

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
FEBRUARY 28, 2012**

MEMBERS PRESENT: Brian Bodily, Kristin Elinkowski, Sharon Esplin, Gerald Gilbert, Wynn Hansen, Tim Pales, Dave Weaver

ALTERNATE MEMBERS PRESENT: Jeremy Davis, Dawn Fitzpatrick

MEMBERS ABSENT:

ALTERNATE MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Steve Garside, Julie Jewell and Councilmember Jory Francis

PUBLIC REVIEW:

1. UTOPIA HUT SITES – CONDITIONAL USE FOR TELECOMMUNICATION SWITCHING STATIONS

2200 West Hill Field Road – Fire Station #51
3675 west and 75 North – Feathering Sands Detention Pond

City Planner, Peter Matson, reported that UTOPIA had found building material alternatives which would better match Fire Station #51 for the proposed 2200 West Hill Field Road Hut site. Staff's recommendation is that UTOPIA proceeds with the matching brick veneer with a pitched roof and soffit and fascia to match the design of the fire station storage shed.

During a multiple site visit with City Staff and UTOPIA engineers, it was determined that the Feathering Sands detention pond would be the best location due to the proximity of utilities and screening options. Staff is recommending tree plantings at the base of the hut and in the bottom of the pond to provide screening to the homes at the east. If approved, the Parks Department will provide a landscape plan. The Commission recommended that the planting of trees be explored. The landscape plan will be part of the site plan approval for the hut.

Chairman Esplin asked if UTOPIA would need to access the hut by vehicle once the hut site is completed. Mr. Matson responded that they should be able to walk into the site for maintenances purposes, however, if there was a major repair, UTOPIA would work with the Parks Department.

Commissioner Weaver asked if the platform for the hut was just earth fill. Mr. Matson responded that the platform would be construction grade earth fill with a concrete pad on top and sod on the slopes. He also said the City reserves the right to consider a fencing option once the hut is installed.

2. COTTAGES AT CHAPEL PARK PHASES 3 – PRELIMINARY APPROVAL

This 1.82 acre property is located at approximately 150 South Chapel Street in an R-1-6 zoning district. The applicant, Brad Frost from Ovation Homes, LLC, is proposing six single family residential lots.

Planner II, Kem Weaver, explained the partial vacation of the Kent Estates Subdivision plat, which will allow for Phases 3 and 4 of the Cottages at Chapel Park. The remainder of Kent Estates is under separate ownership. The developer has arranged to purchase this property as well, and the remaining lots in Kent Estates will be proposed for vacation and rezone at a future Planning Commission Meeting.

Mr. Weaver explained the configuration of the private drive. He said Staff feels a sidewalk on one side of the private drive is sufficient and said the Planning Commission has the authority to allow sidewalk on just one side of the private drive. He gave examples of subdivisions with sidewalk on just one side of a private drive. Commissioner Weaver said he thought the lots were big enough to have sidewalk on both sides of the private drive. Mr. Weaver said that with the home design that was planned, there would not be room with the easements required on the front of the home to have sidewalk on both sides of the private drive.

Commissioner Hansen asked how the temporary turnaround would be accommodated. Mr. Weaver said the turnaround would impact Phase 4 rather than Phase 3 and would be made of road base.

Commissioner Bodily said the developer had done a great job on the development.

PUBLIC HEARING:

3. AMERICA FIRST CREDIT UNION/PREMIER MOTOR SPORTS – REZONE REQUEST – CP-1 (Planned Neighborhood Commercial) to M-1 (Light Manufacturing/Industrial).

This property is located 840 East Highway 193 in a CP-1 zoning district. The applicant is David Hales of Premier Motor Sports. The owner, America First Credit Union, is represented by Dee Hansen.

Mr. Weaver said that America First Credit Union is not ready to build on its site, formerly zoned M-1 and now zoned CP-1 to accommodate the credit union use. It is planning to lease the property to a client who is the current owner of the Premier Auto business across Highway 193 from this location. Since auto sales are not allowed in the CP-1 zone, the request is to rezone the property to M-1. If the rezone is approved, the applicant will apply for a conditional use for auto sales at this location.

Mr. Weaver said the applicant will clean up the landscaping on the location. He also said the median required with the rezone to CP-1 will not be required for the auto sales use since the applicant states there will be only one to two visitors per day at the location.

Commissioner Gilbert expressed a concern that the applicant is not maintaining the conditions required for his current site since cars are parked outside both day and night. He asked if the applicant would have to plant grass and maintain it. Mr. Weaver replied in the affirmative.

Mr. Weaver will also check with UDOT to see if the Highway 193 entrance will be closed or left open. Commissioner Gilbert said turning out from the site would be easier if the 193 entrance remains open.

4. ORDINANCE AMENDMENT (TITLE 19 – ZONING) – CHAPTER 19.27 VILLAGE CENTER (VC) ZONING DISTRICT; AND VILLAGE CENTER REZONE (107 ACRES) FROM A (AGRICULTURE) TO VC (VILLAGE CENTER)

5. The 140 acre General Plan Amendment area is located along both sides of West Hill Field Road between 2200 West and 2700 West. The 107 acre Rezone area is on the south side of West Hill Field Road
ORDINANCE AMENDMENT (TITLE 19 – ZONING) – CHAPTER 19.27 VILLAGE CENTER (VC) ZONING DISTRICT; AND VILLAGE CENTER REZONE (107 ACRES) FROM A (AGRICULTURE) TO VC (VILLAGE CENTER)

Network. He said pedestrian trail connections to connect both sides of the corridor in the Village Center were designated in the scenarios for the proposed West Layton Village Center.

Mr. Matson identified the location of the Power Corridor open space which would become a special district, with the power corridor open space being different from the Civic space. In the SmartCode as it is used throughout the United States, there are modules for something that occurs in the study area but is not specifically addressed in the SmartCode. It then becomes a special district. He said it is proposed the Power Corridor special district be a minimum of 10 percent. It is proposed that the percentage be applied to reduce the T4 sub-district percentages and adjust the maximum down to 60%.

Sub-Districts	Adjusted	Minimums
T3	10-30%	10%
T4	30-60%	30%
T5	10-30%	10%
Civic	10% min.	10%
*PCOS	10%	10%

Variations			Mid-Range
30%	10%	10%	20%
40%	60%	40%	40%
10%	10%	30%	20%
10%	10%	10%	10%
10%	10%	10%	10%
100%			

Total Designated 70%

Flexibility	30%
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*Power Corridor Open Space - PCOS

Mr. Matson said changes would be done in the text to the code to add the Power Corridor Open Space (recommended changes in their entirety are attached) and draft language was given to the Commission (attached).

Mr. Matson said the Power Corridor Open Space special district is presented to the Planning Commission as an alternative. It has been presented to the property owners who feel that it still leaves the integrity of the T4 as one of the main driving forces of the Village Center as it builds out and also addresses the civic and open space standards as recommended by the study group.

Commissioner Weaver asked how many acres there were in the proposed Power Corridor Open Space. Mr. Matson responded that there were 11.7 acres.

Mr. Matson said the land area percentages are measured without the public transportation thoroughfares. The public street network (does not include alleys at the rear of the housing) have not been considered in the percentages. Based on the connectivity patterns and the widths, the public transportation thoroughfares could be 22 to 23 percent of the overall site. Typically 25 percent of a typical subdivision is taken up in transportation networks.

Commissioner Bodily said the original packet received by the Commissioners indicated that after talking with the consultants, the sub-district percentages would remain the same as originally proposed. He asked how the proposed changes now being presented to the Planning Commission had been determined.

Community and Economic Development Director, Bill Wright, said he realized late on Friday after the packets had been delivered, that the power corridor had not been assigned to any district. It had no

potential to be developed as open space and he wanted to make sure it was not claimed in the 5 percent Civic Space. Staff decided it was best not to have it unassigned and generated the idea of a special district, which calculated to 11.7 acres. The minor power corridor further to the east was not counted since it may one day be relocated.

When the 11.7 acres was included in the mix, it made the minimums a higher number, which then made the discretionary piece 30 percent. If it is assigned as the maximum to any of the sub-districts, the only sub-district that can take all of it in the range established is the T4, which reduces the maximum range from 75 to 60 percent. Mr. Wright said a false signal is not being sent by leaving it the maximum at 75 percent, because to meet all the minimums it is not possible to have a maximum of 75 percent in the T4 zone.

Commissioner Bodily said that some of the concern in the T4 is the higher density. He asked if there was a way to put a maximum on the higher density type of use in the T4.

Mr. Wright said that the uncertainty, with what we know at present, would be the number of each type of building such as single family, row homes, townhomes, and apartment homes. He said it would not be a 190-unit apartment complex but apartments with 8 to 10 units.

Mr. Wright said that to create a village, there has to be people who are willing to walk and choose to live in that type of environment.

Commissioner Hansen said that as the unfolding of the project takes place, that the Commission should be kept apprised of the status of the percentages in the sub-districts and that would be an opportunity to make sure the percentages don't get out of hand.

Commissioner Davis explained that the control would come through the regulating plan and the Planning Commission would have an opportunity to deny the plat. Mr. Wright said that the plat could be denied as long as the basis for denial was reasonable and not in the best interest of the public. There have to be rationally based reasons for changing a proposed regulating plan.

Commissioner Davis asked if there was a determined minimum property size that could be proposed for development with a regulating plan. Planner I Brandon Rypien responded that there was a 30-acre minimum. Mr. Wright said that the regulating plan must show how the proposal will integrate with other parts of the site.

Commissioner Bodily asked about the consultants' comments on the suggested changes. Mr. Matson said there was a discussion on the uniqueness of the power corridor site and it being a part of the SmartCode template. Certain aspects of the Village Center would be portable if pursued in other parts of the City but the special power corridor district would not be included in another area.

Mr. Matson reviewed the documents in the packet and explained what regulated the number of units in a structure. He explained how the block width and length dictate the size of the buildings. The maximum lot width is 96 feet with a block face maximum of 600 feet and a block perimeter maximum of 2400 feet. Front setbacks are 10-15 feet, so the building has to be up toward the street with the parking in the rear in the third layer, screened by the building with a rear alley entrance. Every building has to front on a public thoroughfare, which is unique compared to a typical apartment complex because in an apartment complex, the buildings are much bigger and have an internal private street system. They don't have street presence and are surrounded by parking.

At least 60 percent of the frontage must be built out, with a maximum building coverage of 70 percent and the maximum height of 2.5 stories. Mr. Matson said in the regulating plan and illustrative plan, there has to be an accounting for parking at 1.5 spaces per dwelling unit. These constraints of the regulatory framework dictate the size of the building.

Mr. Matson showed an example of a regulatory framework for a block or U-shaped garden apartment in the T4 area closer to the core of the T5 area. He explained how the constraint of the setbacks and parking dictates the number of units the lot can accommodate. Some of the examples included mansion type apartments, row houses, a garden apartment. He said there have to be enough people to support the T5 area and to make it unique from what typical zoning allows or dictates. Mr. Matson also showed the types of homes that would be in the T4 transition area.

Commissioner Davis said that an apartment complex such as Eastgate at Greyhawk with 12 to 24 units wouldn't fit in a Village Center.

Mr. Wright said that it is the form of the building that will create the village center atmosphere and walkability. The number of units will be capped by all the constraints including the parking requirements and how the building has to face the street.

Commissioner Gilbert asked if the property owners were aware and agreed with the changes. Mr. Matson replied in the affirmative. Commissioner Gilbert asked if in the event of ownership changes before the Village Center Code is actually implemented, if new owners would still be obligated to the Village Center Code. Mr. Matson again replied in the affirmative.

Mr. Wright pointed out that a property could request to rezone to CP-1 or another zone, but a rezone would require a General Plan Amendment and make a significant change to the Village Center. He said it is always available to any landowner, but the process would have to be followed.

Commissioner Pales asked if the property would have to be sold as one piece or if it could be divided.

A representative of the property owner said that in keeping with what is trying to be done, the goal is to sell the property in one piece. If it is broken up, it won't give the critical mass needed to get the end result, which is the Village Center. He said the current owner is unable to develop it as a tax exempt entity, so the ownership would have to transfer to a developer.

Mr. Wright pointed out that other changes indicate that a tavern/bar is not allowed, but a restaurant with a liquor license would be allowed. He said the alcohol separation rule is for public but not private open space.

Commissioner Fitzpatrick asked about the location of public or civic spaces and Mr. Matson confirmed that civic space must be available within at least 800 feet from any residence.

Commissioner Fitzpatrick said she appreciated Staff reviewing the ordinances and indicated that she felt much better about it now.

Commissioner Weaver asked about gasoline sales. Mr. Wright said it was allowed in T5 by exception. It will be designed in a different manner to fit in a Village Center such as with a smaller canopy with few pumps.

Commissioner Davis expressed his appreciate to Staff for reviewing and clarifying the ordinance and for listening to feedback from the residents. He said he approved of the direction the ordinance was taking.



Julie Jewell, Planning Commission Secretary

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ALTERNATE MEMBERS PRESENT: Jeremy Davis, Dawn Fitzpatrick

MEMBERS ABSENT:

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OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Brandon Rypien, Steve Garside, Julie Jewell and Councilmember Jory Francis

Chairman Esplin called the meeting to order at 7:08 p.m. The Pledge of Allegiance was recited, and an invocation was given by Commissioner Bodily.

A newly appointed Planning Commissioner, Wynn Hansen, was sworn in by Planning Commission Secretary, Julie Jewell.

Chairman Esplin called for a motion to approve the January 24, 2012, minutes. Commissioner Elinkowski moved to accept the January 24, 2012, minutes as written. Commissioner Pales seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to open the Public Review. Commissioner Gilbert moved to open the Public Review. Commissioner Bodily seconded the motion, and the voting was unanimous.

PUBLIC REVIEW:

1. UTOPIA HUT SITES – CONDITIONAL USE FOR TELECOMMUNICATION SWITCHING STATIONS

2200 West Hill Field Road – Fire Station #51
3675 West and 75 North – Feathering Sands Detention Pond

City Planner, Peter Matson, explained that UTOPIA is in the process of building a fiber optic telecommunication system throughout multiple locations in the state with Layton being one of the member cities in that organization.

He reviewed the two sites that were tabled at a prior Planning Commission meeting to allow both UTOPIA and the City Staff time for further review.

Mr. Matson reported that UTOPIA had found some building material alternatives which would better match Fire Station #51 for the proposed 2200 West Hill Field Road Hut site. Staff's recommendation is that UTOPIA proceeds with the matching brick veneer with a pitched roof and soffit and fascia to match the design of the fire station storage shed.

During a multiple site visit with City Staff and UTOPIA engineers, it was determined that the Feathering Sands detention pond would be the best location due to the proximity of utilities and screening options. Staff is recommending tree plantings at the base of the hut and in the bottom of the pond to provide screening to the homes at the east. If approved, the Parks Department will provide a landscape plan. The Commission recommended that the planting of trees be explored. The landscape plan will be part of the site plan approval for the hut.

Commissioner Weaver noted that the memo from Parks had not mentioned the tree plantings. Mr. Matson said Scott Carter from the Parks Department had been on site and was aware of the planting requirements.

The following are the conditions required for this conditional use:

1. The City reserves the right to inspect and review each site after Hut installation to determine if a solid masonry wall or vinyl fence around the Hut is warranted for screening, safety, and/or aesthetic purposes. More specifically, Sites #15 and #18 shall be inspected and reviewed by the Parks and Recreation Department for fencing or landscaping options relative to specific site compatibility issues.
2. The pad space for Site #18 should be designed such that the generator can be located on the opposite side of the Hut away from the adjacent residential neighborhoods for sound mitigation purposes.
3. Site and Hut design and installation shall comply with all applicable Fire, Building, and Engineering Division requirements.
4. A final site plan and landscape plan, if applicable, shall be approved by Staff for each individual Hut site prior to the issuance of a building permit.

There were no comments from the Commission or audience.

Chairman Esplin called for a motion on the item. Commissioner Gilbert moved that the Planning Commission grant conditional use approval for the hut site on the Northwest corner of 2200 West and Hill Field Road with the recommended changes to the hut design and subject to all Staff conditions, which are hereby adopted as requirements. Commissioner Bodily seconded the motion, and the voting was unanimous.

Commissioner Gilbert moved that the Planning Commission grant conditional use for a UTOPIA hut site at the Feathering Sands detention basin at 3675 West and 75 North based on the applicant meeting all Staff conditions and additional conditions discussed, which are hereby adopted as requirements. Commissioner Hansen seconded the motion, and the voting is unanimous.

