

WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on July 21, 2016.**

Item:

1. Update on Layton Antelope Drive Community Development Project Area.

2. Rezone Request – Craig’s Corner Townhomes PRUD – R-1-8 (Single Family Residential) to R-2 PRUD (Single and Two Family Residential with the Planned Residential Unit Development Overlay) – Ordinance 16-34 – 985 North Rainbow Drive

3. Rezone Request – Sunriver Townhomes PRUD – A (Agriculture) to R-M1/PRUD (Multiple Family Residential/Planned Residential Unit Development) – Ordinance 16-27 – Approximately 2187 North Hill Field Road

4. Rezone Request and Conceptual Subdivision Plat (Sensitive Lands) – Eastside Village PRUD – R-S (Residential-Suburban) to R-1-10/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-32 – Approximately 798 North Eastside Drive

5. Mayor's Report

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

Date: _____ **By:** _____
Thieda Wellman, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:

Update on Layton Antelope Drive Community Development Project Area.

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Rezone Request – Craig’s Corner Townhomes PRUD – R-1-8 (Single Family Residential) to R-2 PRUD (Single and Two Family Residential with the Planned Residential Unit Development Overlay) – Ordinance 16-34 – 985 North Rainbow Drive

Background:

The applicant, Randy Craig, is requesting to rezone 1.78 acres of property from R-1-8 to R-2 PRUD. Adjacent properties to the north, west and south are zoned R-1-8 with frontage on Gordon Avenue and Fort Lane respectively. Zoning to the east across Rainbow Drive is R-1-6, R-2 and R-M1.

The property is currently vacant and is adjacent to the Rocky Mountain Power substation. The proposed density for the PRUD is 8.4 units per acre. The PRUD ordinance allows for 8 units per acre as a base density in the R-2 zone. The proposed townhome development will need to have a density bonus of 8% for 15 units. The 8% density bonus will be reviewed by the Design Review Committee (DRC) during the preliminary plat phase of the process.

The townhomes will be two-story with the majority of the exterior being of masonry materials. Each townhome will have a two car garage with a driveway. The applicant’s plan is to sell each townhome and not have them as apartments.

The Land Use Element of the General Plan indicates that multi-family townhome developments are appropriate in this area based on the existing land uses to the east, location of abutting arterial streets and the adjacent power substation.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-34 approving the rezone from R-1-8 to R-2 PRUD based on General Plan land use and density recommendations for this area of the City; or 2) Not adopt Ordinance 16-34 denying the rezone request.

Recommendation:

On June 28, 2016, the Planning Commission voted unanimously to recommend the Council adopt Ordinance 16-34 approving the rezone from R-1-8 to R-2 PRUD based on General Plan land use and density recommendations for this area of the City.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Rezone Request – Sunriver Townhomes PRUD – A (Agriculture) to R-M1/PRUD (Multiple Family Residential/Planned Residential Unit Development) – Ordinance 16-27 – Approximately 2187 North Hill Field Road

Background:

The property proposed for rezone includes 6.07 acres located on the west side of Hill Field Road at approximately 2187 North. The rezone area has frontage on Hill Field Road with a secondary access to 2275 North. The rezone area is located directly north of Seasons of Layton Apartments and south of Beyond Spa. The rezone area is traversed by a 45-foot Davis and Weber Canal Company easement that accommodates the piped and covered canal that traverses this north-central portion of the City.

The rezone area is surrounded by P-B and R-1-6 zoning to the north; CP-2, C-H, PB and A zoning (Northridge High School) to the east; CP-2 and R-H zoning (Seasons of Layton Apartments) to the south; and R-1-8 and R-1-6 zoning to the west.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-27 approving the rezone request from A to R-M1/PRUD and the conceptual plan for the Sunriver Townhomes PRUD based on consistency with the General Plan recommendation for mixed use on this portion of Hill Field Road and subject to meeting all Staff requirements as explained in Staff memorandums; or 2) Not adopt Ordinance 16-27 denying the rezone request.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 16-27 approving the rezone request from A to R-M1/PRUD based on consistency with the General Plan recommendation for mixed use on this portion of Hill Field Road. The Planning Commission also recommends approval of the conceptual plan for the Sunriver Townhomes PRUD subject to meeting all Staff requirements as explained in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.

Subject:

Rezone Request and Conceptual Subdivision Plat (Sensitive Lands) – Eastside Village PRUD – R-S (Residential-Suburban) to R-1-10/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-32 – Approximately 798 North Eastside Drive

Background:

The property proposed for rezone includes 7.23 acres located on the east side of Eastside Drive at approximately 798 North. The rezone is accompanied by a 25-lot conceptual subdivision plat that meets the requirements of the Sensitive Lands Ordinance and the conceptual plan requirements of the PRUD ordinance.

The rezone area is surrounded by R-S zoning and unincorporated County to the north; unincorporated County (gravel pit) to the east; R-S and R-M1 zoning to the south; and R-1-10 zoning to the west.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Ordinance 16-32 approving the rezone request from R-S to R-1-10/PRUD based on consistency with the General Plan recommendation for this area of the City; or 2) Not adopt Ordinance 16-32 denying the rezone.

Alternatives to the Second Motion: Alternatives are to 1) Approve the conceptual subdivision plat for Eastside Village PRUD subject to meeting recommendations from all geotechnical studies and Staff requirements; or 2) Deny granting conceptual plat approval.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 16-32 approving the rezone request from R-S to R-1-10/PRUD based on consistency with the General Plan recommendation for this area of the City. The Planning Commission also recommends the Council approve the conceptual subdivision plat for Eastside Village PRUD subject to meeting recommendations from all geotechnical studies and Staff requirements.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A