LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
SEPTEMBER 27, 2016

MEMBERS PRESENT:	Daniela Harding, Dave Weaver, Tricia Pilny, Brian Bodily, Brett Nilsson, George Wilson, Dawn Fitzpatrick, Robert Van Drunen
MEMBER ABSENT:	Wynn Hansen
OTHERS PRESENT:	Staff: Bill Wright, Kem Weaver, Weston Applonie, Brandon Rypien, Christy Wixom, Tim Watkins, Woody Woodruff and Nicholas Mills
	City Council Member:

PUBLIC HEARING

1. HANSEN REZONE – CP-1 to C-TH
   This 4.413 acre property is located at approximately 800 East Gordon Avenue. This property is zoned CP-1 (Planned Neighborhood Commercial) and is proposed for C-TH (Condominium/Townhouse) zone. The applicant is John Hansen representing the owner Intermountain Health Care.

   Mr. Weaver said IHC currently owns the property and is vacant. The property is currently zoned neighborhood commercial CP-1 Zone. There are a few vacant commercial parcels at the intersection of Gordon Avenue and Fairfield Road. This commercial node was highlighted through the Envision Layton process as a Town Center with mixed uses to revitalize this part of the City. The City desires to create a town center. Commissioner Van Drunen asked if the applicant is proposing the townhouses that front on Fairfield Road will have wide sidewalks. Mr. Weaver said this is included as part of a town center.

   Commissioner Van Drunen asked if there would be retail on the main level of the townhome. Mr. Weaver said under the C-TH zone it would be used as flex-space.

   Commissioner Van Drunen asked if the development was going to be different than what was done on Main Street. Mr. Wright said the good thing is the zone being proposed will allow for a reduced setback wider sidewalks that face on the street where other zones require a setback for a front yard.

   Commissioner Bodily asked if this rezone was premature if there needs to be more thought put into the corner of Gordon and Fairfield Road. He stated his concern is there are a lot of built townhomes that are the same. He feels there should be a master plan for the general area.

Commissioner Harding asked where the columbarium for the Buddhist temple is located. Mr. Wright said it will be on the southwest side of the Buddhist Temple. Mr. Weaver said the development will impact the Buddhist Temple's parking lot.
Madam Chair Fitzpatrick asked how these were being proposed. Mr. Wright said they are suggesting moving the front ones forward and possibly having more frontage space in the back.

Madam Chair Fitzpatrick asked if these will be owner occupied or rentals. Mr. Wright said he thinks the plan is to have them be for sale not rent; however, they could rent them out.

Madam Chair Fitzpatrick asked if this rezone is approved what the time frame is for this becoming a town center. Mr. Wright said that depends on what happens with other property owners.

Commissioner Wilson asked what was in the fenced area. Mr. Weaver said it is an old detention basin which will be filled in.

Commissioner Bodily feels there is too much density.

Commissioner Pilny asked about having a MU (mixed use) zone. Mr. Wright said that is another alternative.

Commissioner Pilny asked if there was a mixed use zone without the TOD. Mr. Wright said yes but it is 24 units per acre and this proposed zone is not as dense as the MU zone.

Commissioner Bodily said there should be a master plan to help determine how that full corner will be.

Madam Chair Fitzpatrick asked what the plan was for the town center. Mr. Wright said the plan is for a neighborhood commercial center.

Commissioner Nilsson asked what kinds of projects have been presented to IHC for the area. Mr. Wright said they have not been able to get anyone to buy this area.

Commissioner Nilsson said if they approve the rezone will this come before them again to see what the proposed development will look like. He wants to know what flexibility the Planning Commissioners will have in monitoring this project to make sure it develops the way the Planning Commissioners have discussed.

Madam Chair Fitzpatrick asked if they can have a Development Agreement with this type of rezone. Mr. Wright said yes.

Commissioner Harding asked Mr. Mills if legally they could put in the Development Agreement that only a small portion of townhomes can be rentals. Mr. Wright said you can do that in the Development Agreement.