2. COTTAGES AT CHAPEL PARK PHASES 3 – PRELIMINARY APPROVAL

This 1.82 acre property is located at approximately 150 South Chapel Street in an R-1-6 zoning district. The applicant, Brad Frost from Ovation Homes, LLC, is proposing 6 single family residential lots

Planner II, Kem Weaver, presented the request for preliminary approval for the Cottages at Chapel Park Phase 3. He said the preliminary plan will have six lots with a private drive to access each lot. He explained the reason for the private drive. Mr. Weaver stated that in the ordinance there is an option for the Planning Commission to approve sidewalk to be installed on just one side of a private drive. He said Staff is of the opinion that a four-foot sidewalk on the north side of the 150 to 200 foot drive is sufficient as a walkway for the six lots.

Mr. Weaver said that the Layton City Fire Department is requiring a temporary turnaround, to be located off the plat but on other property owned by the applicant. He said Staff recommends the Planning Commission approve the Cottages at Chapel Park Phase 3 preliminary plat subject to the applicant meeting all requirements as contained in Staff memorandums and also approve the sidewalk on just one side of the private drive.

There were no questions or comments from the Commission.

Richard Multon, 840 East Elm Street, expressed a concern that the private drive would be narrow and set precedence for the remainder of the undeveloped property in the area. He asked for a regular width street for better navigation and to protect the value of the area

There were no other comments.

Chairman Esplin called for a motion on the item. Commissioner Pales moved that the preliminary plan for the Cottages at Chapel Park Phase 3 be approved subject to the applicant meeting all Staff requirements. Commissioner Elinkowski seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to close the Public Review. Commissioner Pales moved to close the Public Review. Commissioner Weaver seconded the motion, and the voting was unanimous.

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

PUBLIC HEARING:

3. AMERICA FIRST CREDIT UNION/PREMIER MOTOR SPORTS – REZONE REQUEST – CP-1 (Planned Neighborhood Commercial) to M-1 (Light Manufacturing/Industrial).

This property is located 840 East Highway 193 in a CP-1 zoning district. The applicant is David Hales of Premier Motor Sports. The owner, America First Credit Union, is represented by Dee Hansen.

Mr. Weaver presented the request to rezone a 2.5 acre property on the southwest corner of Highway 193 and Fairfield Road from CP-1 to M-1. He gave a history of the rezoning of the property from M-1 to CP-1 to allow for an America First Credit Union to demolish the existing building and erect a new building that would allow for drive thru banking service. American First Credit Union has no current plans to redevelop the site and wants to lease the existing building to Premier Motor Sports for the purpose of auto sales and to bring the site back into good condition. Mr. Weaver explained that auto sales is not permitted in the CP-1 zone, but it is a conditional use in the M-1 zone. Once America First is ready to redevelop the site, they will apply to rezone the property back to CP-1 with a development agreement.

Mr. Weaver stated that the Land Use Element of the General Plan allows for light manufacturing uses for this area, based on the site being surrounded by M-1 zoning.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone from CP-1 to M-1 based on consistency with the General Plan recommendations for light manufacturing uses in this portion of the City.

There were no questions from the Commission or the audience.

Chairman Esplin called for a motion on the item. Commissioner Elinkowski moved that the Planning Commission forward a positive recommendation to the City Council to approve the rezone from CP-1 to M-1 based on consistency with the General Plan recommendations for light manufacturing uses in this portion of the City. Commissioner Hansen seconded the motion, and the voting was unanimous.

4. ORDINANCE AMENDMENT (TITLE 19 – ZONING) – CHAPTER 19.27 VILLAGE CENTER (VC) ZONING DISTRICT; AND VILLAGE CENTER REZONE (107 ACRES) FROM A (AGRICULTURE) TO VC (VILLAGE CENTER)

The 140 acre General Plan Amendment area is located along both sides of West Hill Field Road between 2200 West and 2700 West. The 107 acre Rezone area is on the south side of West Hill Field Road between 2200 West and 2700 West. *The entire code is available for download at www.westlaytonvillage.org.*

Chairman Esplin expressed appreciation to the Staff for their work on the ordinance amendment.

City Planner, Peter Matson, presented the proposal to the Planning Commission to amend Title 19 Zoning and add Chapter 19.27 Village Center, which is Ordinance 12-11 and to rezone the 107 acre property from Agriculture (A) to Village Center (VC) on the south side of West Hill Field Road from 2200 West to 2700 West, which is Ordinance 12-12.

Mr. Matson said that on February 14, 2012, the Planning Commission reviewed ordinances 12-11 and 12-11 with ordinance 12-10 to amend the General Plan. At that meeting, the Planning Commission forwarded a recommendation to the City Council to adopt ordinance 12-10 to amend the West Layton General Plan. Ordinances 12-11 and 12-12 were tabled to the February 28, 2012, Planning Commission Meeting.

Mr. Matson showed a map of the West Layton General Plan study area with West Hill Field Road on the north of the property and the power corridor to the southwest of the property. The property on the north side of West Hill Field Road is zoned a combination of CP-1, Business Research Park, and Professional Office zoning.

General Plan amendments and recommendations for the future state that if zoning is changed on the north portion that it would be changed to the VC zoning. This rezone would be at the request of the landowner.

Mr. Matson said the items before the Planning Commission for review on February 28, 2012, are a proposal to amend Title 19 Zoning and add Chapter 19.27 and to change zoning on the south portion of the proposed Village Center from A to VC. The legal description for the south portion is approximately 107 acres.

In reviewing Chapter 19.27 as proposed Mr. Matson said that as part of the tabling of the motion on Ordinances 12-11 and 12-12, the Planning Commission recommended the Staff explore and provide additional information regarding the regulatory framework for multi-family residences in the T4 sub-district and also an adjustment to the range of percentages in the T3, T4, and T5 sub-districts.

Mr. Matson explained that approximately a year ago, the Planning Commission, City Council, and residences were invited to workshops during which the consultants developed Village Center scenario maps showing how the Village Center zoning district could develop using the traditional zoning. Two alternatives were developed using the form-based code as a guideline for the development of the Village Center.

An architect was available to sketch the scenarios based on how the Village Center might look based on the guidelines of the code.

Mr. Matson reviewed the individual sub-districts outlined in the code. He explained that the T3 sub-district is a transition area along the perimeter of the Village Center area particularly to the south and to the west. He showed how a typical streetscape would look with wider streetscapes and shorter setbacks with the emphasis on the front of the building with a porch area and the parking in the rear with an alley fed system. The buildings are primarily two-story but can be single story. This would be determined when the property is proposed to be developed. He presented other T3 scenario illustrations.

Mr. Matson said the T4 sub-district has the broadest range and would occupy the largest area in the Village Center. Single family housing is allowed and appropriate in the T4 area as it transitions from the T3 area or in other areas such as a bungalow court with parking behind and fronting on a common green. He presented an illustration of a two and half story row house configuration with garages in the back and 3-6 units in a building. Another sketch showed a combination of T4 housing and some light commercial that might be associated with the T4 sub-district as it transitions to the T5 sub-district. The commercial uses, such as a café, are lighter and smaller than the commercial uses in the T5 sub-district.

He showed some sketches of buildings that would front on to a civic space with a circular road pattern around the civic space.

The next sketch was of T4/T5 housing, two and a half to three stories in height, which would be found within the core T5 area or along the edge of the T4. The housing had front porches with parking in the rear. In the Village Center he said the row house or apartment would front West Hill Field Road with the parking in the rear. He said the T5 core area could develop with single to three story buildings. He said the T5 would perhaps have a specialty grocer as an anchor for the commercial use.

Another sketch showed a public plaza space in a parking lot, which could be use for special events in off hours.

Mr. Matson said the guidelines of the code for West Hill Field Road indicate curbside parking, bike lanes and UTA bus stops at appropriate locations along the corridor. Shops or residential uses would be above the main floor.

Street lighting based on the City's new standard would be required as well as street plantings according to the guidelines of the code for this particular type of thoroughfare.

Mr. Matson gave some examples in the T4 sub-district of transitional single family homes with parking in the rear and fronting on a common green. He presented a cross-section of multi-family building types in the T4 district and said the example may be too tall based on Layton City's code. He also showed slides of twin homes, row homes and mansion apartments.

Included with these minutes is a summary of Chapter 19.27 (Exhibit 1).

He explained how the block width and length dictates the size of the buildings. The maximum lot width is 96 feet with a block face maximum of 600 and a block perimeter maximum of 2400 feet. Front setbacks are 10 to 15 feet, so the building has to be up toward the street with the parking required to be in the rear in the third layer, screened by the building with a rear alley entrance. Every building has to front on a public thoroughfare as opposed to fronting on private drives.

At least 60 percent of the frontage must be built out, with a maximum building coverage of 70 percent and the maximum height of 2.5 stories. Mr. Matson said in the regulating plan and illustrative plan, there has to be an accounting for parking at 1.5 spaces per dwelling unit. These constraints of the regulatory framework dictate the size of the building. He showed an example of an apartment building with 6-8 dwelling units and the associated lot coverage, lot width and parking in the rear.

For reference purposes, Mr. Matson mentioned a large apartment complex in Layton with an entrance off Antelope and one off North Hill Field Road. He explained how this building would not fit in the T4 area due to the lot width, requirement to front on to a public street, requirement for parking to be located behind the building.

Mr. Matson reviewed the originally presented percentage allocations as noted in the chart below:

Present Allocation

Original	Minimums
10-30%	10%
30-75%	30%
10-30%	10%
5% Min.	5%

Total Designated 55%

Flexibility	45%
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Using the charts below, Mr. Matson then explained the changes to the allocation and explained the introduction of the Power Corridor Open Space after talking with property owners and the consultants.

Sub-Districts	Adjusted	Minimums
T3	10-30%	10%
T4	30-60%	30%
T5	10-30%	10%
Civic	10% min.	10%
*PCOS	10%	10%

Total Designated 70%

Flexibility	30%
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Variations			Mid-Range
30%	10%	10%	20%
40%	60%	40%	40%
10%	10%	30%	20%
10%	10%	10%	10%
10%	10%	10%	10%
100%			

*Power Corridor Open Space - PCOS

Mr. Matson explained the reason for recommending the Power Corridor Open Space (PCOS) due to the corridor not being in the calculations as land use throughout the process. The space occupies 11.5 acres, and it is proposed that it be placed in a special district with criteria outlined in the code and uses for the

space identified that would be of use to the residences of the community and the Village Center such as detention on a regional basis. Since on site storm water is required to be dealt with and released in to the overall system at an approved rate, detention in the PCOS would benefit the Village Center instead of small ponds being required throughout the community or along the frontage that impact the design and the way the buildings sit on the street frontage.

The corridor has been identified as a regional trail corridor. It is possible that there could be partnerships with other cities, trails groups and Rocky Mountain Power to make that connection on a regional basis. On a local basis, the trail could connect portions of the Village Center.

He said Staff is recommending that 19.27.034 be added to outline the Power Corridor Open Space Standards. He said the Commission had been given a summary of these standards relative to the public ground and the Power Corridor Open Space special district to the Commission. This summary and a summary of 19.27 are included with these minutes (Exhibit 1).

Additional language changes proposed by Staff in the code were presented on a slide including the tavern/bar category in the code, which is allowed in other areas of the City. He said a liquor only establishment is not recommended in the Village Center area of the City. The recommendation is for a liquor license or a brew pub in a restaurant, which will be allowed only in T5 sub-district.

Mr. Matson said Staff recommends that these adjustments, based on the guidance of the Commission at the February 14, 2012, Planning Commission Meeting, are appropriate and complimentary to the code that has been presented. The adjustments have been reviewed with the property owner and consultants who feel it still would be in keeping with the Village Center as a walkable community.

There were no questions from the Commission. The following are public comments:

Ron Layton, 992 West Gentile, commented on the number of buildings and possible population increase and asked where a school would be built, which he said would require 10 acres.

Mr. Matson responded it was very likely that a school could be located in the Village Center based on the needs of the district and 10 acres for a school could be accommodated.

Jackie Anderson, 2184 West Gentile, expressed concerns that the pictures were idealistic. She questioned if there was enough space for large families and mentioned concerns about increased traffic. She asked why she was not interviewed when the homeowners were interviewed. Mr. Matson responded that specific homeowners were not interviewed. Ms. Anderson said she would like to have been consulted. Mr. Matson responded that there were three workshops for the public in January of 2011. Mailers were sent out to citizens surrounding the Village Center area, notices were in the newspaper and the schools were notified. Similar notice was given for a December 11, 2011, meeting when the consultants were in town. Ms. Anderson apologized and said she had missed the notices. She felt the presentations were nice but thought there should be more common area in the T3 and T5.

Richard Ganley, president of Cold Water Creek Home Owner's Association and a real estate attorney, said he agreed with Ms. Jackson. He complimented Staff on the work they had done and for the presentation of the information, but he felt the plans were idealistic. He felt the developer would ultimately decide what is built on his property according to the guidelines of the code that is put in place. He referenced a letter he had been given from Mayor Curtis, Alex Jensen, Peter Matson and Bill Wright that indicated the proposal was too high in density. He felt the Commission just have further oversight and future control. He said the proposal should be considered.

Mr. Wright and Mr. Matson clarified that the referenced letter was not from the City Staff. The names on the letter were just names to contact for information. Mr. Ganley apologized for his mistake but said his concerns were still valid. He felt home values and subdivision would be greatly impacted.

Commissioner Gilbert asked for clarification on the acreage being considered for rezone and Mr. Matson responded that it was 107 acres. The 140 acres in the presentation outlined in red is associated with Ordinance 12-10 to amend the City's General Plan and the West Layton General Plan, which the Planning Commission previously forwarded to the City Council for approval on February 14, 2012.

Dale Jenkins, 2898 West 1375 North, indicated his brother-in-law works for Layton City. Since he commutes each day to Salt Lake City, he felt the proposed Village Center would bring more opportunity to Layton. He expressed support for mixed use and the Village Center plan as a positive plan for the community.

Nicole Call, 682 North 2275 West, expressed concerns and submitted to the Commission the entire Village Center Form-based code. She then reviewed parts of the Code.

- Page 3 – Concerns about the application for entitlement and legal ramifications
- Page 4 – Step 1 – Concerns about the application for rezone – She said she'd asked for a copy of the rezone application for the Village Center but had not received one.
- Step 2 – Regulating Plan -- Subsection D – Concerns about the regulating Plan
- Subsection G – Concerns about the administrative review. She questioned the 30 calendar day and review only by the administration.
- Page 5 – Concerns about the developer only having to comply with 19.27.020.

Ms. Call then reviewed all the original percentage allocations. Commissioner Elinkowski asked if she was aware that the percentages had been adjusted. Ms. Call said she was aware but public notice wasn't given regarding the adjustments to the percentages. She said she did appreciate the adjustments to the percentages particularly the reduction in the T4 sub-district from 30-75% to 30-60%.

The three-minute time limit per speaker expired and Ms. Call asked if anyone in the audience would be willing to give her their three minutes. Chairman Esplin said that would not be allowed but that she could have a few more minutes. Ms. Call continued speaking.

Ms. Call had tabbed sections of the ordinance, which she reviewed and then reviewed the percentages in the sub-districts. She asked about the adoption of the PCOS and made assumptions about the distribution of that percentage. She asked for clarification on the types of businesses in the T5 and expressed concerns that a developer could define those that are not clearly defined. She felt that there should be more compliance than just compliance with 19.27.020 and expressed more concerns about the percentages and the possible uses. She also expressed concerns that the Village Center codes would supersede the other municipal codes.

Ms. Call talked about all the people who live in Layton City because they like the way it is zoned and arranged and they've chosen to invest in the City. She referred to Page 51 of the code. Commissioner Esplin asked her to close her comments. She expressed appreciation to the Commission for their service to the City.

Angela Stevenson, 2078 North 2275 West, stated she moved to Layton without knowledge of what was going to be developed in West Layton. Her concerns were that the results wouldn't match the pictures

and that ownership changes could affect the area. Ms. Stevenson mentioned Daybreak as having been used as a comparable community. She said Daybreak was built all at once and the Village Center is being inserted into an already developed community. She asked for more communication about the owners and developers intent and how the property will be managed if ownership changes. She asked for the item to be tabled until there is more communication. However, she said she has received three notices regarding this item, but she has three children and can't come to meetings.

