LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
OCTOBER 11, 2016

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

The Planning Commissioners asked why in the last meeting Mr. Hansen had a plan that Staff was not aware of. Mr. Wright said Mr. Hansen submitted a plan to the Planning Commission without submitting the plan to Staff. The Staff met with Mr. Hansen and he was given some different alternatives and Mr. Hansen is reluctant and could walk away. They will continue to have further discussions with Mr. Hansen.

Commissioner Bodily asked if doing a Development Agreement was an option. Mr. Wright said yes.

Commissioner Harding asked when Gordon Street was supposed to be finished all the way through. Mr. Wright said 2019 would be the earliest.

1. **REVIEW OF LANDSCAPE DESIGN AND ZONING CODE – JOELLEN GRANDY**

Ms. Grandy presented best practices in Utah for water wise commercial landscapes, including tips for successful design.

Madam Chair Fitzpatrick said it is difficult to find landscape contractors who know what they are doing with the drip system. She stated that she likes that the pictures had very little sod.

Commissioners would like to revisit the landscape on the park strips.

Ms. Grandy suggested doing an amendment to the landscaping ordinance with the intent to encourage water conservation while still providing safety to users and access to public utilities, and encouraging good design. She suggested modifying regulations pertaining to commercial landscaping and park strips, and modifying regulations pertaining to PRUD development landscaping.

Madam Chair Fitzpatrick said there are areas where they made good use of planter boxes and benches.

Mr. Wright said we can require that the landscape plan needs to be approved by or stamped by a licensed landscape architect and put a cap on how much grass they can have. He stated they

will have another review and make a check list to encourage design and bring it back to the Planning Commission.

Commissioner Nilsson suggested that staff get a mix of what other entities have done with landscaping in the past. Mr. Wright said staff will check on that.

2. **SIDEYARD SETBACKS – AMENDING LAYTON MUNICIPAL CODE – TITLE 19 (ZONING), SECTION 19.05.030**

Amending Layton Municipal Code – Title 19 (Zoning), Section 19.05.030 regulations and dwellings per lot) Amending regulations for single family home side yard setbacks and the distance a porch may project into the front yard setbacks.

Mr. Wright said staff did a briefing on September 13, 2016 and the home builders expressed what they are seeing. There was an error on table 5.1 on part of the ordinance and Weston had grabbed the older version. Back in 2012, there was a series of amendments that actually came through a similar process for the rear yard. The minimum rear yard interior is 30 in the R-S and Agricultural zone. In the R-1-10, R-1-8, and R-1-6 it was changed to 25 feet. They also changed the side yard in the R-1-10 from 10 and 20 to 8 and 16.

Madam Chair Fitzpatrick asked if it mattered that most were coming down by 2 feet except for R-1-10. Mr. Wright said there were a couple of developers that had a concern related to difficulty in accessing the rear yard .

Madam Chair Fitzpatrick asked about any differences between the R-1-10 and the R-1-8 as far as the setbacks or are they all the same. Mr. Wright said for the R-1-10 and R-1-8 the side yard setbacks would be the same.

Commissioner Nilsson asked how does this affects the public utility side lot easements. Mr. Wright said it would not affect this at all.
Madam Chair Fitzpatrick asked if the developers are ok with this change. Mr. Wright said yes.

Commissioner Harding asked how they get equipment in the back yard when it is so small. Mr. Wright said the homeowners are not concerned with the back yard. Madam Chair Fitzpatrick said developers are able to get into some very tight places.

Commissioner Wilson asked about the grading. Mr. Wright said they do have grading standards that are required.

3. **UTAH APA CONFERENCE DISCUSSION**

Madam Chair Fitzpatrick reported on different cities and their form based codes and standards. She wanted to know what it was going to take to explore such zoning along with the rest of the cities.

Commissioner Wilson said he went to a class where they talked about how important it is to get with the Mayors and City Council to bring information to all cities so all is informed and on the same page.

Commissioner Hansen asked if there was something that can be done to ease into getting commercial development west of Main Street. Mr. Wright said this was part of the design for Envision of Layton.

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.

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	City Council Member: Mayor Bob Stevenson

Madam Chair Fitzpatrick called the meeting to order at 7:03 p.m.