John Hansen, the applicant said the reason he chose the area is because it looked like he could put offices but the market study did not support office uses. These townhomes are all brick, stucco, and double garage. There is no parking in the street and landscaping is terrific.

Commissioner Bodily asked what the price point was going to be. Mr. Hansen said it will be in the $200,000.

Commissioner Harding asked Mr. Hansen how he could mitigate to keep these owner occupied and not rentals. Mr. Hansen said that would be difficult.

Commissioner Wilson asked how tall the buildings are. Mr. Hansen said they will be approximately 27 feet.

Commissioner Nilsson asked Mr. Hansen if he came up with the idea of the concept to do a live work project. Mr. Hansen said Envision Layton is a wonderful concept but you can't force business into areas, but will try to work with Layton City to make things work.

Madam Chair Fitzpatrick said the concept that Mr. Hansen is proposing is different than what the Planning Commissioners are expecting and suggested this item be tabled. Mr. Weaver said he had never seen Mr. Hansen's proposed townhomes that were presented in the meeting.

Commissioner Weaver asked Mr. Weaver if he had heard anything from the neighbors. Mr. Weaver said no.

PUBLIC REVIEW

2. **ARBOR ESTATES PHASE I – FINAL APPROVAL**
This 17.81 acre property is located at 450 South Angel Street in an R-S (Residential Suburban) zoning district. The applicant is Jake Hone with Alpine Homes.

Mr. Weaver said this subdivision is lot averaged; some lots will be less than 15,000 square feet and some lots larger than 15,000 square feet. This development will integrate with existing homes to the south. Lot 101 is a lot on Angel Street, which will be a restricted lot with a corresponding note requiring a hammer head or circular drive to have a car pull forward onto Angel Street.

Commissioner Weaver asked what parcel A was. Mr. Weaver said it is part of Lot 101 and will be dedicated to the City for the widening of Angel Street. Mr. Mills said that is correct.

Madam Chair Fitzpatrick asked what is going to be done with Angel Street. Mr. Woodruff said the City is currently finishing the design for the widening of the curb, gutter and sidewalk. The Attorney's will be purchasing right-of-way or do an exchange for improvements and the plan is to have it built next year.

3. **HOUSING INVENTORY UPDATE (WORK MEETING ONLY)**

The Planning Commission has asked for an update on the citywide Housing Inventory to determine conformance with the General Plan policies for housing type ratios. The attached charts update the inventory since last reviewed in 2014.

The analysis indicates that the housing types that have been issued building permits through August 2016, which are tracking in conformance with the General Plan policies.

Mr. Wright said the goal was about 73 percent to be single family and that could be detached or attached. In the multi-family having a total of 20 percent but identifying it at 15 percent which would be in the lower density of multi-family of five percent. This would be the target for multi-family greater than 24 units per acre. Mobile homes will decrease over time and parks will redevelop over the course of time. There is an agreement with the City Council and Planning Commission that it's best to not try and put in a MU and MU-TOD zone because that is where they focus on high density housing. To allow high density housing units to be outside these percentages, the same with senior housing and assisted living. Mr. Wright went over the analysis.

Madam Chair Fitzpatrick asked out of the single family attached not to exceed 25 percent where are we as a City. Her concern is if the City is at 25 percent we should not be approving more attached development. Mr. Wright said we know we are under the percentages that were identified at 15 percent, but will look at the numbers and see where we are.

Commissioner Weaver asked if the Commissioners could get a concept on what has happened over time. Mr. Wright said yes they did do that and will provide that at the next meeting. Mr. Wright said the percentages do not move very much.

Commissioner Nilsson asked if the number 4427 is the total number of residential units existing in the City. Mr. Wright said yes in that category. He said there are 179 vacant lots which will either go up or down depending if another plat is approved.

Commissioner Nilsson said if someone bought the existing residential units than the number would change. Mr. Wright said when a house is bought and owner occupied then yes it would change.