Kristine Dennis, 289 North Cold Creek Way, said she is against the rezone for 5 reasons as follows:

1. Power lines
2. Traffic problems that already exist on Gentile and Hill Field Road, specifically mentioning North Davis Preparatory Academy
3. Impact on the schools
4. Small size of the property and impacts caused by the presence of the two high voltage power lines (pictures of examples given to the Commission)
5. Concern with the code documents since two 2 lawyers spoke against it.

She said the Charrettes didn't properly communicate to the public, and said she didn't know about them.

Anthony Jackson, 132 Sierra Way, said that it was his opinion that not a lot of homes are built now that would fit in the Village Center. From his experience in a high density area in Phoenix, he said people move from those areas

Brendan Zeeka, 416 North 3200 West, moved into the area years ago when there were lots of fields and he thought it was a great place for family to grow up. He expected that it would always s be a single family home area and felt there was too much population in West Layton. He said he would move if the Village Center was built.

Tara Triplette, 2890 West 150 North, spoke against the rezone, stating she had lived in Layton for 20 years. She lived 12 years in central Layton and moved for congestion and child safety reasons. She mentioned the high traffic in the Ellison Park area. She spoke against alcohol being allowed in restaurants. She also had concerns about overburdening the school system and mentioned the congestion of North Davis Preparatory Academy.

Jay Ripley, 702 North 2550 West, thanked the residents for participating. He was not in favor of the percentage that could be high density apartments and thought the increase in traffic would be detrimental.

Mike Dennis, Cold Creek Way, a landscape architect, said the general concept of the Village Center is good but the application of the desire of the project is wanting. Mr. Dennis' PowerPoint presentation is included in these minutes in its entirety (Exhibit 4).

Ann Layton, 2048 West Gentile, expressed concerns about traffic and any changes to the West Layton General Plan. She spoke against apartments in Layton.

James Ginsing , 2141 West 650 North, verified that the current request is to rezone the 107 acres on the south side of West Hill Field Road. Mr. Matson replied in the affirmative. Mr. Ginsing asked if Stuart Adams, owner of the property on the north side of West Hill Field Road, was participating in the Village Center plans. Mr. Matson said that Mr. Adams had participated and that he already had zoning on his property. Mr. Ginsing asked why Mr. Adams property was not included in the current rezone request.

Mr. Matson replied that it is a timing issue for the owner on the south side of West Hill Field Road to request the rezone at this time.

Mr. Ginsing spoke about the rezoning issues with the 40-acre Adam's property on the north side of West Hill Field Road. He asked why the proposal was now going to be what the residents opposed in 2006 and the Planning Commission changed the zoning to stop high density apartments. He applauded that the Planning Commission has tried to develop the land, but asked that the high density be removed.

Alison Ecker, 202 Cold Creek Way, mentioned concerns for the safety of children going to Ellison Park Elementary. She said the City had been asked to put cross walks on West Hill Field Road, but the response was that traffic couldn't be slowed on West Hill Field Road. She felt that was in conflict with the current proposal, which would be designed to slow traffic on West Hill Field Road.

Dottie Danley, 53 West Swift Creek Drive, asked if Layton City permits a special use district that requires approval for each development. Mr. Matson said that Layton City does not have a special use district by definition, but has specific districts such as the Mixed Use (MU) and the Mixed Use Transit Oriented Development (MUTOD) in which each development is required to receive Planning Commission approval.

Michelle Stander, 106 Swift Creek, reiterated that Layton City is a destination community where people move for a specific lifestyle. She felt concerns were not heard in the past. She felt that quality jobs would not be created in the types of businesses allowed in the T5 sub-district.

DJ Burton, 480 North 3050 West, asked what the possibilities were for the Village Center under the current zoning. Mr. Matson responded that the property is currently zoned agriculture with a Layton City General Plan recommendation for mixed use along the West Hill Field Road corridor and a commercial node located near the intersection of 2200 West and West Hill Field Road. He said all four sides of the intersection, under the current General Plan, could include commercial development.

Mr. Burton asked if the property were to be rezoned to VC, would individual plans be presented to the Planning Commission. Mr. Matson responded that the step following a rezone would be a regulating plan following the guidelines of the code. To clarify on previous comments, Mr. Matson said the regulating plan is also tied to a plat and the plat approval process, which does come before the Planning Commission and City Council in a public meeting. A specific site plan for a block or group of buildings would be reviewed administratively. The plat would then be reviewed by the Planning Commission.

Darrell Weedenbeck, prospective Layton City resident, said he thought the development looked political and that it wouldn't entice people to live in Layton.

Clive Dibble, 2463 West Gentile, said he has maintained ground in the Utah Power and Light corridor for years and has received no payment. Farmers pay rent when farming under the power lines. He asked whose responsibility it would be to maintain and water the proposed PCOS. Mr. Matson responded that it would be dependent on the type of facilities in the PCOS. Trails would be coordinated by the Parks and Recreation Department. A detention pond used as a park type space, if the City is involved, would mostly likely be maintained by the City Parks and Recreation Department.

Debbie Elms, 532 South Angel, asked if there were other areas in the City where Village Center zoning may be applied because it seemed like the code was made just for this particular site. Mr. Matson responded that the code has been calibrated for this specific property structured on a SmartCode used nationwide. The basic aspects of the code are portable if the City chooses other areas in the City to use

the form-based code. The code would then be calibrated for that type of environment. Ms. Elm responded that the power corridor code doesn't fit in other areas. Mr. Matson responded that there are many modules in the SmartCode that address specific issues.

There were no other questions or comments from the Commission or the public. Chairman Esplin thanked the public for their input.

Commissioner Gilbert asked if there was an obligation to give notice of any changes to the code with it being a continuation of the February 14, 2012, public hearing.

Assistant City Attorney, Steve Garside, responded that it is not uncommon for there to be amendments to the code and that the specific language the Planning Commission decides upon does not need to be part of the notice prior to the Planning Commission Meeting. The specific recommendation from the Planning Commission will be part of the notice that goes to the City Council.

Commissioner Gilbert asked what considerations the Planning Commission needs to give to the rights of the property owner.

Mr. Garside responded that the owner is vested in whatever the zoning is at time of application. The Planning Commission's obligation is to represent the City's General plan and the Zoning ordinance and ensure that those property rights are acknowledged and considered.

There were no additional comments or questions. Chairman Esplin called for a motion on the item.

Commissioner Elinkowski commended the public for being present. From her point of view, she said she was surprised at the feelings of the neighborhood. She said she had been involved in the process for a year and a half and was excited about the Village Center. She was part of the selection process for the consultant team. The property owners wanted something they could be proud of. The Staff wanted something that was cutting edge and kind of different, market driven and walkable so people could see their neighbors. She said she had told her neighbors and friends that live around the area that something wonderful would be coming to West Layton. She remarked that the Planning Commission and City Council had put hours into researching this project with a lot of careful consideration. Time had been spent touring Daybreak and meeting with the consultant team. She said that no one has been financially rewarded except the property owner. No developer had submitted to build a high density housing proposal at this time.

Commissioner Elinkowski moved that the Planning Commission forward a positive recommendation to the City Council to add Chapter 19.27 in its present form and rezone 107 acres from A to VC based on the background information and policy recommendations of the West Layton General Plan amendment as outlined in Ordinance 12-10. Commissioner Gilbert seconded the motion as presented but asked if there should be more than one motion.

Mr. Garside recommended that the addition of Chapter 19.27 and the rezone be made as separate motions and the additions, whether partially or in total, presented by Staff to the Planning Commission be added to the motion.

Commissioner Elinkowski restated the motion that the Planning Commission forward a positive recommendation to the City Council to add Chapter 19.27 in its present form based on the background information and policy recommendations of the West Layton General Plan amendment as outlined in Ordinance 12-10.

The motion was seconded by Commissioner Pales with Commissioners Bodily, Elinkowski, Gilbert and Pales voting in favor, Commissioner Weaver opposed, and Commissioner Hansen abstaining.

Commissioner Hansen said that based on the input he'd heard, and while he believes that some sort of commercial center needs to come to West Layton and provide the citizens an opportunity to shop and live and not make regular trips up West Hill Field Road and West Gentile, that he would be abstaining from voting on the item. He said he'd heard enough concern and the vast majority of the citizens spoke against the proposal, not because they were against commercial development at this location, but if the City was going to move in the Village Center direction, it has to be certain that what is put in place will stand the test of time and be what the City needs, what the citizenry wants and what the developer has in mind to provide with the commercial development in that part of the City. Since he was a new Commissioner and did not have the year and half experience others had, he felt he needed to abstain. He encouraged the public as the recommendation is forwarded to the City Council they express their concerns to the Council and make sure legitimate concerns are fully vented and discussed.

The motion passed by a margin of four in favor to one against.

Commissioner Elinkowski moved to forward a positive recommendation from the Planning Commission to the City Council to approve the rezone from A to VC based on the background information and policy recommendations of the West Layton General Plan.

The motion was seconded by Commissioner Gilbert with Commissioners Bodily, Elinkowski, Gilbert and Pales voting in favor, Commissioner Weaver opposed, and Commissioner Hansen abstaining.

The motion passed by a margin of four in favor to one against.

Chairman Esplin called for a motion to close the Public Hearing. Commissioner Gilbert moved to close the Public Hearing. Commissioner Bodily seconded the motion, and the voting was unanimous.

Chairman Esplin called for a motion to adjourn the meeting. Commissioner Weaver moved to adjourn the meeting. The motion was unanimous, and the meeting adjourned at 9:28 p.m.



Julie Jewell, Planning Commission Secretary

EXHIBIT 1

Summary of Village Center (VC) Zoning District Form-Based Code

Purpose

The purpose of the Village Center (VC) Zoning District is to provide a set of development regulations that create a walkable, mixed use village center. The Village Center Zoning District has an emphasis on building form and the relationship between the building and the street. The proper structure and organization of the built environment creates a place that people want walk, shop and gather in public spaces.

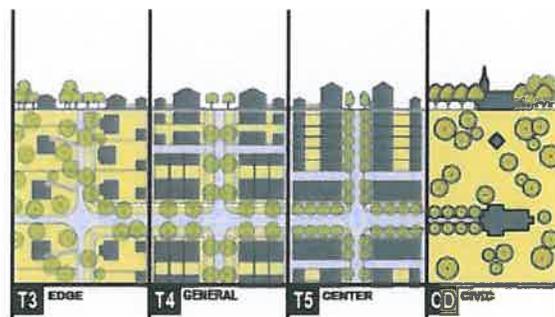
Authority

The Sub-Districts set forth in §19.27.010(e) shall serve as the Zoning Districts for all lots designated within the Village Center Zoning District according to the official Zoning Map of Layton City, Utah. The Village Center Design Standards set forth in §19.27.020 shall be applicable to any development or redevelopment using any portion of the Village Center Zoning District as shown on the Official Zoning District Map. The existing local codes continue to be applicable to issues not covered by this Chapter.

(E) TRANSECT BASED SUB-DISTRICTS

- i. The following Sub-Districts shall be established under the provisions of this Chapter:
 - a. T3 Edge
 - b. T4 General
 - c. T5 Center
 - d. CD Civic

TABLE 27-1 SUB-DISTRICTS TRANSECT



Village Center Design Standards

Intent

The village Center should be compact, mixed-use, and walkable. Daily needs should be located in close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home. The Commercial focal point of the Village Center should be a pedestrian-oriented Main Street. The Civic focal point of the Village Center should be a pedestrian-oriented Green, Square, or Plaza near the geographic core of the district.

Block Lengths and Perimeters

- a. T3 750 ft. max length/ 2500 ft. perimeter
- b. T4 600 ft. max. length/ 2400 ft. perimeter
- c. T5 500 ft. max. length/ 2000 ft. perimeter
- d. CD 750 ft. max. length/ n/a

Lot Width Minimums and Maximums

- a. T3 64 ft. min. - 120 ft. max.
- b. T4 18 ft. min. – 96 ft. max.
- c. T5 18 ft. min. – 180 ft.

Public Realm: Civic Sub-District Standards

Intent

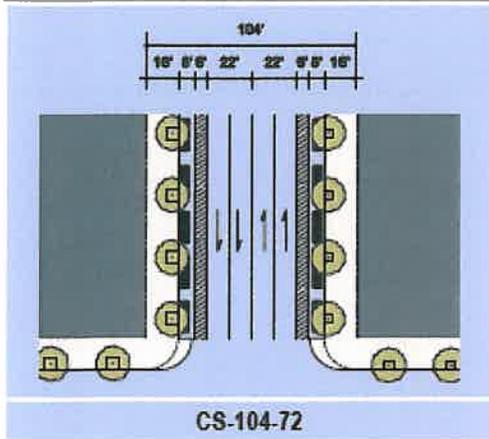
Civic Sub-Districts provide for open spaces and public buildings that serve as necessary amenities for compact, mixed use, walkable Village Centers. Civic Space Types may include Green, Playground or Pocket Park, Square, Court, Close and Plaza.

Public Realm: Thoroughfare Standards

General

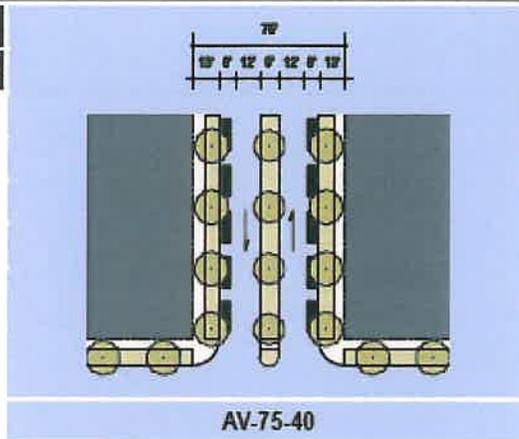
Thoroughfares shall consist of vehicular lanes, parking lanes and Public Frontages. Types of thoroughfares include: Commercial Streets, Avenues, Residential Streets, Alleys, and Lanes.

Thoroughfare Tables



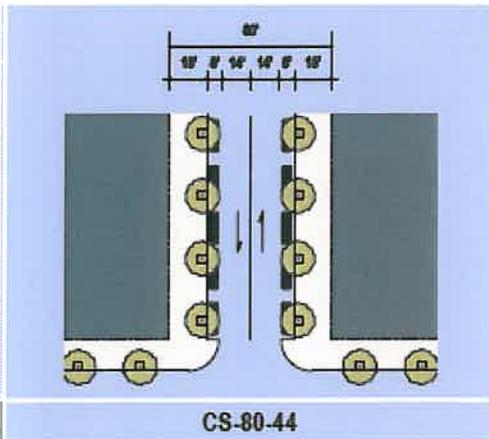
Commercial Street

T4
T5



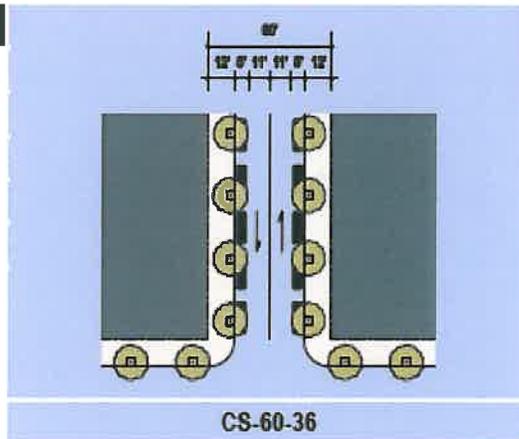
Avenue

T3
T4
T5



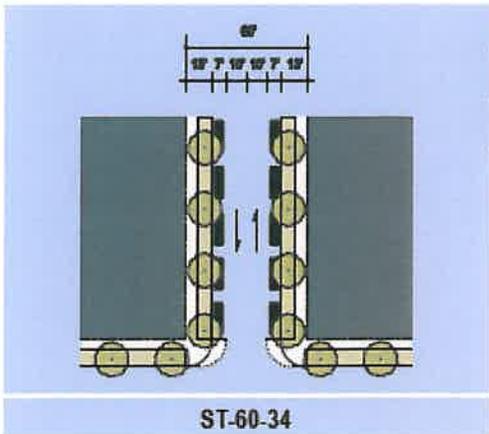
Commercial Street

T5



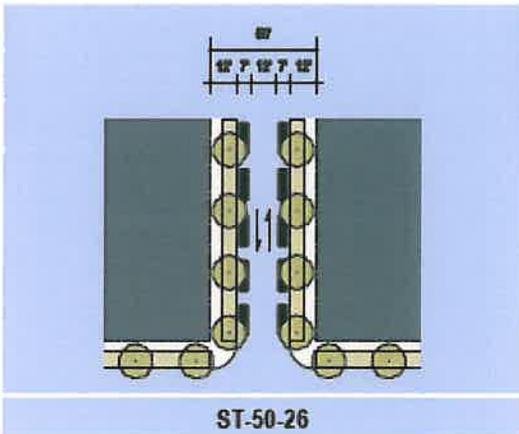
Commercial Street

T4
T5



Street

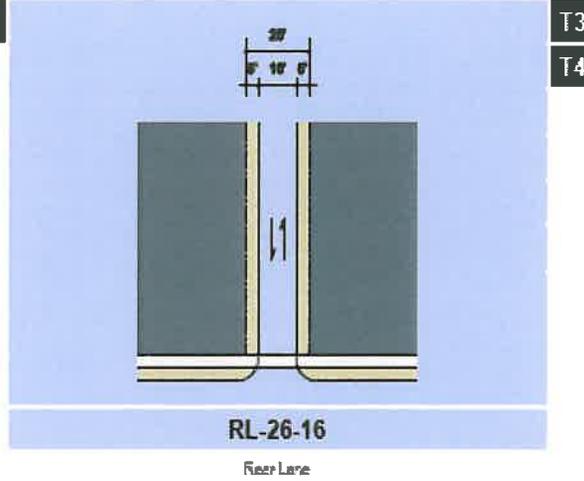
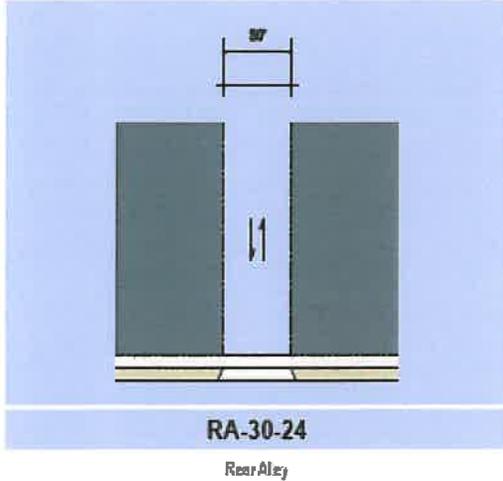
T3
T4
T5



