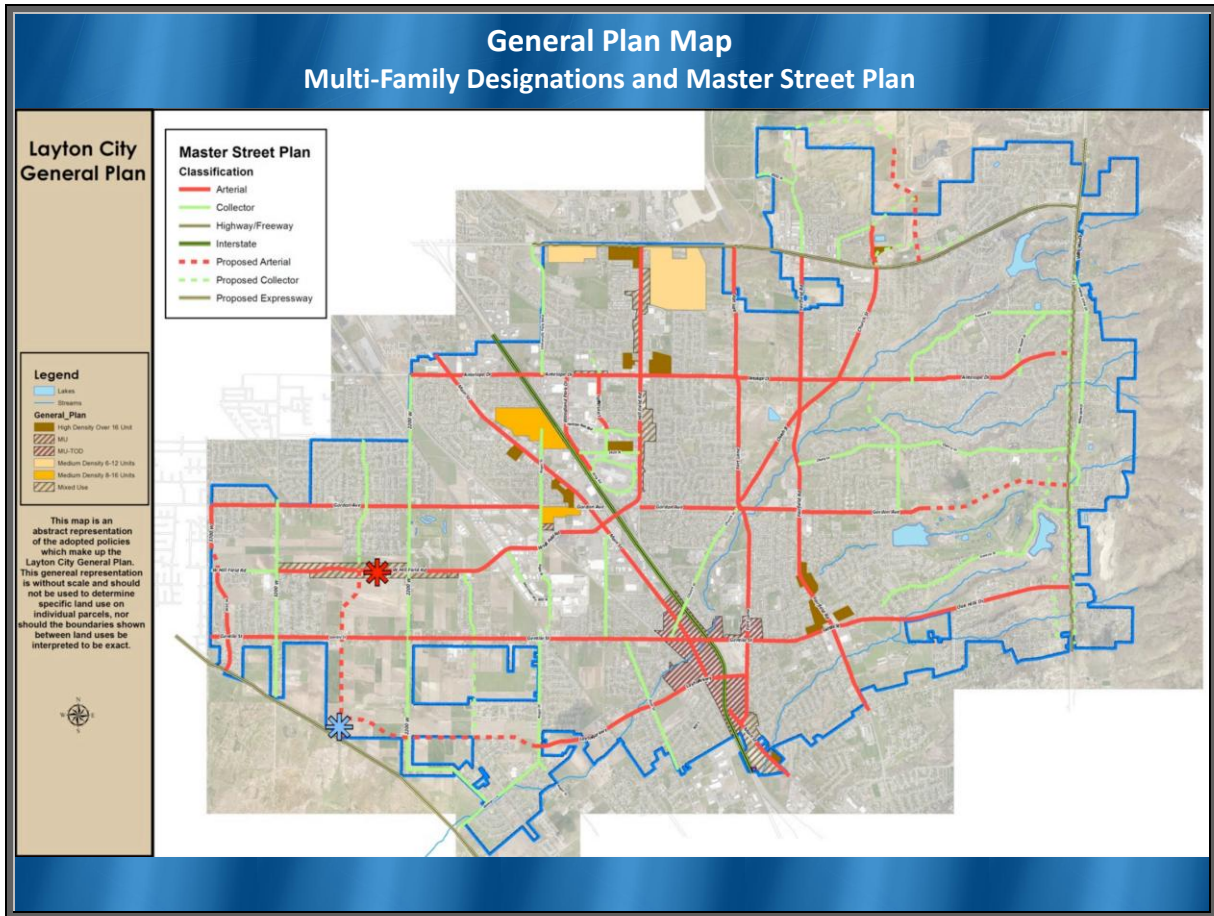
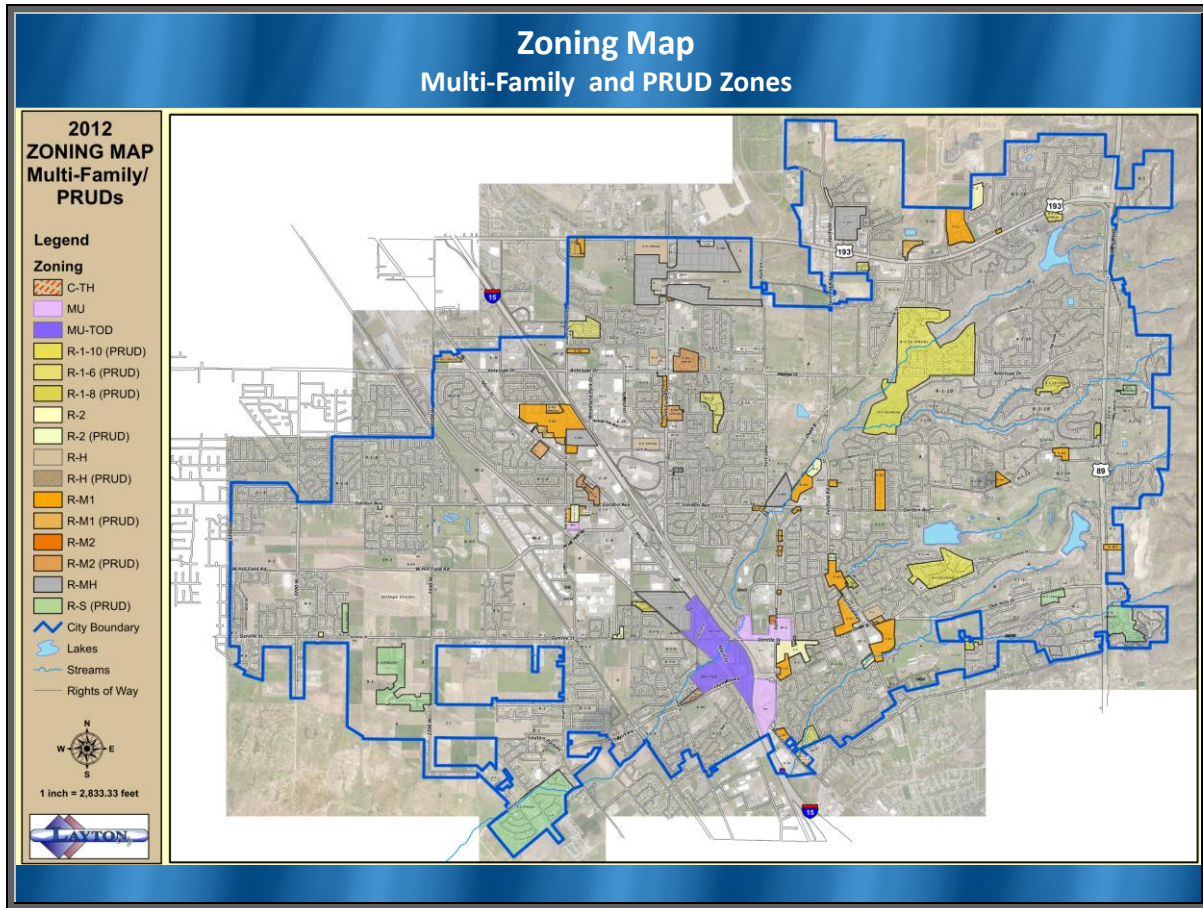