Mr. Wright said they are going to make this a live document, if something is approved it will show you how the numbers will change. He also stated that these are target numbers.

Madam Chair Fitzpatrick asked as land is annexed in to the City, the numbers will increase. Mr. Wright said as land is annexed in and a plat is approved then the numbers will change.

Commissioner Nilsson asked if Layton City will no longer have mobile homes. Mr. Wright said for mobile homes it is seven percent.

Madam Chair Fitzpatrick asked if the tiny homes fit in the category of a mobile home. Mr. Wright said yes.

4. RESEARCH ON PARKING FOR ASSISTED LIVING (WORK MEETING ONLY)

At the request of the Planning Commission, Staff has compiled data regarding parking requirements for assisted living/congregate care facilities. Staff has researched comparable city's zoning regulations from within Utah and the western United States. Staff also reviewed the approval history for three existing assisted living/congregate care facilities in Layton; Fairfield Village, Apple Village Assisted Living and Pheasant View Assisted Living.

One of the assisted living/congregate care facilities, Fairfield Village (formally Legacy Village), has been recognized as a facility with parking concerns. In April, 2008, the Planning Commission reviewed and approved the parking requirement for Legacy Village as a part of the conditional use. Based on the Staff recommendation, the Planning Commission approved Legacy Village with a reduced parking requirement. The proposed number of parking stalls was based on similar facilities.

The current parking code has requirements that regulate parking for independent living units, skilled nursing homes, assisted living, and memory care facilities. New facilities built today with a single use or combination of uses will be held to the existing parking code standards. These parking standards are higher than what was used for Legacy Village.

Based on this research and analysis, staff believes the current parking requirements are adequate for Assisted Living/Congregate Care facilities.

Mr. Wright said Salt Lake City is the most liberal which means they have the lowest parking requirement and they are more urban. There are more transit options and higher density.

Commissioner Nilsson said Fairfield Village made an adjustment that created 100 less parking spots. He feels the formula calculation should be changed and not be based on employees or make concessions for these types of arrangements.

Commissioner Nilsson asked when someone says 45 employees and they move to 90 employees is there anything the City can do about that. Mr. Applonie said they would not have any grounds to ask Fairfield Village to put in more parking. However, with Fairfield Village they do have the criteria that if pad 3 is developed there is an agreement that they will put in additional parking for Fairfield Village.

Madam Chair Fitzpatrick said if they were to make the area on Fairfield Road a no parking zone would that give them the initiative to put in more parking. Mr. Applonie said they could but on street parking is a calming factor to help slow down the traffic.

Commissioner Nilsson feels the code should change before it comes back to the Planning Commission.

Mr. Applonie said it is how we are addressing the issue of parking. He said we need more clarity on how many employees and tying a parking number to it.

Commissioner Nilsson asked what calculation change should be made to make this more feasible for future development. Mr. Applonie said part of this is market driven.

Commissioner Pilny asked if the ratio can be changed. Commissioner Wilson also feels the ratio should be doubled. Madam Chair Fitzpatrick asked if there was some formula that the State has to show how many staff is required per patient bed per shift. Commissioner Pilny said Urban Land Institute may have that information.

Mr. Applonie said there was study put out by Institute of Transportation of Engineers and one of the things they studied was the peak parking demand that varied between .214 and .57 vehicles per bed, which the City is in the range that is being required. Plus the City requires additional parking for employees.

Mr. Watkins said he feels the Planning Commission is very well prepared and the parking standards would meet the demand.

Commissioner Bodily said if someone wanted to add to a building or change something where it may require more employees could the Planning Commission ask them to produce more parking. Mr. Applonie said there is a cap in the ordinance where they would have to spend $50,000 before we could require something like that. Mr. Wright said they would have to have a change in use.

5. **PC PACKET DISCUSSION**

Mr. Wright said the Planning Commission should have received two links and Planning Staff attempted to do one of them as a searchable version.