Street

T3
T4
T5

Alley and Lane



Example of Street Tree Tables

			TREE CANOPY CHARACTERISTICS				
	SPECIES NAME (Botanical Name)	Cultivars	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	GENERAL
LARGE TREES (>30 ft at maturity)	Norway Maple (<i>acer platanoides</i>)			full	45	35	dark green in summer, yellow to brown in fall; creates dense summer shade; may prevent growth of grass in lawns
		Crimson King / Royal Red		full	40	30	dark maroon in summer turning darker or brown-out in fall
		Superform		full	50	45	yellow in fall
		Summershade		full	50	40	leaves out late in spring and holds late in fall, yellow in fall
		Variegata		full	35	30	light green to white edged leaves in summer; yellowish in fall
		Parkway		full	40	25	yellow in fall

			TREE CANOPY CHARACTERISTICS				
	COMMON NAME (Botanical Name)	Cultivars	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	GENERAL
SMALL TREES (<30 ft at maturity)	Bigtooth Maple (<i>acer grandidentatum</i>)			full	15	15	well adapted, native to Utah, leaves turn bright red in fall, drought tolerant and withstands acid
	Hedge Maple (<i>acer campestre</i>)			full	25	25	low branching tendency requires pruning; dark green leaves in summer, yellow leaves late into fall
	Amur Maple (<i>acer ginnala</i>)			full	15	15	must use a single leader trunk specimen for street trees; glossy dark green in summer; variably yellow, orange, or red in fall; may require pruning to keep single trunk form
	Spring Snow Flowering Crabapple (<i>malus</i> spp.)			full	20	20	white or red flowers in spring
	Goldenrain Tree (<i>koeleruteria paniculata</i>)			open	25-30	20-30	purplish when emerging, bright green to blue-green in summer, midsummer clusters of yellow flowers

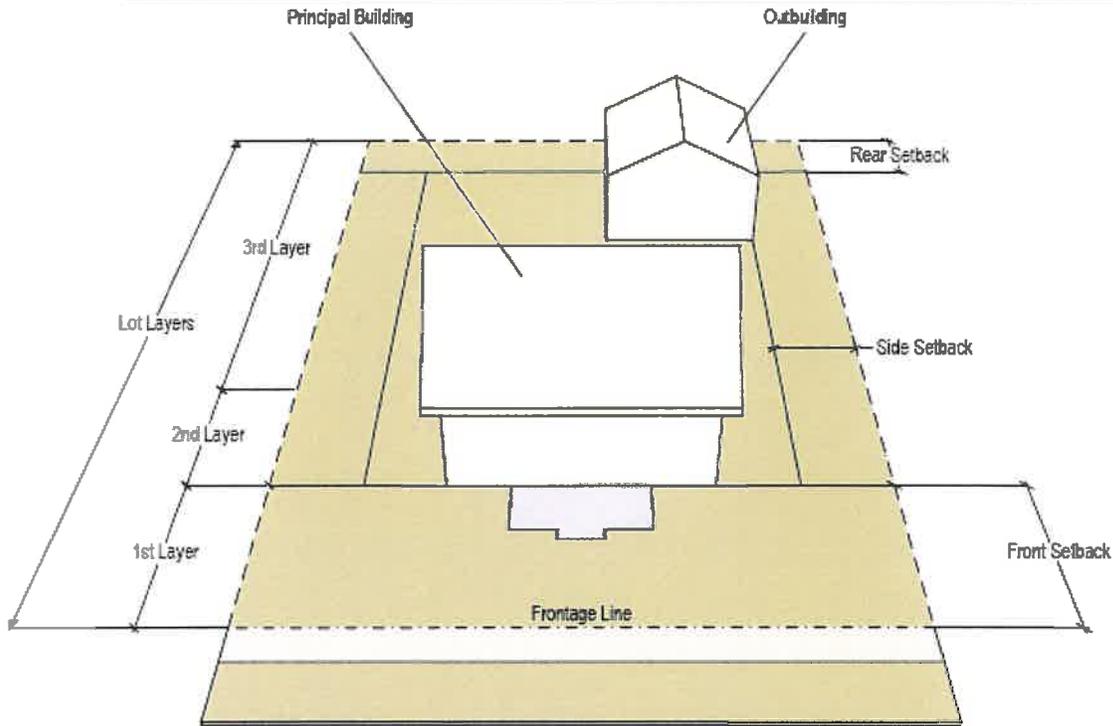
Public Lighting Table

TABLE 27-10. PUBLIC LIGHTING				
	T3	T4	T5	Specifications
Pole 		■	■	*Residential Pole* SL-02 Head: *Head C6549E Pole: 12 foot Tapered Steel Base: 17" diameter x 22" high with Taylor City Logo cast into top ring Alternative: Head: *Head C6549F Pole: 12 foot Fluted Aluminum
Column 			■	*Retail Standard* SL-04 Head: *Head C6549A Pole: 14 foot Fluted Aluminum Base: 14" square x 45" high with Taylor City Logo cast into top ring
Double Column 			■	*Main Street Standard* SL-03 Head: *Head C6549A Pole: 14 foot Fluted Aluminum Base: 14" square x 45" high with Taylor City Logo cast into top ring
Tear Drop 			■	*Aerial Standard* SL-C* Head: *Head C6549E/CA6549 Pole: 20 foot Tapered Fluted Steel Base: 20" diameter x 36" high with Taylor City Logo cast into top ring

Private Development: General to All Subdivisions

Lots and Buildings shall be regulated according to building type, lot occupation, building placement, building height, private frontage, use, parking spaces, parking placement, landscaping and signage standards.

TABLE 27-13. LOT STRUCTURE

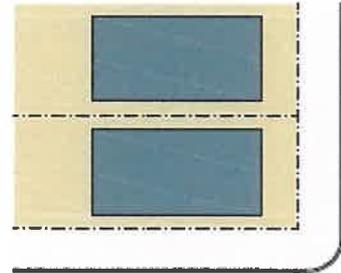


BUILDINGS	
Principal Building	The main building on a Lot.
Outbuilding	A secondary building usually located toward the rear of the same Lot as a Principal Building such as a garage, carport, or workshop and may include an Accessory Unit.
SETBACKS	
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines. The Secondary Front Setback is the area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
LOT LAYERS	
First Layer	The area of a Lot from the the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all Sub-Districts.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
LOT SIZE	
Lot Width	The length of the Principal Frontage Line of a Lot.

TABLE 27-14. BUILDING PLACEMENT TYPES

EDGEYARD **GENERAL PLACEMENT**

The placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides. This is the least urban of types as the front yard sets the building back from the Public Frontage, while the side yards weaken the spatial definition of the Thoroughfare in front of the building.



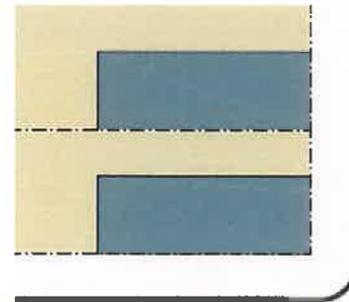
Variants: Villa, House, Cottage, Duplex, Apartment House

TYPE EXAMPLES	TRANSECT ZONE	T3	T4	T5	
		A. LOT OCCUPATION			
Villa 	Lot Coverage	60% max.	70% max.	n/a	
	Facade Buildout at Setback	40% min.	60% min.	n/a	
	B. PRINCIPAL BUILDING SETBACKS				
Primary Front Setback	20 ft. min. 25 ft. max.	10 ft. min. 15 ft. max.	n/a		
Secondary Front Setback	20 ft. min. 25 ft. max.	10 ft. min. 15 ft. max.	n/a		
Side Setback	10 ft. min.	0 ft. min.	n/a		
Rear Setback	7 ft. min.	3 ft. min.	n/a		
C. OUTBUILDING SETBACKS					
Front Setback	setback + 20 ft. min.	setback + 20 ft. min.	n/a		
Side Setback	3 ft. or 6 ft. at corner	0 ft. or 3 ft. at corner	n/a		
Rear Setback	7 ft. min.	3 ft. min.	n/a		
D. BUILDING HEIGHT (Stories)					
Principal Building	2 max.	2.5 max.	n/a		
Outbuilding	2 max.	2 max.	n/a		
E. ENCROACHMENTS					
i. Setback Encroachments					
Open Porch	50% max.	80% max.	n/a		
Balcony and/or Bay Window	25% max.	50% max.	n/a		
Step, Lightwell, Terrace, or Dooryard	n/a	100% max.	n/a		
ii. Sidewalk Encroachments					
Awning, Gallery, or Arcade (if permitted)	n/a	to within 2 ft. of curb	n/a		
ii. Encroachment Depths					
Porch	6 ft. min.	8 ft. min.	n/a		
Gallery	n/a	10 ft. min.	n/a		
Arcade	n/a	n/a	n/a		
F. PARKING LOCATION					
2nd Layer	permitted	not permitted	n/a		
3rd Layer	permitted	permitted	n/a		
House 	Cottage 	A. LOT OCCUPATION			
		Lot Coverage	60% max.	70% max.	n/a
		Facade Buildout at Setback	40% min.	60% min.	n/a
B. PRINCIPAL BUILDING SETBACKS					
Primary Front Setback	20 ft. min. 25 ft. max.	10 ft. min. 15 ft. max.	n/a		
Secondary Front Setback	20 ft. min. 25 ft. max.	10 ft. min. 15 ft. max.	n/a		
Side Setback	10 ft. min.	0 ft. min.	n/a		
Rear Setback	7 ft. min.	3 ft. min.	n/a		
C. OUTBUILDING SETBACKS					
Front Setback	setback + 20 ft. min.	setback + 20 ft. min.	n/a		
Side Setback	3 ft. or 6 ft. at corner	0 ft. or 3 ft. at corner	n/a		
Rear Setback	7 ft. min.	3 ft. min.	n/a		
D. BUILDING HEIGHT (Stories)					
Principal Building	2 max.	2.5 max.	n/a		
Outbuilding	2 max.	2 max.	n/a		
E. ENCROACHMENTS					
i. Setback Encroachments					
Open Porch	50% max.	80% max.	n/a		
Balcony and/or Bay Window	25% max.	50% max.	n/a		
Step, Lightwell, Terrace, or Dooryard	n/a	100% max.	n/a		
ii. Sidewalk Encroachments					
Awning, Gallery, or Arcade (if permitted)	n/a	to within 2 ft. of curb	n/a		
ii. Encroachment Depths					
Porch	6 ft. min.	8 ft. min.	n/a		
Gallery	n/a	10 ft. min.	n/a		
Arcade	n/a	n/a	n/a		
F. PARKING LOCATION					
2nd Layer	permitted	not permitted	n/a		
3rd Layer	permitted	permitted	n/a		

TABLE 27-14. BUILDING PLACEMENT TYPES (continued)

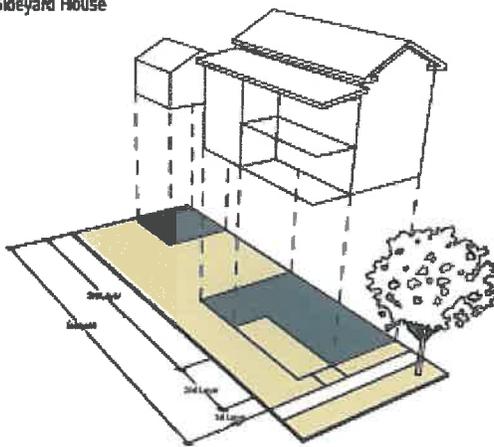
SIDEYARD **GENERAL PLACEMENT**

The placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side. A shallow Front Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House.



TYPE EXAMPLES

Sideyard House



TRANSECT ZONE

T3

T4

T5

A. LOT OCCUPATION

Lot Coverage

n/a

70% max.

60% max.

Facade Bulldout at Setback

n/a

50% min.

80% min.

B. PRINCIPAL BUILDING SETBACKS

Primary Front Setback

n/a

10 ft. min. 15 ft. max.

2 ft. min 15 ft. max.

Secondary Front Setback

n/a

10 ft. min 15 ft. max.

2 ft. min. 15 ft. max.

Side Setback

n/a

0 ft. min. / 15 ft. min.*

0 ft. min 24 ft. max.

Rear Setback

n/a

3 ft. min.

3 ft. min.

C. OUTBUILDING SETBACKS

Front Setback

n/a

setback = 20 ft. min.

40 ft. max. from rear

Side Setback

n/a

0 ft. or 3 ft. at corner

0 ft. or 3 ft. at corner

Rear Setback

n/a

3 ft. min.

3 ft. min.

D. BUILDING HEIGHT (Stories)

Principal Building

n/a

2.5 max.

3 max.

Outbuilding

n/a

2 max.

2 max.

E. ENCROACHMENTS

i. Setback Encroachments

Open Porch

n/a

80% max.

n/a

Balcony and/or Bay Window

n/a

50% max.

100% max.

Stoop, Lightwell, Terrace, or Dooryard

n/a

100% max.

100% max.

ii. Sidewalk Encroachments

Awning, Gallery, or Arcade (if permitted)

n/a

to within 2 ft. of curb

to within 2 ft. of curb

iii. Encroachment Depths

Porch

n/a

8 ft. min.

n/a

Gallery

n/a

10 ft. min.

10 ft. min.

Arcade

n/a

n/a

12 ft. min.

F. PARKING LOCATION

2nd Layer

n/a

not permitted

not permitted

3rd Layer

n/a

permitted

permitted

* minimum distance required from an abutting house with no side setback

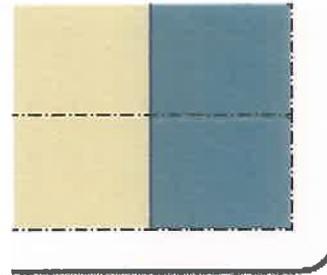
TABLE 27-14. BUILDING PLACEMENT TYPES (continued)

REARYYARD

The placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form. Common walls shared with adjacent buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the building. Rear Elevations may be articulated for functional purposes.