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

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

APPROVAL OF MINUTES: AUGUST 23, 2016 – Commissioner Harding said in the work meeting regarding the conditional use she wanted to clarify that on that particular corner especially at night in reference to the Maverick sign it is extremely bright and distracting. She wanted to make sure that the proposed sign for the conditional use would meet the requirements for LED and wanted to make sure that it was not too bright. Madam Chair Fitzpatrick made a motion to approve the minutes. Commissioner Nilsson made a motion to accept the minutes as written with the change that Commissioner Harding has requested. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

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

PUBLIC HEARING

1. **SIDEYARD SETBACKS – AMENDING LAYTON MUNICIPAL CODE – TITLE 19 (ZONING), SECTION 19.05.030**
   Amending Layton Municipal Code – Title 19 (Zoning), Section 19.05.030 regulations and dwellings per lot) Amending regulations for single family home side yard setbacks and the distance a porch may project into the front yard setbacks.

   Mr. Wright said this is before the Planning Commission to change title 19 the side yard setbacks for single family homes in the R-S, R-1-10, R-1-6 and R-1-8 zoning district. Also, the proposal is

to change in the projections the front yard and any residential zoning districts to allow a better setting for a porch on the front of the house and changing it from four feet to six feet. This all began with our annual developers meeting with builders and developers and it was discussed what was going on with the market demands. There is one correction in table 5.1 where the existing regulations are not fully correct in the table. The rear yard setbacks were changed. The table that was presented to the Planning Commission is an older table. This will respond better to market demand for single family homes and maybe a little less in the side yard which is space that is being perceived as not being used much.

In the work meeting on September 13, 2016 the Planning Commission was able to hear from many of the home builders in the community. As we make the change there is one area of the code in the residential PRUD's that talks about separation between buildings. In the PRUD R-1-10, there is an ability to arrange and layout buildings with greater flexibility (10' minimum between structures) to allow for common open space. However, in the R-S (PRUD) zoning & overlay district, a 20 foot separation between buildings is required. Yet in the R-S zone adjacent structures sharing a side property line could result in a 16 foot separation between structures. The sideyard setback in R-S is 8 feet and 12 feet (total of 20), however, two adjoining lots / homes could be built with an adjoining 8 ft setback. Where PRUD's typically allow for more flexibility in exchange for shared amenity space, it would seem reasonable to consider a 10-foot separation in the R-S (PRUD) zone.

Madam Chair Fitzpatrick asked with this change in the code if this item would have to be advertised again. Mr. Wright said yes and that it is probably best to bring it back to the Planning Commission. Madam Chair asked if they could make a motion to have it advertised again with the code change but to skip the Planning Commission and have it go directly to City Council. Mr. Wright bill said yes but he will confer with the City Attorney to make sure that was correct. Staff recommends that the Planning Commission forward a positive recommendation to the City Council on this ordinance.

Commissioner Nilsson said the PRUD should be deferred.

Jeff Taylor, 950 Windriver Way, Kaysville, said he appreciates that the Planning Commission is considering this and what they are facing repeatedly is buyers wanting more home and more garage space and less side yard. He stated that he feels strongly that this is a positive move for the City. He stated that when people are able to have wider garages they tend to stay in the home longer.

Commissioner Harding asked how someone would get equipment in the back yard if needed when they are smaller. Mr. Taylor said they have not had any problems.

Madam Chair Fitzpatrick brought this item back for a motion. Commissioner Nilsson made a motion to forward a positive recommendation to the City Council to approve the Ordinance 16-42 amending Title 19 Section 19.05.030 Table 5.1 by amending side yard setbacks for single family homes in the following zoning district R-S, R-1-10=, R-1-8, and R-1-6 amending title 19 the zoning section 19.05.030 subsection nine projections in the required yard by meeting the distance of the projections of the front yard setback. In addition, to recommend that the City

Council considers making a change that they would feel appropriate for the side yard for the PRUD R-S vision within the guidelines that has already been discussed. Commissioner Bodily seconded the motion. All in favor. Voting was unanimous.

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

Meeting adjourned: 7:25 p.m.

Christy Wixom, Planning Commission Secretary