Commissioner Van Drunen said it is a big file but it did work. Mr. Wright said we are working on trying to get the file consolidated to a smaller size. Mr. Wright said the City Council decided years ago to move away from paper and what we want to explore is if the Commissioners can become more comfortable with the electronic packets and devices. He said he would like to possibly explore some training on note taking. There is also an idea to explore the program that the City Council is using and possibly receiving a device. Mr. Wright said we spend a great deal of time putting packets together and would like to simplify it. It was also suggested that if the Planning Commissioners want a book they could come pick it up on the Friday before the Planning Commission meeting or Staff would bring their book in before the meeting.

Commissioner Van Drunen said his problem is with the resolution on the maps.

Christy Wixom, Planning Commission Secretary

(Please see other side)

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a Planning Commission meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

LAYTON CITY PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 27, 2016

MEMBERS PRESENT:	Tricia Pilny, Dave Weaver, Daniela Harding, Brian Bodily, George Wilson, Dawn Fitzpatrick, Robert Van Drunen and Brett Nilsson
MEMBERS ABSENT:	Wynn Hansen
OTHERS PRESENT:	Staff: Bill Wright, Kem Weaver, Nicholas Mills, Woody Woodruff, Tim Watkins and Christy Wixom
	City Council Member:

Madam Chair Fitzpatrick called the meeting to order at 7:04 p.m.

The Pledge of Allegiance was recited and an invocation was given by Commissioner Nilsson.

APPROVAL OF MINUTES: JULY 26, 2016 and AUGUST 9, 2016 –On July 26, 2016 in the regular meeting page 11, "separate lights on" in the last paragraph. On August 9, 2016 in the work minutes on page 2 last paragraph it says "asked and said". On page 3 paragraph 5 in the work minutes for August 9, 2016 it talks about adjacent property and Madam Fitzpatrick would like adjacent property added to the sentence. Then on page 3 item 3 in the work minutes for August 9, 2016 it should say "there was no discussion for this item". Commissioner Nilsson made a motion to approve the minutes with the changes specified and Commissioner Bodily seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to open public hearing. Commissioner Van Drunen made a motion to open public hearing and Commissioner Weaver seconded the motion. All in favor. Voting was unanimous.

PUBLIC HEARING

1. **HANSEN REZONE – CP-1 to C-TH**
   This 4.413 acre property is located at approximately 800 East Gordon Avenue. This property is zoned CP-1 (Planned Neighborhood Commercial) and is proposed for C-TH (Condominium/Townhouse) zone. The applicant is John Hansen representing the owner Intermountain Health Care.

   Mr. Weaver said the property proposed for rezone contains 4.41 acres located on the southwest corner of Gordon Avenue and Fairfield Road with a fast food use buffering the intersection and the proposed development. The rezone area has CP-1 zoning to the north and east and R-1-8 zoning to the west and south.

   The applicant for the rezone is John Hansen representing Intermountain Healthcare, owner of the 4.41 acre rezone area. The proposed C-TH zoning represents the applicant's desire to construct townhome units with four and five attached unit buildings, for a total of eight buildings with 37 units.

Gordon Avenue and Fairfield Road are major arterial streets through the City. The intersection of Gordon Avenue and Fairfield Road is characterized by typical commercial zoning on all four corners of the intersection and single family residential on the south side. The property is currently vacant; however, an IHC clinic occupied the site up until 2006 when the building was raised.

The Zoning Ordinance indicates that the C-TH zoning district is intended to provide areas for multi-family attached dwellings at low and medium densities. As part of the Envision Layton concepts, the City used Gordon Avenue and Fairfield Road as a case study showing how mixed use development can be integrated between a residential townhome product and commercial uses.

Gordon Avenue and Fairfield Road area is being classified as a town center. Additional attachments show how Fairfield Road could be designed in this area by providing bike lanes, on street parking lanes and bringing the residential/commercial building closer to the street. A computer designed graphic shows the existing Fairfield Road, which includes the property being considered for rezoning and how it can transition through redevelopment. The mixed use building is positioned toward the street, with residential on the second and third floor and office or retail uses on the main floor. Providing for better street landscaping with trees and planters. Wider sidewalks provide enough space for landscape design elements, sitting areas and pedestrian use of the sidewalk.