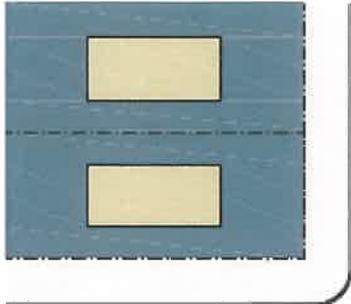
Variants: Rowhouse, Apartment Building, Commercial Building, Office Building, Live-Work Building, Mixed-Use Building

GENERAL PLACEMENT



TYPE EXAMPLES	TRANSECT ZONE	GENERAL PLACEMENT		
		T3	T4	T5
<p>Rowhouse</p>	A. LOT OCCUPATION			
	Lot Coverage	n/a	70% max.	80% max.
	Facade Buildout at Setback	n/a	60% min.	80% min.
	B. PRINCIPAL BUILDING SETBACKS			
	Primary Front Setback	n/a	10 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.
	Secondary Front Setback	n/a	10 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.
	Side Setback	n/a	0 ft. min.	0 ft. min. 24 ft. max.
	Rear Setback	n/a	3 ft. min.	3 ft. min.
	C. OUTBUILDING SETBACKS			
	Front Setback	n/a	setback + 20 ft. min.	40 ft. max. from rear
Side Setback	n/a	0 ft. or 3 ft. at corner	0 ft. or 3 ft. at corner	
Rear Setback	n/a	3 ft. min.	3 ft. min.	
<p>Apartment Building</p>	D. BUILDING HEIGHT (Stories)			
	Principal Building	n/a	2.5 max.	3 max.
	Outbuilding	n/a	2 max.	2 max.
	E. ENCROACHMENTS			
	i. Setback Encroachments			
	Open Porch	n/a	80% max.	n/a
	Balcony and/or Bay Window	n/a	50% max.	100% max.
	Stoop, Lightwell, Terrace, or Dooryard	n/a	100% max.	100% max.
	ii. Sidewalk Encroachments			
	Awning, Gallery, or Arcade (if permitted)	n/a	to within 2 ft. of curb	to within 2 ft. of curb
iii. Encroachment Depths				
Porch	n/a	8 ft. min.	n/a	
Gallery	n/a	10 ft. min.	10 ft. min.	
Arcade	n/a	n/a	12 ft. min.	
<p>Commercial Building</p>	F. PARKING LOCATION			
	2nd Layer	n/a	not permitted	not permitted
	3rd Layer	n/a	permitted	permitted

TABLE 27-14. BUILDING PLACEMENT TYPES (continued)

COURTYARD	GENERAL PLACEMENT
<p>The placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the building. This is the most urban of types, as it is able to shield the private realm from all sides.</p> <p>Variants: Courtyard House, Courtyard Apartment Building</p>	

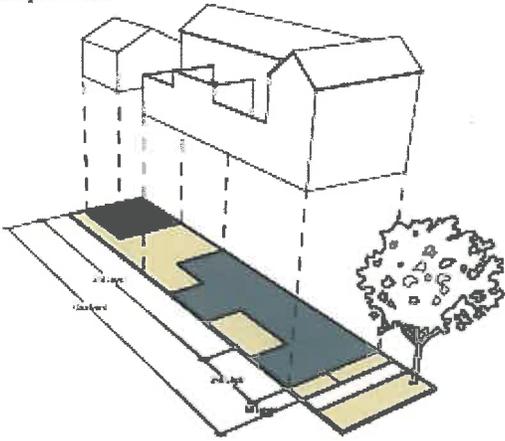
TYPE EXAMPLES	TRANSECT ZONE	T3	T4	T5	
<p>Courtyard House</p> 	A. LOT OCCUPATION				
	Lot Coverage	n/a	70% max.	80% max.	
	Facade Bulldout at Setback	n/a	50% min.	80% min.	
	B. PRINCIPAL BUILDING SETBACKS				
	Primary Front Setback	n/a	10 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.	
	Secondary Front Setback	n/a	10 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.	
	Side Setback	n/a	0 ft. min.	0 ft. min. 24 ft. max.	
	Rear Setback	n/a	3 ft. min.	3 ft. min.	
	C. OUTBUILDING SETBACKS				
	Front Setback	n/a	setback = 20 ft. min.	40 ft. max. from rear	
	Side Setback	n/a	0 ft. or 3 ft. at corner	0 ft. or 3 ft. at corner	
	Rear Setback	n/a	3 ft. min.	3 ft. min.	
	D. BUILDING HEIGHT (Stories)				
	Principal Building	n/a	2.5 max.	3 max.	
	Outbuilding	n/a	2 max.	2 max.	
	E. ENCROACHMENTS				
	i. Setback Encroachments				
	Open Porch	n/a	80% max.	n/a	
	Balcony and/or Bay Window	n/a	50% max.	100% max.	
	Stoop, Lightwell, Terrace, or Dooryard	n/a	100% max.	100% max.	
ii. Sidewalk Encroachments					
Awning, Gallery, or Arcade (if permitted)	n/a	to within 2 ft. of curb	to within 2 ft. of curb		
ii. Encroachment Depths					
Porch	n/a	8 ft. min.	n/a		
Gallery	n/a	10 ft. min.	10 ft. min.		
Arcade	n/a	n/a	12 ft. min.		
F. PARKING LOCATION					
2nd Layer	n/a	not permitted	not permitted		
3rd Layer	n/a	permitted	permitted		

TABLE 27-15. SETBACK ENCROACHMENTS

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
a. Porch: a roof covered, raised platform at the entrance to a building.					T3 T4
b. Dooryard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					T4 T5
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					T4 T5
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					T4 T5
e. Lightwell: an exterior stair and landing leading to a below grade Story of a building.					T4 T5
f. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.					T4 T5
g. Arcade: colonnade supported upper Stories of a building projecting over the Sidewalk, where the Facade of the first Story remains at or behind the Frontage Line.					T5

(i) **BUILDING USE AND INTENSITY**

- i. Buildings shall conform to the Uses specified for each Sub-District on Table 27-16.
- ii. Sexually-Oriented Businesses shall be subject to the regulations of Chapter 5.32 Sexually Oriented Businesses of the Layton City Municipal Code.

TABLE 27-16. SPECIFIC BUILDING USE					
TRANSECT SUB-DISTRICT	T3	T4	T5	CD	
RESIDENTIAL					
Accessory Unit	▪	▪	▪		
Single Unit	▪	▪	▪		
Multi-Unit		▪	▪		
RETAIL					
Home Business	▪	▪			
Newsstand		▪	▪		
Convenience Store		▪	▪		
Coffee Shop / Cafe / Bakery		▪	▪		
Barber / Hairdresser		▪	▪		
Laundromat / Dry Cleaner		▪	▪		
Specialty Retail		▪	▪		
Hardware		▪	▪		
Pharmacy		▪	▪		
Supermarket / Grocery		▪	▪		
Personal Services (ie. Tailor)		▪	▪		
Full Service Restaurant		▪	▪		
Fast Food			▪		
Bookstore			▪		
General Retail (Department Store)			▪		
Tavern / Bar			▪		
Live Theater			▪		
Movie Theater			▪		
Dance Hall			◻		
Animal Clinic w/o Outdoor Pens			▪		
Bank			▪		
Medical / Dental Clinic		◻	▪		
Reception Hall			◻		
Gasoline			◻		
					▪ BY RIGHT ◻ BY EXCEPTION
TRANSECT SUB-DISTRICTS					
	T3	T4	T5	CD	
CMC					
Religious Institution	▪	▪	▪	▪	
Library		▪	▪	▪	
Parking Structure			▪	▪	
Surface Parking Lot			◻	▪	
Bus Station			▪	▪	
Community Center and Facilities		▪	▪	▪	
Outdoor Auditorium	▪		▪		
LODGING					
Bed & Breakfast (up to 5 rooms)		▪	▪		
Inn (up to 12 rooms)		▪	▪		
Hotel (no room limit)			▪		
OFFICE					
Single Unit		▪	▪		
Multi-Unit			▪		
CIVIL SUPPORT					
Fire Station	▪	▪	▪	▪	
Police Station		▪	▪	▪	
Post Office			▪	▪	
Funeral Home		▪	▪		
EDUCATION					
Pre, Elementary or Middle School	◻	▪	▪	▪	
Day Care / Childcare Center	▪	▪	▪	▪	

- ii. The number of dwelling units for Residential uses, bedrooms for Lodging uses, and the square footage of Office and Retail Uses shall be controlled according to Table 27-17 and the parking requirements listed on Table 27-18.

TABLE 27-17. BUILDING INTENSITY			
CATEGORY	T3	T4	T5
Single Use	permitted	permitted	permitted
Mixed Use	not permitted	permitted (up to 2)	permitted (2 or more)
USE			
RESIDENTIAL	The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Outbuilding. Both dwellings shall be under single ownership.	The number of dwellings on each Lot is limited by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18.	The number of dwellings on each Lot is limited by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18.
LODGING	not permitted	The number of bedrooms available for Lodging on each Lot is limited by the parking requirements of Table 27-17, up to twelve (12) bedrooms max., in addition to the parking requirement for any dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	The number of bedrooms available for Lodging on each Lot limited by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Table 27-17 for Retail Use.
OFFICE	not permitted	The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Outbuilding, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	The building area available for office use on each Lot is limited by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18.
RETAIL	not permitted	The building area available for Retail uses is limited to the first Story of buildings at corner Lot locations, and by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18, in addition to the parking requirement of any dwelling.	The building area available for Retail use is limited by the parking requirements of Table 27-17, a ratio which may be reduced according to Table 27-18. Retail spaces under 1500 square feet are exempt from parking requirements.
OTHER	See Table 27-15.	See Table 27-15.	See Table 27-15.

Parking Calculations

The minimum number of parking spaces required for each Use is specified on Table 27-18.

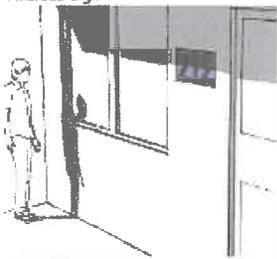
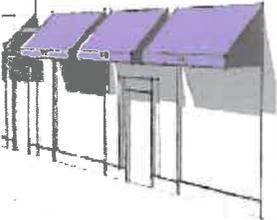
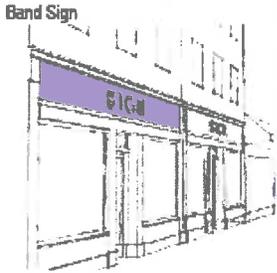
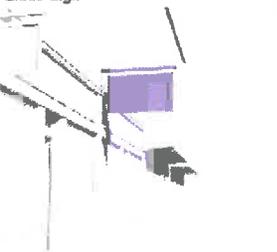
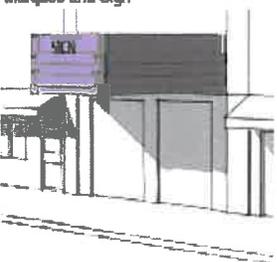
	T3	T4	T5
RESIDENTIAL			
Principal Building	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
Accessory Building	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling
LODGING	n/a	1.0 / bedroom	1.0 / bedroom
OFFICE	n/a	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	n/a	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	1.0 / 10 seats of assembly use		
OTHER	To be determined by Exception		

Landscape for Parking

Parking areas with twelve (12) or more parking spaces shall be shaded by Large Trees at a rate of one (1) tree for every twelve (12) parking spaces.

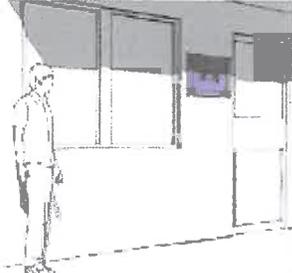
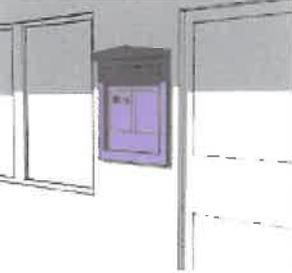
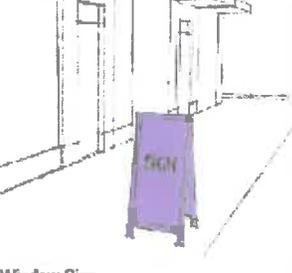
Signage

Signage shall be designed according to Table 27-20 and specific types permitted as indicated for each Sub-District.

TABLE 27-20. SIGN STANDARDS				
	T3	T4	T5	SPECIFICATIONS
Address Sign 	■	■	■	Quantity: 1 per address Area: 2 sq max Width: 24 in max Height: 12 in max Depth / Projection: 3 in max Clearance: 4.5 ft min Apex: N/A Letter Height: 6 in max
Awning and Sign 	■	■		Quantity: 1 per window Area: N/A Width: width of Awning Height: N/A Depth / Projection: 4 ft min Clearance: 8 ft max Apex: N/A Letter Height: 5 in min, 10 in max
Band Sign 	□	■		Quantity: 1, 2 for corner building Area: 1.5 sq ft per linear ft of Facade Width: 50% of width of Facade area Height: 3 ft max Depth / Projection: 7 in max Clearance: 7 ft max Apex: N/A Letter Height: 18 in max
Blade Sign 	■	■		Quantity: 1 per Facade, 2 max Area: T3: 4 sq ft; T4 & T5: 6 sq ft Width: 4 ft max Height: 4 ft max Depth / Projection: 4 ft max Clearance: 8 ft min Apex: N/A Letter Height: 6 in max
Marquee and Sign 		■		Quantity: 1 per business Area: N/A Width: width of entrance plus 4' o.c. Height: 50% Slope height max Depth / Projection: 4 ft min, 10 ft max Clearance: 10 ft min Apex: N/A Letter Height: 3 ft min

- By Right
- By Exception

TABLE 27-20. SIGN STANDARDS (continued)

	T3	T4	T5	SPECIFICATIONS
<p>Nameplate Sign</p> 	■	■	■	<p>Quantity: 1</p> <p>Area: 3 sq max</p> <p>Width: 18 in max</p> <p>Height: 2 ft max</p> <p>Depth / Projection: 3 in max</p> <p>Clearance: 4 ft max</p> <p>Apex: 7 ft max</p> <p>Letter Height: N/A</p>
<p>Outdoor Display Case</p> 	□	■	■	<p>Quantity: 1</p> <p>Area: 6 sq max</p> <p>Width: 3.5 ft max</p> <p>Height: 3.5 ft max</p> <p>Depth / Projection: 5 in max</p> <p>Clearance: 4 ft max</p> <p>Apex: N/A</p> <p>Letter Height: N/A</p>
<p>Sidewalk Sign</p> 	■	■	■	<p>Quantity: 1 per business</p> <p>Area: 8 sq max</p> <p>Width: 26 in max</p> <p>Height: 42 in max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 42 in max</p> <p>Letter Height: N/A</p>
<p>Window Sign</p> 	■	■	■	<p>Quantity: 1 per window</p> <p>Area: 25% of glass max</p> <p>Width: varies</p> <p>Height: varies</p> <p>Depth / Projection: N/A</p> <p>Clearance: 4 ft</p> <p>Apex: N/A</p> <p>Letter Height: 8 in max</p>
<p>Yard Sign</p> 	■	■	■	<p>Quantity: 1 per Lot max</p> <p>Area: 6 sq max</p> <p>Width: 3 ft max (not counting post)</p> <p>Height: 2 ft max (not counting post)</p> <p>Depth / Projection: N/A</p> <p>Clearance: 3 ft to sign edge min</p> <p>Apex: 6 ft to top of post max</p> <p>Letter Height: 8 in max</p>

- By Right
- By Exception

Private Development: Specific to T3 Sub-District

19.27.041 PRIVATE DEVELOPMENT: SPECIFIC TO T3 SUB-DISTRICTS

Lots and buildings located within the T3 Edge Sub-District shall be subject to the requirements of this section.

(A) BUILDING PLACEMENT

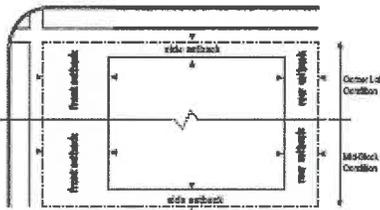
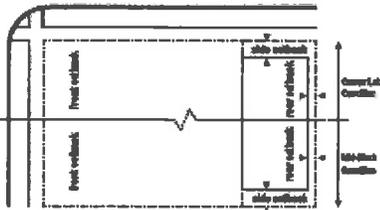
- i. Principal Buildings shall be positioned on a Lot to create a Edgeyard as specified on Table 27-14.