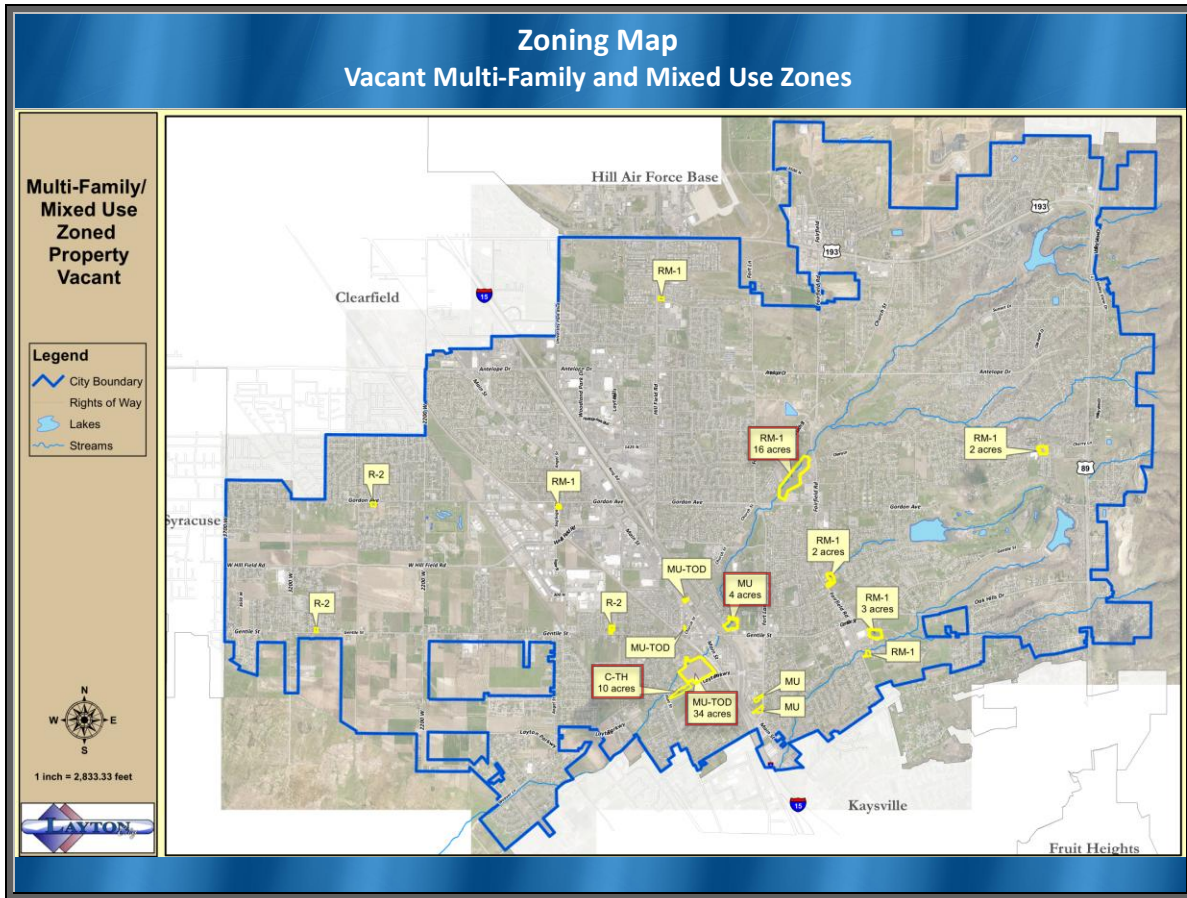
The slides in this presentation represent a summary of the data, mapping and analysis presented and discussed during previous Joint City Council Strategic Planning Meetings with the Planning Commission. The previous meetings focused primarily on a review of existing housing and land use policies as they relate to existing and projected land use and housing data. The data presented here provides a solid foundation to move forward with a detailed process to examine the impacts of various policies on the future buildout of the City. To move forward with a meaningful effort to update the City's General Plan and policy recommendations for housing and land use, the City has been approved to make application for technical assistance through the Wasatch Front Regional Council's (WFRC) Local Planning Resource Program to prepare growth scenarios to move forward with a comprehensive vision for the future of the City.