The concept for the IHC/Hansen rezone shows buildings setback 20 feet from both Gordon Avenue and Fairfield Road. This original concept would require a planned residential unit development (PRUD) overlay. By rezoning the property with C-TH zone, the buildings can be closer to the street with no front setback required as approved through a design review process.

City Staff has encouraged the applicant to request the C-TH zone to closely meet some expectations of building orientation with the streets and to possibly provide a beginning to town center vision for the Gordon Avenue Fairfield Road area. The C-TH zone requires the applicant to receive approval for both the preliminary and final plats from the City Council with recommendation of the Planning Commission. The preliminary plat will be reviewed by the Design Review Committee before being submitted to the Planning Commission for review and City Council for approval, if the rezoning is approved.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 16-40 approving the rezone requests from CP-1 to C-TH. This recommendation is based on the notion that the C-TH zoning, and associated townhomes, will provide an appropriate land use.

Commissioner Van Drunen asked what the landscape percentage is on a C-TH. Mr. Weaver said the ordinance requires 35 percent open space.

Madam Chair Fitzpatrick asked if it was a PRUD what the percentage of open space would be. Mr. Weaver said it would be 40 percent.

Commissioner Weaver said in the staff report it says there are 8 building with 37 units and looks like there are only 36 units. Mr. Weaver said it is 36 units.

Madam Chair Fitzpatrick said if this was a PRUD what would be the buffer required between the townhomes and the homes to the south. Mr. Weaver said you would have to shift the private drive to the north 20 feet. The periphery buffer would need to be 20 feet in width.

Madam Chair Fitzpatrick said if it is the C-TH zone what would be the buffer to the houses to the south. Mr. Weaver said it is design driven and would require some landscaping along the south boundary as a buffer.

Madam Chair Fitzpatrick asked if there was a requirement for a detention basin. Mr. Weaver said the developer will be required to run a storm drain line 1000 feet down Fairfield Road. There will be a detention basin with the outfall to Fairfield Road.

Madam Chair Fitzpatrick said because this is on two arterials and if a PRUD were required would there be landscaping and fencing along the two roads and entrances. Mr. Weaver said you would incorporate landscaping along the frontage but there would be no fencing.

Commissioner Van Drunen asked if there would be fencing along the Buddhist Temple. Mr. Weaver said fencing would be required between the townhomes and the temple property. Mr. Weaver said there is some existing fencing with the residential but with the PRUD along the street frontages you would not be required to have a fence.

Commissioner Pilny asked if it were mixed use what the landscape requirements would be. Mr. Weaver said it is design driven.

Commissioner Weaver said the Envision Layton activity and the pictures that are included with this request allude to the fact that this will have some commercial with residential. Commissioner Weaver asked Mr. Hansen what his intent was to develop on this area.

John Hansen, 1165 W. 4000 N., Pleasant View, said he did not envision any commercial for this area.

Commissioner Weaver asked Mr. Hansen if the setbacks are what he plans to live by and will they all be two stories. Mr. Hansen said yes.

Commissioner Harding asked Mr. Hansen if there is a possibility to put in a Development Agreement perhaps a percentage could be available for rent and the rest will need to be owner occupied. The idea is to keep the rentals to a minimum. Mr. Hansen said he has not done anything like that before and would have to see if it is legal to do that.

Commissioner Harding asked what the price point would be for the townhomes. Mr. Hansen said between $200,000 to $210,000.

Commissioner Van Drunen stated that there seems to be a disconnect between Layton City and Mr. Hansen. Mr. Weaver said the City is encouraging the developer to first rezone it to the C-TH zone so that there is an opportunity to bring the townhomes towards the street. The City has not had further discussions with Mr. Hansen.