(B) LOT OCCUPATION

- i. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.
- ii. Facade Buildout of Principal Building Facades shall be a minimum of 40% at the Setback.

(C) SETBACKS

- i. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 27-21 and on Table 27-14.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	20 ft. min. 25 ft. max.	20 ft. min + principal front setback
Front Setback (Secondary)	20 ft. min. 25 ft. max.	n/a
Side Setback	10 ft. min.	3 ft. or 5 ft. of corner
Rear Setback	7 ft. min.	3 ft. min.
Illustration		

(D) BUILDING HEIGHT

- i. Maximum building height shall be 2 stories for a Principal Building and 2 stories for an Outbuilding as specified on Table 27-14.

(E) PRIVATE FRONTAGE

- i. Open porches may Encroach the first Layer 50% of its depth. Balconies and bay windows may Encroach the first Layer 25% of its depth except that balconies on porch roofs shall Encroach the same depth as the porch.

(F) BUILDING USE

- i. Buildings shall conform to the Uses listed on Table 27-16 and intensity specified on Table 27-17.
- ii. The work quarters of Home Businesses should be not be visible from the Frontage.
- iii. Accessory Units shall be occupied by a blood relative only.

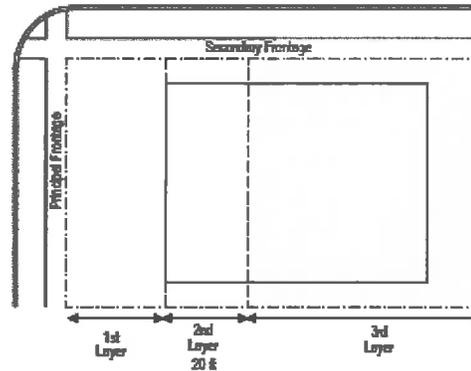
(G) PARKING LOCATION

- i. Open parking areas shall be located in the second and/or third Lot Layers, except that driveways, and drop-offs may be located in the first Lot Layer.
- ii. Driveways at Frontages shall be no wider than 10 feet in the first Lot Layer.
- iii. Garages shall be located at the third Lot Layer except that side- or rear-entry types may be allowed in the second Lot Layer by Exception. (See Table 27-22)
- iv. Parking spaces shall be covered or paved.

TABLE 27-22. T3 PARKING PLACEMENT

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram.
2. Covered parking shall be provided within the third Layer as shown in the diagram. Side- or rear-entry garages may be allowed in the second Layer by Exception.
3. Trash containers shall be stored within the third Layer.



(H) LANDSCAPE

- i. The first Lot Layer may not be paved, with the exception of Driveways as specified in §19.27.041(g)ii and entry walkways that are six feet wide or narrower.
- ii. Trees shall be naturalistically clustered.

(I) SIGNAGE

- i. Address, Nameplate, and Yard Signs shall be permitted.
- ii. Outdoor Display Cases shall be permitted by Exception.
- iii. Permitted signage types shall conform to the specifications of Table 27-20.
- iv. Signage shall not be illuminated.

Private Development: Specific to T4 Sub-District

19.27.042 PRIVATE DEVELOPMENT: SPECIFIC TO T4 SUB-DISTRICTS

Lots and buildings located within the T4 General Sub-District shall be subject to the requirements of this section.

(A) BUILDING PLACEMENT

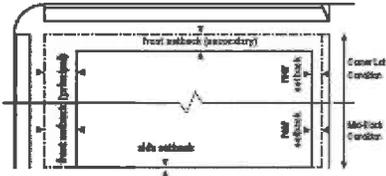
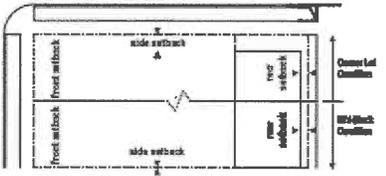
- i. Principal Buildings shall be positioned on a Lot to create a Edgeyard, Sideyard, Courtyard, or Rearyard as specified on Table 27-14.

(B) LOT OCCUPATION

- i. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- ii. Facade Buildout of Principal Building Facades shall be a minimum of 60% at the Setback.

(C) SETBACKS

- i. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 27-23 and on Table 27-14.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	10 ft. min. 15 ft max.	20 ft. min + setback
Front Setback (Secondary)	10 ft. min 15 ft max.	none
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

(D) BUILDING HEIGHT

- i. The maximum height of a Principal Building shall be two and a half (2.5) stories as specified on Table 27-14.
- ii. The maximum height of an Outbuilding shall be two (2) stories as specified on Table 27-14.

(E) PRIVATE FRONTAGE

- i. Open porches may Encroach the first Lot Layer 80% of its depth.
- ii. Balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- iii. Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

(F) BUILDING USE

- i. Buildings shall conform to the Uses listed on Table 27-16 and intensity specified on Table 27-17.
- ii. The work quarters of Home Businesses should not be visible from the Frontage.
- iii. Accessory Units may be leasable.

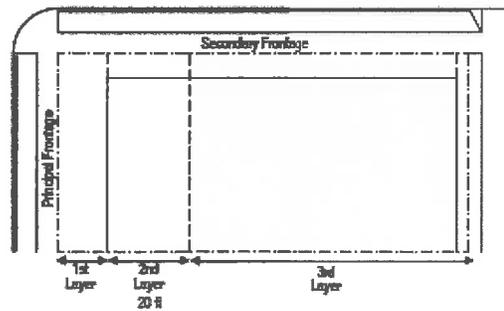
(G) PARKING LOCATION

- i. Driveways at Frontages shall be no wider than 10 feet in the first Lot Layer.
- ii. All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 27-24.
- iii. Parking spaces shall be covered or paved.

TABLE 27-24. T4 PARKING PLACEMENT

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.



(H) LANDSCAPE

- i. The first Lot Layer may not be paved, with the exception of Driveways as specified in §19.27.042(g) and entry walkways that are six feet wide or narrower.

(I) SIGNAGE

- i. Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, Window and Yard Signs shall be permitted.
- ii. Band Signs shall be permitted by Exception.
- iii. Permitted signage types shall conform to the specifications of Table 27-20.
- iv. Signage shall be externally illuminated, except that Window Signs may be neon lit.

Private Development: Specific to T5 Sub-District

19.27.043 PRIVATE DEVELOPMENT: SPECIFIC TO T5 SUB-DISTRICTS

Lots and buildings located within the T5 Core Sub-District shall be subject to the requirements of this section.

(A) BUILDING PLACEMENT

- i. Principal Buildings shall be positioned on a Lot to create a Sideyard, Courtyard, or Rearyard as specified on Table 27-14.

(B) LOT OCCUPATION

- i. Lot coverage by buildings shall be a maximum of 80% of the Lot area.
- ii. Facade Buildout of Principal Building Facades shall be a minimum of 80% at the Setback.

(C) SETBACKS

- i. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 27-25 and on Table 27-14.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. of corner
Rear Setback	3 ft. min.	3 ft. min.

Illustration

(D) BUILDING HEIGHT

- i. The maximum height of a Principal Building shall be three (3) stories as specified on Table 27-14.
- ii. The maximum height of an Outbuilding shall be two (2) stories as specified on Table 27-14.

(E) PRIVATE FRONTAGE

- i. Awnings, Arcades, and Galleries may Encroach the Sidewalk to within two (2) feet of the Curb but must clear the Walkway vertically by at least eight (8) feet.
- ii. Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- iii. A first level Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Public Frontage.
- iv. Loading docks and service areas shall be permitted on Frontages by Exception.
- v. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- vi. Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- vii. Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

(F) BUILDING USE

- i. Buildings shall conform to the Uses listed on Table 27-16 and intensity specified on Table 27-17.

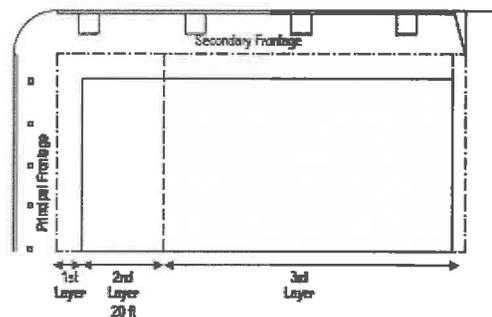
(g) **PARKING LOCATION**

- i. All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 27-26.
- ii. Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- iii. Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
- iv. For all buildings exceeding sixty-five (65) feet in width, a minimum of four bicycle rack places shall be provided within the Park Strip of the Public Frontage or first Lot Layer, with an additional place for every ten vehicular parking spaces over 40 spaces.

TABLE 27-26 T5 PARKING PLACEMENT

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.



(h) **LANDSCAPE**

- i. The first Lot Layer may be paved to match the pavement of the Public Frontage.

(i) **SIGNAGE**

- i. Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- ii. Permitted signage types shall conform to the specifications of Table 20-20.
- iii. Signage shall be externally illuminated, except that signage within a shopfront window may be neon lit.

Definitions....See Complete Code



WEST LAYTON GENERAL PLAN UPDATE AND AMENDMENT WEST LAYTON VILLAGE CENTER

Planning Commission Public Hearing – February 14, 2012

Background

The West Layton Village area is centrally located in the West Layton General Plan Study Area. Since 1993, the West Layton General Plan has stated that there should be a commercial center or node in the west Layton area at the intersection of two arterial streets. Discussions with the 2001 Citizen Committee determined that the most reasonable location for a commercial center or node would be situated between 2200 West and 3200 West along West Hill Field Road.



The purpose of the commercial center or node conceptualized in 1993 was to provide community and neighborhood services to the residents in the area. Prior to 2001, west Layton was generally characterized by primarily agricultural land with homes fronting along roads that followed the township and range section lines. In 2001, a major water tank and main line were constructed to supply culinary water and fire protection to the west Layton area, which provided the opportunity for new residential neighborhoods and public facilities to be built. Over the past decade, Layton City has seen the majority of its residential growth in the west Layton area due to the large tracts of farmland and access to necessary utilities which were not available prior to 2001.

Residential Growth and the Need for Services

From 2001 to 2011, the west Layton area grew from an estimated population of 5,313 to 9,870, an 85% increase. In 2000, an estimated 1,432 homes had been built and by 2010 the west Layton area was home to 3,000 homes. The 2010 Census estimates Layton City's population at 67,311, which means that west Layton houses over 15% of Layton City residents with significant room to grow. Build-out projections indicate that at build out, west Layton will be home to approximately 32,000 residents.

The majority of the west Layton area has developed as large-lot single-family subdivisions, which have brought new families to the area and significantly increased the demand for public facilities such as schools and parks as well as public utilities such as culinary and secondary water, sanitary sewer, and storm water control.

Commercial and office zoning exists on the north side of Hill Field Road between 2200 West and 2700 West to meet the estimated demand for retail and office, including the potential for a grocery store. Presently, west Layton residents must travel an average of two miles for basic neighborhood commercial goods and services. It has been 10 years since the west Layton Plan recommendations for the commercial center/node have been reviewed, and over six years since the commercial and office zoning was approved.

In an effort to refine the commercial center/node guidelines and recommendations of the West Layton Plan, City officials initiated a planning process designed to coordinate input from city government, property owners, citizens, and future customers regarding the concept of a "village center" as an appropriate vision for the commercial center in west Layton area. The contemporary village center concept is often guided by Form-Based Codes that use a method regulating development with a higher priority on the physical form of buildings and streets, while still regulating land use similar to standard zoning regulations. The goal of the village center visioning process and the ultimate implementation of a form-based code are to build upon the goals and policies of the Layton City General Plan for this core area of west Layton.

Public Visioning Process

In early 2011, a series of public meetings, referred to collectively as a *charrette*, the village center concept was examined relative to how it should look and work to best serve everyone—neighbors, developers, the community at large—over time. Also examined was the idea that the potential for development in this core area could be leveraged to deliver a true community amenity.

In preparation for the Charrette, the project team performed a synoptic survey. The project team visited places throughout the Wasatch Front that they felt fit the scale of a village center. Team members documented the characteristics of each place by measuring things like sidewalk width, on-street parking, travel lanes, bike lanes, building setbacks and building height. The survey information was used to document the characteristics that create places similar to those people love and enjoy in a village center setting. The survey data was also used to create a Visual Preference Survey which allowed the Project Team during the Charrette to record participant responses to photos of various places and receive feedback about development types people prefer. The synoptic survey information was also used to calibrate the Form-Based Code.

Week-long Charrette to Gather Community Input

The West Layton Village project team presented the results of a week-long charrette on the evening of Friday, January 28, 2011, illustrating a variety of theoretical development scenarios and providing residents with a comparative means of evaluating how the project site might build out over time under different zoning approaches. The *140-acre project site/study area* is bounded by the Swan Meadows neighborhood on the north, 2200 West on the east, the 150 North address coordinate on the south, and 2700 West on the west. West Hill Field Road runs east/west through the northern portion of the project site and the large Rocky Mountain Power transmission lines run diagonally through the southwest portion of the project site.

Scenario Planning

The project team was tasked with defining a new, mixed use zoning district called a Form-Based Code. This type of code is based more on built form and character and less on specific uses. The scenario approach provided a means for the community to compare its likely outcomes against those anticipated under existing zoning and long-term General Plan guidelines.

This resulted in three hypothetical options. The first was a “Conventional Plan” which represents the type of development expected under the property’s current zoning and General Plan designation.

The second scenario, a “Form-Based/Smart Code Plan”, reflects the manner of development entitled by the mixed-use zoning alternative developed during the week of the charrette. The form-based approach is characterized by a mix of commercial, office, residential, civic and recreational uses within a comfortable walking distance. This Plan also includes a mix of housing types - single-family homes, bungalows, courtyard homes, townhomes and apartments - throughout the village center, and a single-family residential buffer between existing homes north of the project site.

Because the property owners of the site’s north 40 acres would not be mandated to change to the Village Center (VC) zoning designation, and may elect to retain their current zoning, the project team presented one final scenario, the “Hybrid Plan” which includes conventional development north of West Hill Field Road and mixed-use village development to the south. Together, the hypothetical scenarios represent choices that will guide the General Plan update, a form-based code, and ultimately a Village Center (VC) zoning designation for the area.

The Village Center (VC) form-based code, attached and part of this document, is the implementation tool that will ultimately create a Regulatory Plan, with accompanying Transect Zones (Sub-Districts) for the Village Center area. The Transect Zones describe the physical form and character of the Village Center according to the intensity of its land use and urbanism. The Regulatory Plan will dictate where each Transect Zone in the VC zoning district will ultimately be placed. The Transect Zones are based on a continuum of low intensity to high intensity with the character and associated regulations of each Transect Zone 5 (T5) being more intense than those of Transect Zone 4 (T4) and Transect Zone 3 (T3).

The General Plan for the West Layton area now includes a Village Center designation with accompanying guidelines for the future implementation of something similar to the Form-Based/Smart Code and/or Hybrid scenario concepts for the study area. The Village Center (VC) zoning district and General Plan recommendation illustrate the City’s desire to create a “place, not just a development project” at a central location in west Layton to serve existing and future generations.

The following renderings reflect visualizations representative of various Transect Zones (T3, T4 and T5) from birds-eye and on-the-ground perspectives from the Form-Based/Smart Code scenario plan for the Village Center area. Details shown, including heights, building types and building placement on respective lots, demonstrate actual requirements included in the Village Center code.







WEST LAYTON GENERAL PLAN STUDY
POLICY RECOMMENDATIONS
Proposed Amendments for
Planning Commission Public Hearing – February 14, 2012

Commercial Village Center Background Information: Since 1993, the General Plan has stated that there should be a commercial center or node in the west Layton area at the intersection of two arterial streets. Discussion with the Citizen Committee during the 2001 West Layton Plan update process revealed that the intersection of 2200 West and West Hill Field Road and the intersection of 3200 West and West Hill Field Road seemed to be the most reasonable locations for such a node. Another option ~~to consider~~ed is was the future intersection of 2700 West (a north-south arterial/collector). This location provides a central point in the study area and is far enough away from the commercial centers in Syracuse to provide reasonable separation of neighborhood services.

In an effort to refine the commercial center/node guidelines and recommendations of the West Layton General Plan, City officials initiated a planning process designed to coordinate input from city government, property owners, citizens, and future customers regarding the concept of a “Village Center” as an appropriate vision and scale for the commercial center in west Layton area. The City’s intent to create a Village Center is based on the desire to create a “place, not just a development project” at a central location in west Layton to serve existing and future generations. The 140-acre Village Center study area is bounded by the Swan Meadows neighborhood on the north, 2200 West on the east, the 150 North address coordinate on the south, and 2700 West on the west. West Hill Field Road runs east/west through the northern portion of the project site and the large Rocky Mountain Power transmission lines run diagonally through the southwest portion of the project site.