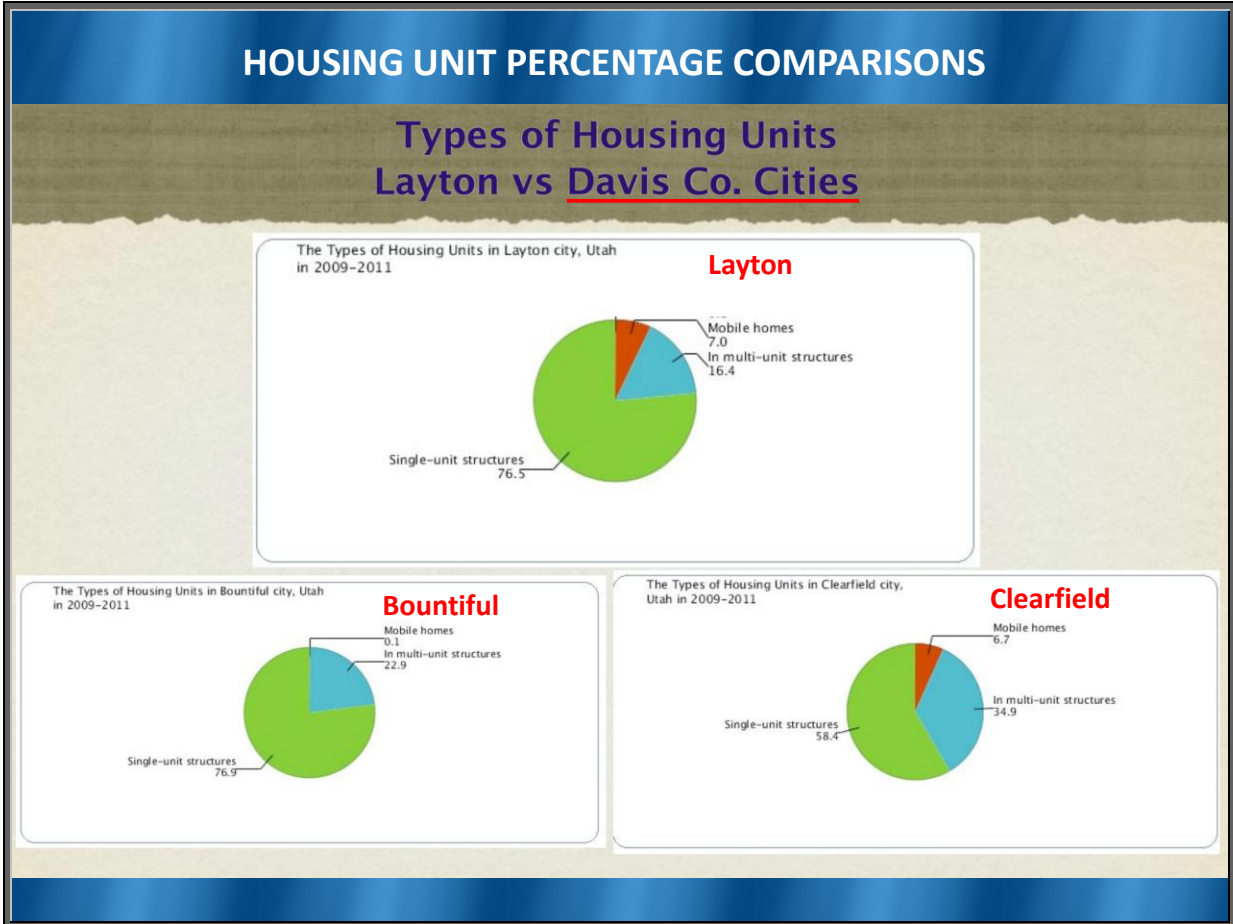
This map provides an understanding of the relationship between the arterial street system (Master Street Plan) and land specifically recommended for multi-family residential on the General Plan Map.