Commissioner Van Drunen said buildings to the street, large sidewalks, and parking strips are all things that would be a good thing. He said he never understood why parking strips and sidewalks are narrower on arterial streets than on residential.

Mr. Hansen gave the Planning Commission photos of his rendition of the project.

The Commissioners stated that they are concerned that the images from Envision Layton and Mr. Hansen's images are different. The Planning Commissioners said this needs to be tabled to a date certain so that Staff can meet with Mr. Hansen and come up with a plan that everyone can agree upon.

Madam Chair Fitzpatrick brought this item back for a motion. Commissioner Bodily made a motion to table this item to a date certain of Oct 25, 2016. Commissioner Nilsson seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to close public hearing and open public review. Commissioner Pilny made a motion to close public hearing and open public review. Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

PUBLIC REVIEW

2. **ARBOR ESTATES PHASE I – FINAL APPROVAL**
This 17.81 acre property is located at 450 South Angel Street in an R-S (Residential Suburban) zoning district. The applicant is Jake Hone with Alpine Homes.

Mr. Weaver said the applicant, Alpine Homes, is requesting final plat approval for Phase 1 to develop 8.79 acres of vacant land. The parcel is adjacent to farm land to the north and west with an existing R-S single family detached subdivision located to the south.

The proposed Phase 1 will contain 19 lots with a density of 2.2 units per acre. Each lot meets the area and frontage requirements of the R-S lot-averaged zone.

Lot 101 is a lone building lot that will front onto Angel Street. Lot 101 will need to become a restricted lot to receive a turn-a-round for the drive way. The turn-a-round can be a hammerhead or circular drive to provide access to Angel Street forward rather than backing onto Angel Street. The traffic volume on Angel Street has increased with new development and Layton Parkway the past few years.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Arbor Estates Phase 1 Subdivision subject to meeting all staff requirements as outlined in staff memorandums to the developer.

Madam Chair Fitzpatrick said in the engineering report it talks about the overhead utilities along Angel Street and they are going to be required to bury the utilities, is it just going to be on their parcel. Mr. Woodruff said just on their parcel.

Commissioner Nilsson asked what the plan was for the utilities. He asked where the utilities are coming through.

Steve Jackson, 730 Cherry Hill Drive, Pleasant Grove, said he is not sure. Craig Day, project engineer, said the utilities for this phase they are stubbed south. All the utilities except water are on 1425 West or coming out of Angel Street. Secondary water is at 1700 West.

Commissioner Nilsson said the property was not watered this summer and there is a stench. Mr. Jackson said they would have to talk to the former owners about the smell. They will not take ownership until after final plat approval.

Commissioner Nilsson asked if this was a phased project. Mr. Jackson said yes they are hoping to do phase 1 once it gets paved, which is next spring. Once it is paved and developed they will start on phase 2.

Commissioner Nilsson said starting about where phase 2 would begin to the farthest west there would have to be some negative slope to facilitate where the cul-de-sac would be because it has to flow back towards 1700 West. Mr. Day said yes it, is shown on the preliminary plat.

Commissioner Nilsson stated that there are people that are concerned to build up the grade in their backyards and to have it back flow into the system seems to be of a concern as to what happens. Mr. Day said that is an appropriate concern and when they get to that phase they will address that issue and make sure they are in compliance with all the City standards.

Madam Chair Fitzpatrick brought this item back for a motion. Commissioner Weaver made a motion to forward a positive recommendation to the City Council to approve the final plat of phase 1 subject to meeting all Staff memorandums. Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

