including recommendations for facade changes, have been submitted to Layton City.

In answer to Commissioner Fitzpatrick's questions about the Fire Department's comments, Mr. Weaver explained two-hour fire wall separation requirements, which are both fire and building code requirements.

There was a discussion regarding facade changes and mention of a cement pad behind each unit to provide separation between each unit and the detention basin.

There were no other questions.

### OTHER

City Planner, Peter Matson, reviewed the form based code training meeting held on August 3, 2011, including the workshop and tour of the Daybreak development. He said PlaceMakers will finish up the draft of the code, with the final adjustments based on the training meeting, and schedule a return visit with the Planning Commission. He said the Engineering Division will make a final review to make sure there are no street width problems.

Mr. Matson said that the difference between form based code and the regular planning and zoning process is that form based code is very intense up front and answers a lot of the design questions as the code is created. The review and approval process becomes administrative because the code is very specific, very graphic oriented and very visual. He said there would be a discussion about what issues the Planning Commission and City Council would like to be involved with during the review and approval process. He also explained that an overall regulating plan may have to be adopted if there is more than one developer.

There was a discussion regarding Daybreak and a review of the field trip to Daybreak including a slide show of the buildings, streets, streetscapes, amenities, and open space in the development.

  
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Julie K. Jewell, Planning Commission Secretary

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**ALTERNATE MEMBERS PRESENT:** Jeremy Davis, Dawn Fitzpatrick

**MEMBERS ABSENT:** Brian Bodily

**ALTERNATE MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff Members: Bill Wright, Peter Matson, Kem Weaver, Steve Garside, and Julie Jewell

Planning Commission Chair, Sharon Esplin, called the meeting to order at 7:08 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Elinkowski.

Planning Commission Secretary, Julie Jewell, administered the Oath of Office to Commissioner Elinkowski.

Chairman Esplin called for a motion to approve the July 27, 2011, and the August 9, 2011, Planning Commission Minutes. There were no corrections or additions to the minutes, and Commissioner Fitzpatrick moved to approve the minutes for July 27, 2011, and August 9, 2011 as written. Commissioner Gilbert seconded the motion, and the voting was unanimous.

Chairman Esplin called for motion to open the Public Hearing. Commissioner Gilbert moved to open the Public Hearing. Commissioner Pales seconded the motion, and the voting was unanimous.

## **PUBLIC HEARING:**

### **1. YEATES REZONE – R-2 (Single and Two Family Residential) to R-M1 (Low/Medium Density Residential)**

This .4 acre property is located at 985 North 1200 West. The applicant and owner is Matt Yeates.

Planner II, Kem Weaver, presented the request for rezone and said Staff recommends the Planning Commission table the item to September 13, 2011, to allow the applicant to research alternative building types to fit a six-plex unit on the property proposed for rezone.

There were no comments from the audience, and the developer, Matt Yeates, 920 West Heritage Park Boulevard, Layton, Utah, said his engineer and architect are working on designing a building that will fit on the property.

Chairman Esplin called for a motion to continue the Public Hearing to the September 13, 2011, Planning Commission Meeting. Commissioner Gilbert moved that the rezone request be tabled and the Public Hearing continued to September 13, 2011. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

## **PUBLIC REVIEW:**

### **2. ANGELS LANDING PRUD – FINAL APPROVAL**

This 1.63 acre property is located in an R-M1 PRUD zoning district at approximately 950 North Angel Street. The applicant, Castle Creek Homes, represented by Bryce Thurgood, proposes four six-plex townhome buildings.

Mr. Weaver presented the request for final approval for the Angels Landing PRUD. He reviewed the similar type developments surrounding this property located at approximately 950 North Angel Street with both Legacy Village and Cobblestone Village to the east.

Mr. Weaver presented the request for final approval for Angels Landing PRUD. Mr. Weaver said the applicant is proposing 24 units with an open space in the center of the development that will be used as a detention basin with a play structure for residents. The base density for the R-M1 PRUD zone allows 14 units per acre, which would allow 23 units on this property. The development needed a 5% density bonus to allow for 24 units, and Mr. Weaver said the Design Review Committee (DRC) recommended a density bonus of 40%. He also said the developer had incorporated additional recommendations from the DRC into the final plans for the development. These plans have been submitted to Layton City.

- Break up the front of the 6-plex building to remove the view of a sameness pattern. Options would include flipping the gables, no gables, single gable or double gable or substitute different materials in the dormers or gables. The floor plan would not have to change.
- The use of different colors on the front façade would help eliminate some of the sameness pattern.
- Vary the rock on the front façade of the building by subtracting some rock from the front to the side elevation facing the street.
- The rear elevation of the units needs to be designed with eyebrow roofs over doors or dormers over windows.
- Place windows in the side building elevations, especially facing the public street.
- Place a wainscot of rock along the side building elevation facing the street.
- Break up the side building elevations that face the public street with some defined courses.
- Extend planting beds across common area (detention area) that is close to the public street.
- An option to extending planting beds is to install a 3-foot picket fence. Integrate shrubs into the picket fence line a short distance of 3 to 5 feet.

He said an updated landscape plan had been included in the Planning Commission packet.

Mr. Weaver said the proposed streets into the development are to be private and meet the cross section requirement of having a sidewalk on one side. The townhomes are to be rented out; the entire development will be owned by one owner. Should the townhomes become condominiums in the future, then the PRUD will have to come back through the final plat review and approval process with the City for condominium plat approval.

Mr. Weaver said the development meets the requirements of the General Plan for this area. The development will blend in with the commercial developments west across 1200 West. A detriment will not be caused to the townhome development due to the commercial uses adjacent to the site as the street landscaping for the townhomes will create a dense buffer. There are no hazards or threats to the public with regards to safety and welfare.

Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the Council to approve the final plat for Angels Landing PRUD subject to meeting all Staff requirements as outlined in staff memorandums and DRC recommendations.

Commissioner Weaver asked if additional windows could be placed on the side of the building facing the public street. Mr. Weaver said the DRC had decided that an alternative to multiple windows would be to have rock along the base of the building.

The developer, Bryce Thurgood, said he would consider additional windows and added that all of the DRC's concerns had been addressed in the final plans submitted.

There were no further questions or comments from the Commissioner or the audience.

Chairman Esplin called for a motion on the item. Commissioner Davis moved that the Planning Commission forward a positive recommendation to the City Council to grant final approval to Angels Landing PRUD subject to the applicant meeting all Staff and DRC requirements. Commissioner Elinkowski seconded the motion and the motion passed by a margin of 5 in favor to 1 opposed with Commissioners Pales, Weaver, Fitzpatrick, Elinkowski and Davis voting in favor and Commissioner Gilbert opposed.

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

Commissioner Pales moved to close Public Review and adjourn the meeting. The meeting adjourned at 7:24 p.m.

  
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Julie K. Jewell, Planning Commission Secretary