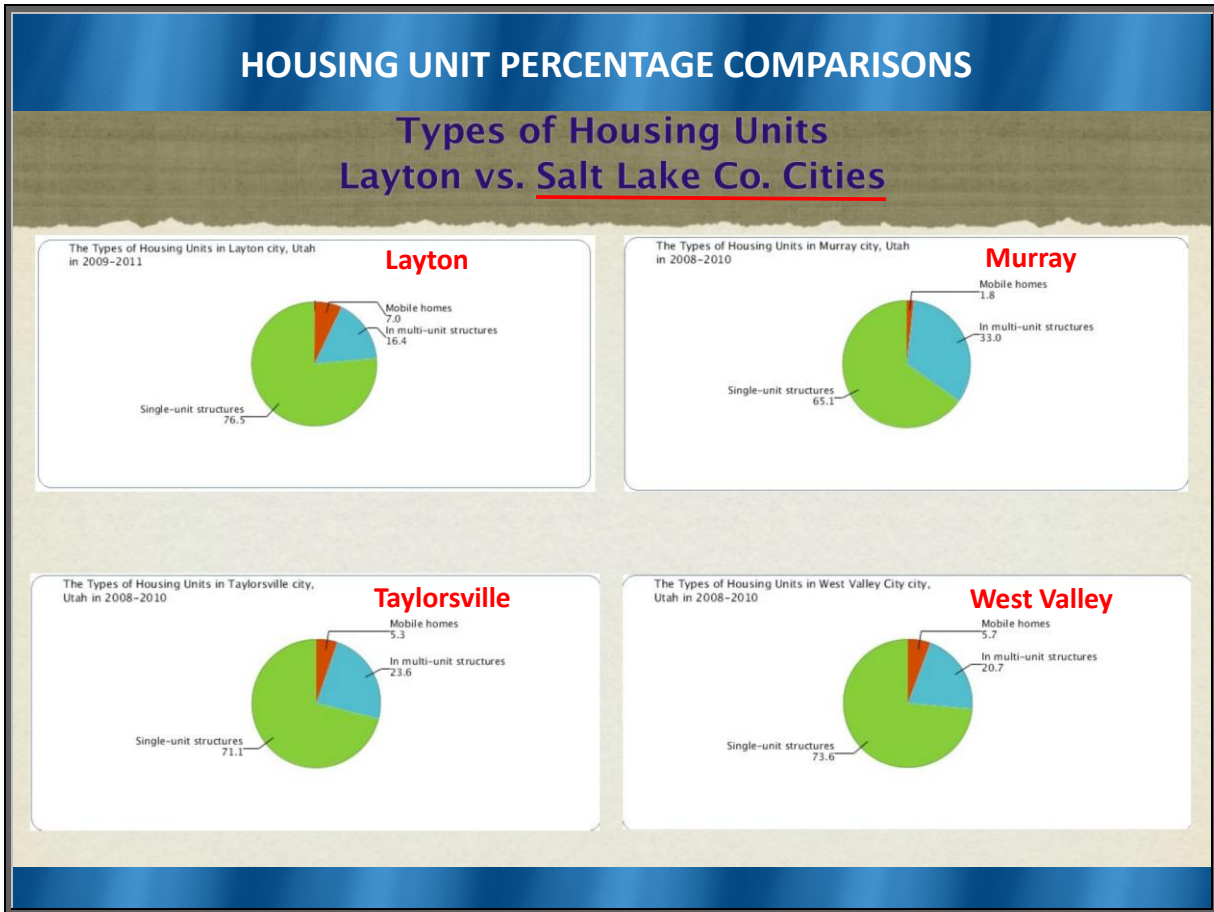
This map shows all multi-family residential zoning in the City including the MU, MU-TOD and C-TH (Condo/Townhouse) zones and zones with the PRUD overlay designation. PRUDs with a single family base zone may or may not have attached dwelling units. An example of this is the Peacefield project where the majority of the homes are single family detached with some twin homes.