Policies

1. The west Layton area should include a Village Center area that is ~~community-commercial node located at the future intersection of 2700 West~~ centrally located along both sides of West Hill Field Road between 2200 West and 2700 West. This ~~commercial node~~ Village Center area is more specifically depicted on the General Plan Recommended Land Use Map which is attached hereto. ~~should eventually be of a size to service the study area. The center could be either contiguous or located on adjacent corners.~~
2. The City should adopt a Form-Based Code, to guide the development of the designated Village Center area, with an emphasis on the relationship of private property to the public realm, in order to permit the creation of a walkable, mixed use village center in west Layton. ~~The City should discourage strip commercial development and instead encourage the development of concentrated commercial areas.~~
3. ~~The City should support and encourage well planned, pedestrian-oriented retail shops, offices and commercial services (see development examples in Appendix D).~~
4. ~~Clustering of uses should be encouraged and controlled access points along West Hillfield Road should be provided.~~

5. As the 2700 West corridor continues south from the Village Center area and south of Gentile Street, an ~~connection~~ interchange ~~into~~ at the ~~Legacy Parkway right-of-way~~ West Davis Corridor should be planned. Development around this ~~access point~~ interchange should be considered for Business & Research Park uses and supportive services (see General Plan ~~Map 18~~ and development examples in Appendix E).

The following maps provide updated land use, zoning and traffic information supporting the west Layton Village Center General Plan Designation and Village Center (VC) zone.

GENERAL PLAN RECOMMENDED LAND USE

Legend

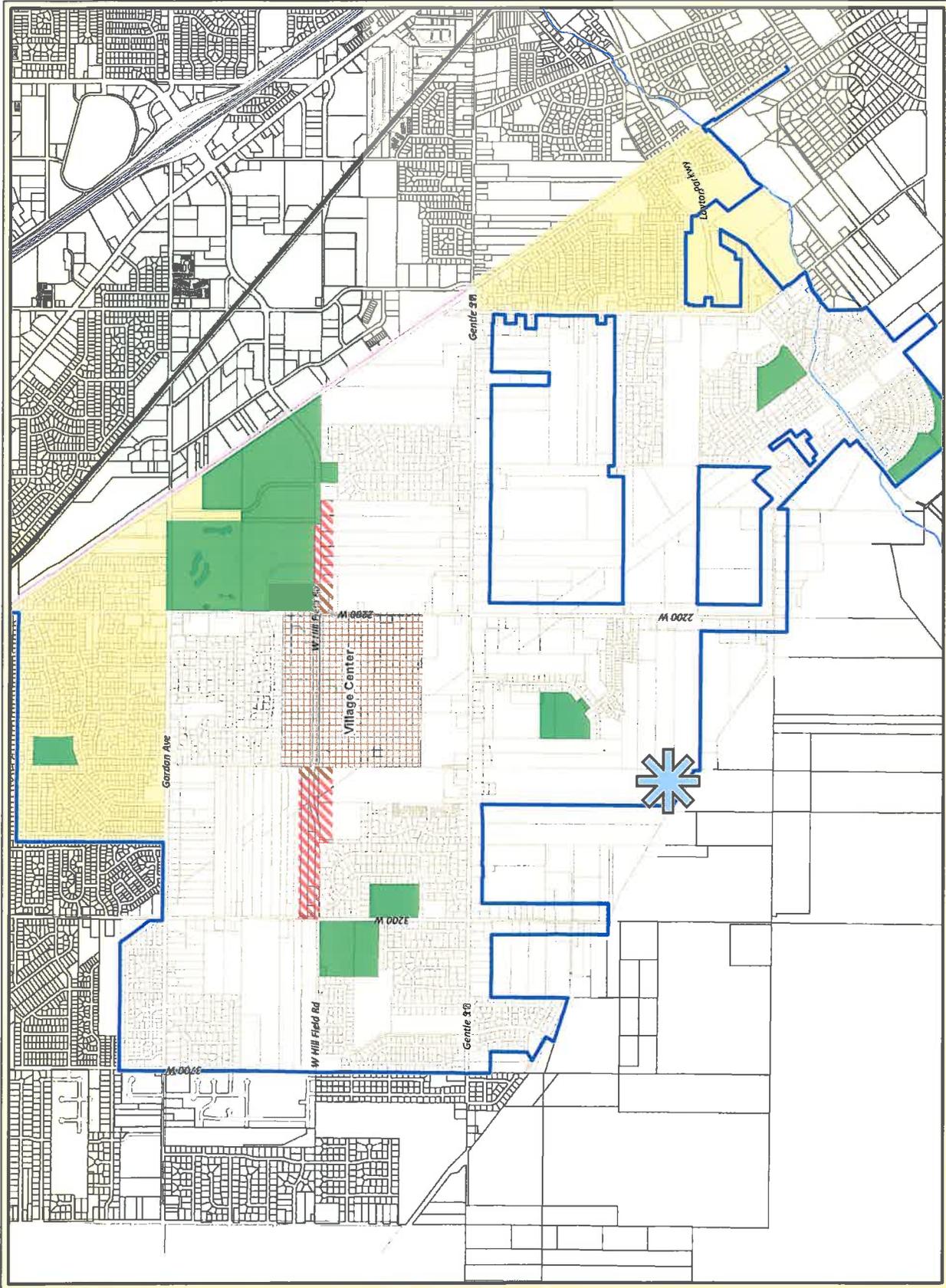
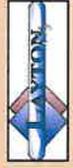
- City Boundary
- Lakes
- Property
- Streams
- Rail Lines

General Plan Designation

- Business/Research Park
- Commercial
- High Density Over 16 Unit
- Low Density 0-3 Units
- Low Density 2-4 Units
- Low Density 3-6 Units
- Manufacturing
- Mixed Use
- Open Space/Public Fac
- Professional Business
- Village Center
- Business Node



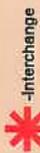
1 inch = 0.3 miles



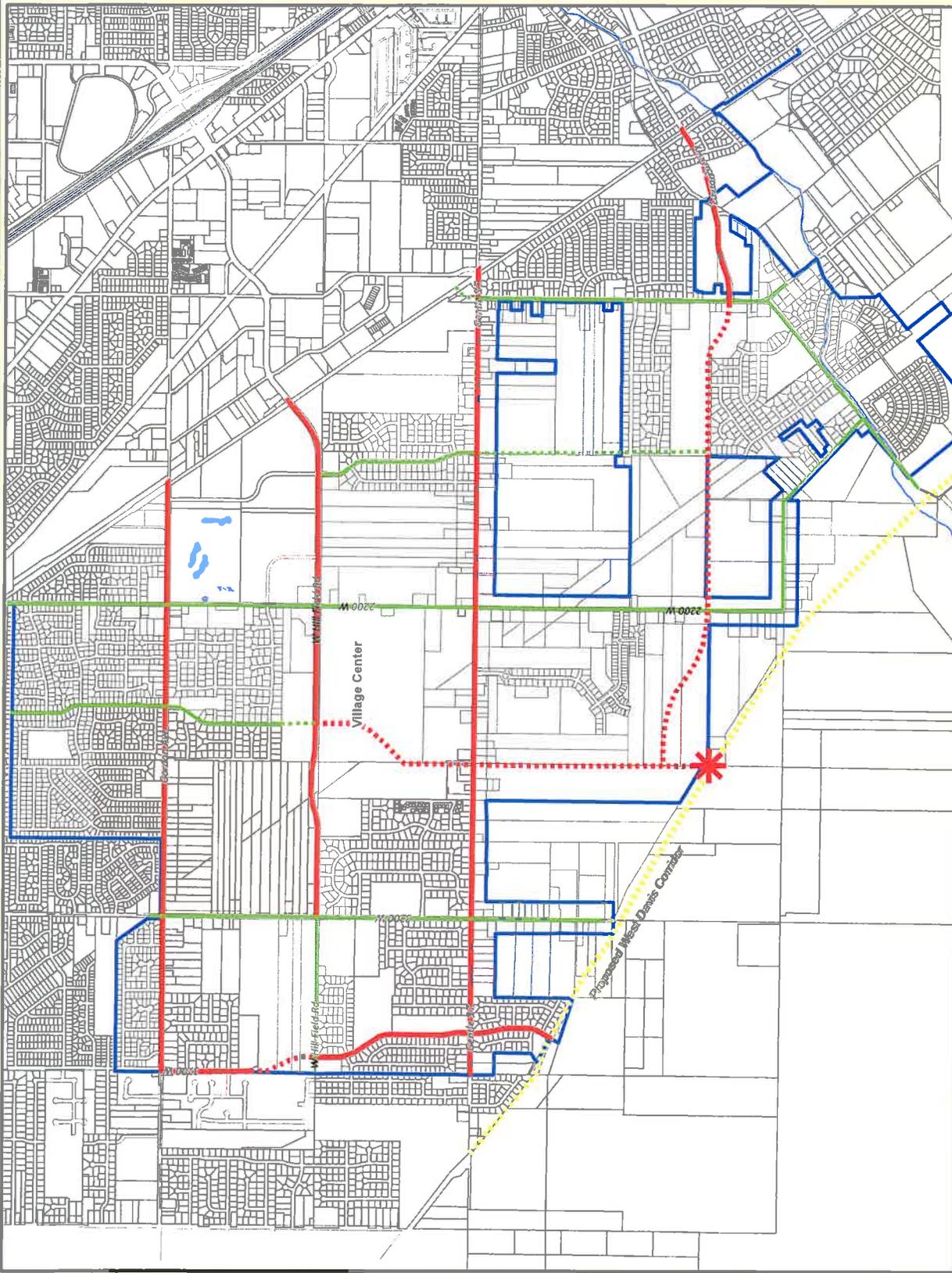
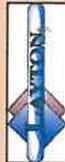
MASTER STREET PLAN

Legend

- Master Street Plan
- Arterial
- Collector
- Highway/Freeway
- Interstate
- Proposed Arterial
- Proposed Collector
- Proposed West Davis Corridor
- City Boundary
- Property
- Streams
- Lakes



1 inch = 0.3 miles

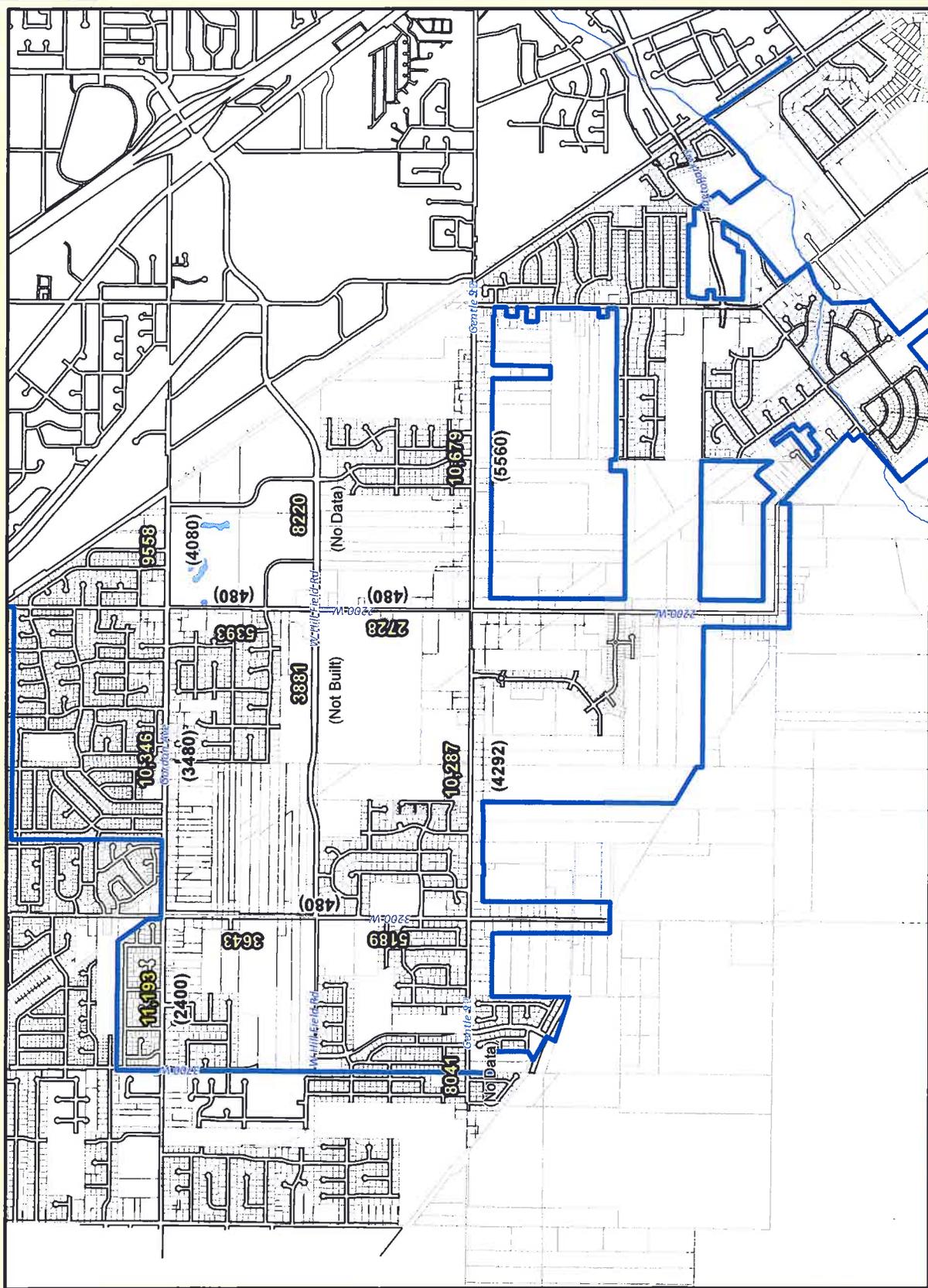


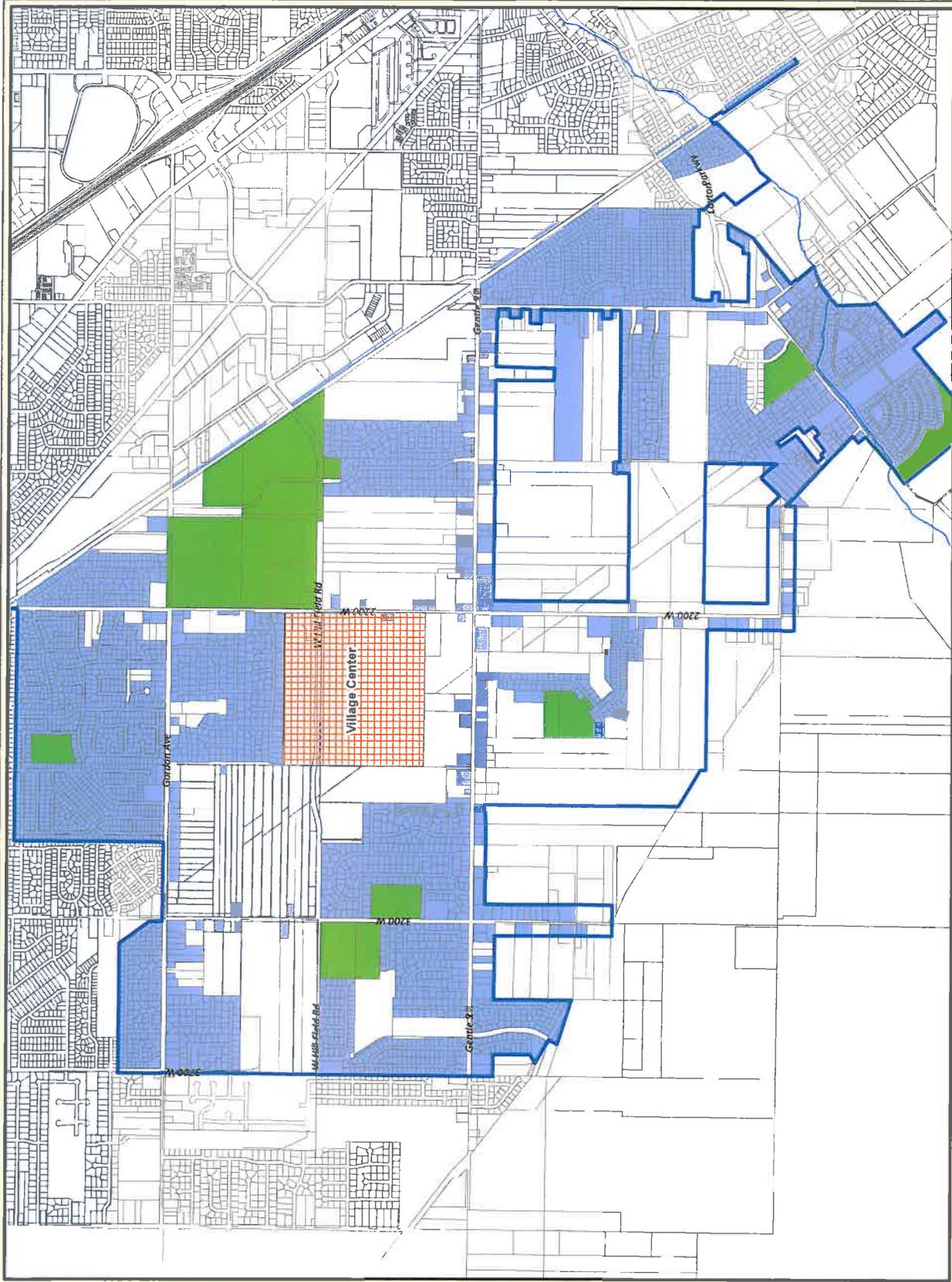
AVERAGE DAILY TRAFFIC 2011 & (2000)