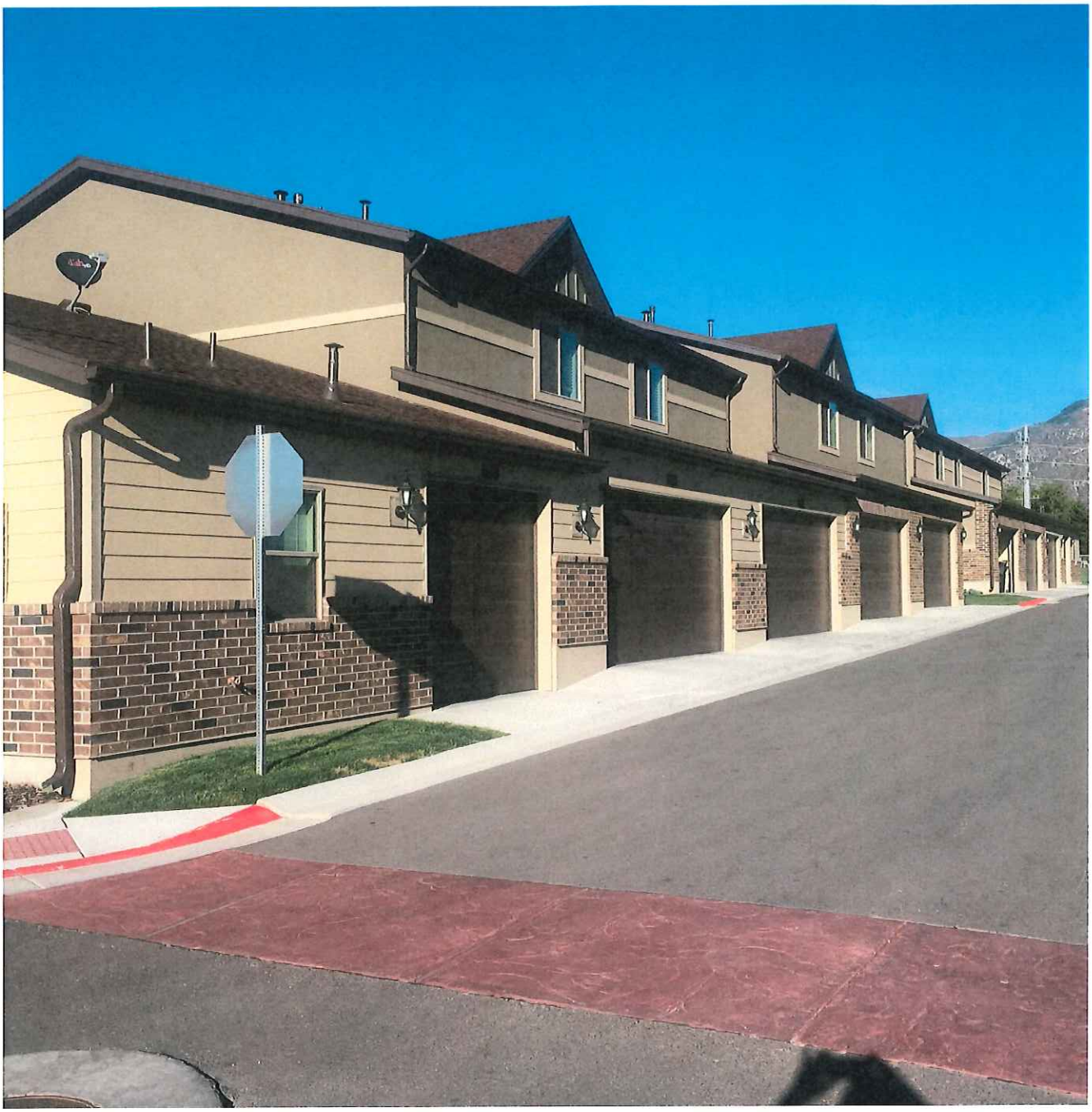
Madam Chair Fitzpatrick asked for a motion to adjourn the meeting. Commissioner Van Drunen made a motion to adjourn the meeting and Commissioner Bodily seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 7:44 p.m.

Christy Wixom, Planning Commission Secretary

MR. HANSEN PHOTO SUBMITTED 9/27/16 2 OF 3

Mr Hansen Photo Submitted 9/27/16

1 of 3

MR. HANSEN PHOTO SUBMITTED 9/27/16 3 OF 3