- Legend**
-  Boundary
 -  Rail Lines
 -  Layton Parkway
 -  Lakes
 -  Property
 -  Streams



1 inch = 0.3 miles





SUBDIVISIONS & PUBLIC FACILITIES

Legend

-  City Boundary
-  Subdivisions
-  Open Space/Public Fac
-  Lakes
-  Streams



1 inch = 0.3 miles



ADJACENT JURISDICTIONAL ZONING

Legend	
Adjacent Zoning	
R-1-20	[Brown Swatch]
R-2	[Yellow Swatch]
A-1	[Light Green Swatch]
A-5	[Dark Green Swatch]
GC	[Red Swatch]
Industrial	[Dark Red Swatch]
R-1	[Light Yellow Swatch]
R-1-10	[Light Yellow Swatch]
R-1-6	[Light Yellow Swatch]
R-1-8	[Orange Swatch]
R-1-8 (SP)	[Dark Orange Swatch]
R-1-9	[Light Orange Swatch]
R-5	[Light Green Swatch]
R-A	[Light Green Swatch]
Rail Lines	[Black Line with Cross-ticks]
Boundary	[Blue Outline]
Lakes	[Blue Swatch]
Property	[Thin Grey Line]
Streams	[Blue Wavy Line]



1 inch = 0.3 miles

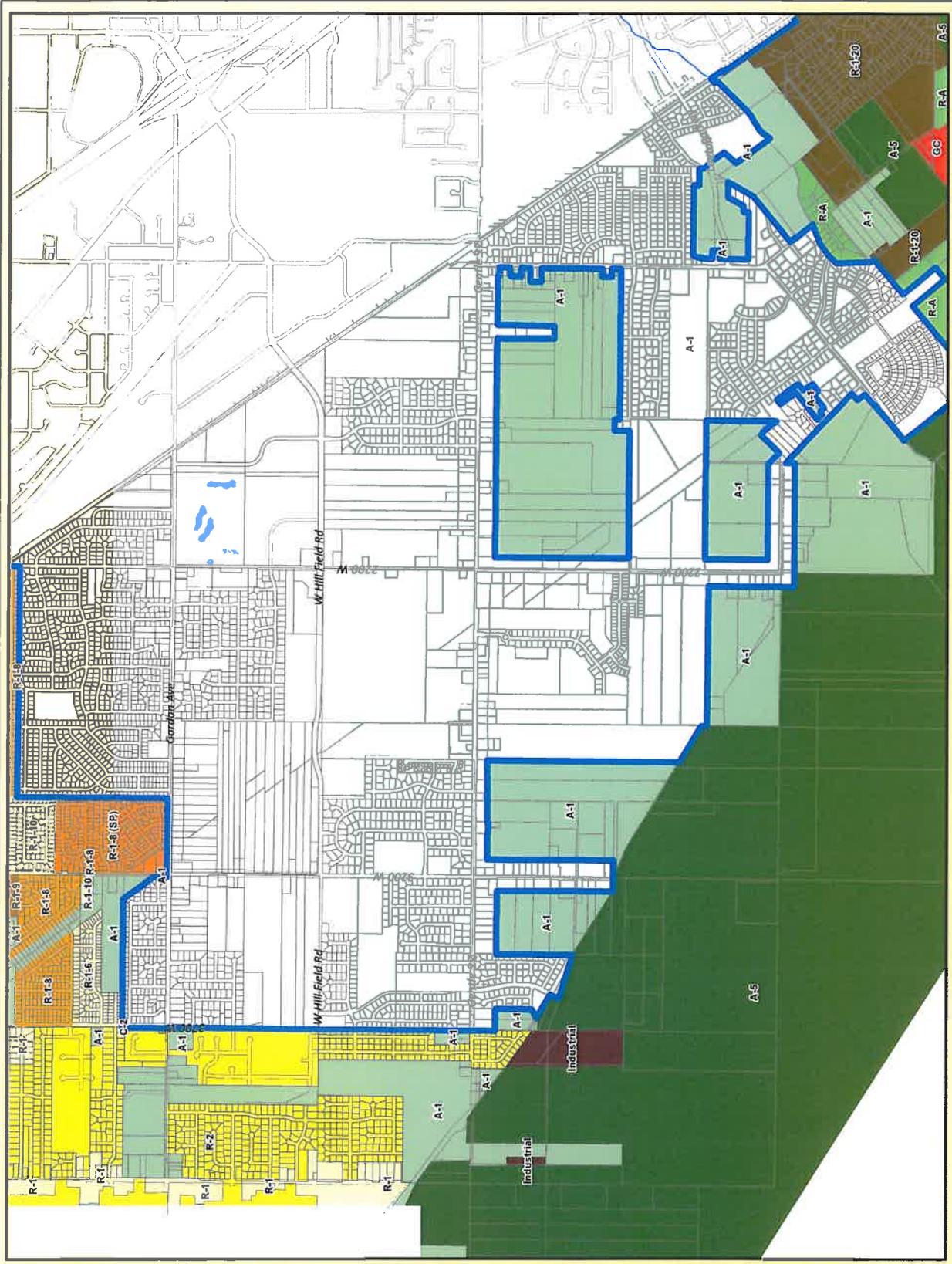
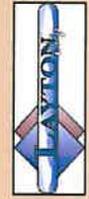


EXHIBIT 2

CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Deviation from the Layton City General Plan
 - 19.27.010 (B)
 - (b) Intent
 - The intent of the Chapter is to enable, encourage, and qualify the following Village Center Zoning District policies:
 - to implement the goals, policies, and principles of the Layton City General Plan;
 - to direct higher intensity development to the Village Center Zoning District;
 - to allow for land use regulations and a development pattern that will ensure appropriate settlement, adaptation and reuse of the land and buildings within the Village Center Zoning District;
 - to provide meaningful choices in living arrangements by establishing Sub-Districts that define distinct physical environments of varying degrees of urbanity and development intensity.

The do nothing development example would need amendments to the General Plan to get the density illustrated.

4/1/2006 Layton City General Plan:
Low Density 0-3 Units and Mixed Use





CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Approval of the Regulating Plan
 - In a Standard-Examiner article by Jasen Asay published 02/27/2012:
 - happen because we want to let it go to work primarily for a developer, or why to it.

Matson said the city will still play a big role in deciding how much of the development is multifamily housing.

"It's up to the developer to follow guidelines of code and develop a plan, and that plan comes through a public process," Matson said. "The code is very prescriptive and very predictable, for the developer to know what they are getting into."

The village center code is the result of city staff working with PlaceMakers, a consulting firm specializing in

- 19.27.010 (F, III, d)
 - d. The Regulating Plan shall be processed by Administrative Review. Incomplete applications, or those requiring modifications will be returned to the applicant.
- 19.27.010 (G)
 - (g) Administrative Review
 - This Chapter specifically provides for the administrative approval or denial of Regulating, Public Frontage site and/or building plans.
 - Administrative Reviews of Regulating, Public Frontage, site and/or building plans shall be approved or denied within 30 calendar days of receipt by the Community and Economic Development Department.
 - The approval/denial of a Regulating, Public Frontage, site and/or

No Public Input Required!

CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Multiple Land Owners / Developers
 - There is a potential for multiple land owners / developers in the area in the future. Will each land owner / developer need to go through the approval process and then follow the percentages within the proposed development?

19.27.010 (E1.b)
Municipal Code

b. The application for entitlement is a four-step process, 1) Rezoning approval, 2) Regulating Plan approval, 3) Preliminary and Final Subdivision Plat Approval as required by Title 18 Land Use Development of the Layton City Municipal Code and 4) Public Frontage, site, and/or building plan approval. (see Table 27-2)

c. Public Frontage, site, and/or building plans required for the issuance of building and

CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Amount of potential high density housing

19.27.020 (B.1)
Fills most of the geographic core of the district

(h) ALLOCATION AND STRUCTURE OF SUB-DISTRICTS

i. The Village Center Zoning District shall have the following assigned percentages of its area allocated to the established Sub-Districts:

- a. T3 - Edge 10-30%
- b. T4 - General 30-75%
- c. T5 - Center 10-30%
- d. CD - Civic 5% min

j. The Regulating Plan shall delineate at least one Major Civic Sub-District, The Major Civic Sub-

19.27.010 (C.1)
With the exception of a regulatory exception

(k) ALLOCATION AND STRUCTURE OF THOROUGHFARES AND BLOCKS

i. The Thoroughfare Network shall be structured to define Blocks with the following maximum Block Face lengths and Block perimeters:

- a. T3 750 ft. max length / 2500 ft. perimeter
- b. T4 800 ft. max length / 2400 ft. perimeter
- c. T5 500 ft. max length / 2000 ft. perimeter
- d. CD 750 ft. max length / n/a

j. Blocks adjacent to unimproved road areas unsuitable for development or occupation

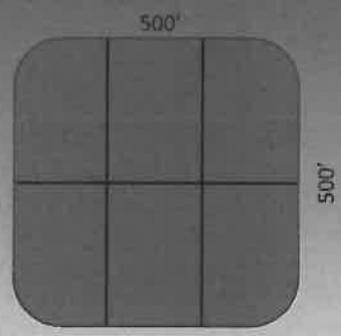
19.27.010 (D.1)
The block face is 100 ft. block perimeter, and their area is 10,000 sq. ft.

(a) STRUCTURE OF LOTS

i. Within each Sub-District, Lots shall be platted to have the following minimum and maximum Lot Widths, measured at the Frontage Line:

- a. T3 64 ft. min - 120 ft. max
- b. T4 18 ft. min - 96 ft. max
- c. T5 18 ft. min - 180 ft. max

Each lot shall have a Primary Frontage adjacent a Thoroughfare, except that 10%



CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Amount of potential high density housing

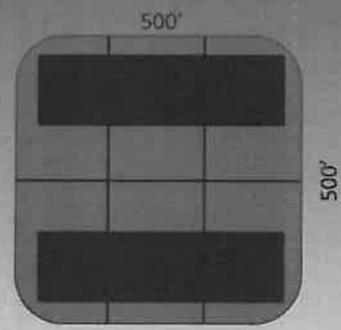
Table 27-14 page 45

TABLE 27-14 FUTURE PLACEMENTS (continued)

The placement of a building within the boundaries of the Lot to create a floorplate, leaving the rest of the Lot as private space or available for dedicated parking in the commercial floor. Commercial units placed with ground buildings create a residential floorplate along the Fronting Lot and should be subject to public Transportation to front of the building floor. Elevators may be installed for residential purposes.

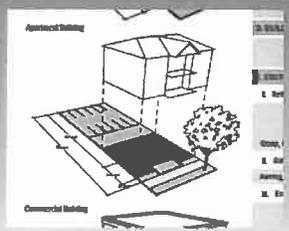
Types: Warehouse, Apartment Building, Commercial Building, Office Building, Live-Work Building, Mixed Use Building

TYPE BUILDING	MANUFACTURING ZONE	MANUFACTURING ZONE		
		T3	T4	T5
Warehouse	Light Storage	10	100,000	100,000
	Storage (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
	Warehouse (Industrial/Storage)	10	100,000	100,000
Apartment Building	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
	Apartment Building	10	100,000	100,000
Commercial Building	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000
	Commercial Building	10	100,000	100,000



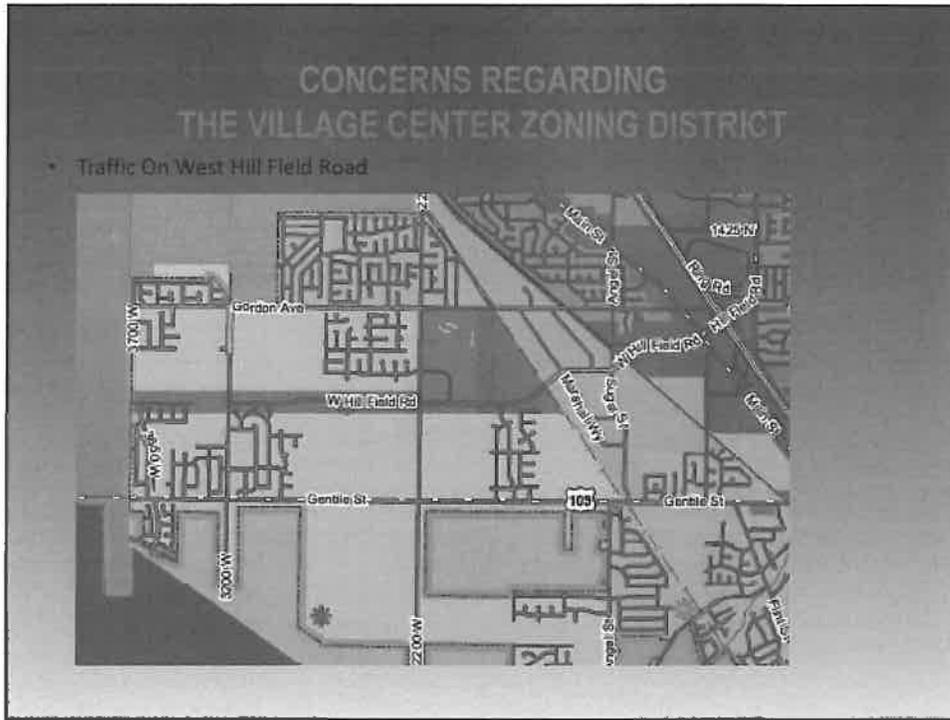
CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Amount of potential high density housing



Underground Parking is Allowed





CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT

- Traffic On West Hill Field Road
- Table 27-7 page 34

KEY	CS-104-72	AV-75-40
Thoroughfare Type	CS	AV
Right of Way Width	104 feet	75 feet
Planned Width	72 feet	40 feet
Transverse	CS	AV
THOROUGHFARE TYPES		
Arterial	CS	AV
Commercial Street	CS	AV
Drain	CS	AV
Street	CS	AV
Flow Lane	CS	AV
Flow Lane	CS	AV
ASSEMBLY DESIGNATION	CS-104-72	AV-75-40
Thoroughfare Type	Commercial Street	Arterial
Sub-Street	T4, T5	T3, T4, T5
Right-of-Way Width	104 feet	75 feet
Planned Width	72 feet	40 feet
VEHICULAR LANE		
Minimum Lane	7 feet	7 feet

No Left Hand Turning Lane!

CONCERNS REGARDING THE VILLAGE CENTER ZONING DISTRICT SOLUTIONS

- Deviation from the Layton City General Plan
Follow the General Plan and only have 0-3 unit in the area.
- Approval of the Regulating Plan
Require approval by the Planning Commission and public review.
- Multiple Land Owners
Develop and include in the zoning district a general development plan which follows the guidelines in the proposal.
- Amount of potential high density housing
Follow the General Plan more closely by requiring more T3 type buildings and less T4 and T5.
- Traffic On West Hill Field Road
Add a left hand turn lane.