This map shows all multi-family zoned land that is vacant. This includes vacant land in the MU, MU-TOD and C-TH zones. The largest vacant parcels are located in the MU and MU-TOD zones (34 acres owned by IHC and 4 acres along Kay's Creek owned by Layton City). The 10-acre parcel zoned C-TH is also owned by IHC. The 16 acres zoned R-M1 is situated below Legacy Village and is part of a master plan for condos and cottages along the east side of Kay's Creek.



This slide provides a general housing breakdown comparison between Layton and two Davis County cities - Bountiful and Clearfield. This data is from the U.S Census American Community Survey (ACS) for 2009-2011. The housing unit categories are very broad with the green representing “single-unit structures” (single family detached) and the blue represents “multi-unit structures” (attached units ranging from twin home to high density).



This slide provides a general housing breakdown comparison between Layton and three Salt Lake County cities – Murray, Taylorsville, and West Valley. This data is from the U.S Census American Community Survey (ACS) for 2009-2011. The housing unit categories are very broad with the green representing “single-unit structures” (single family detached) and the blue represents “multi-unit structures” (attached units ranging from twin home to high density).



During the January 2013 Strategic Planning Meeting, some time was spent discussing the Master Street Plan for the west Layton area as it relates to the overall connectivity of the arterial and collector street system. This map represents the conclusion of that presentation showing the existing local streets (light grey lines), future local streets (solid dark grey lines), and the existing and future collector and arterial streets of the Master Street Plan (green and red lines). The map also shows barriers to connectivity including park and school properties, the power corridor and adjacent jurisdictions.

Existing Multi-Family Housing Policies

Multi-family development should not comprise more than 15% of the total city housing stock, with no more than 5% of the housing stock being high density development (R-H zone).

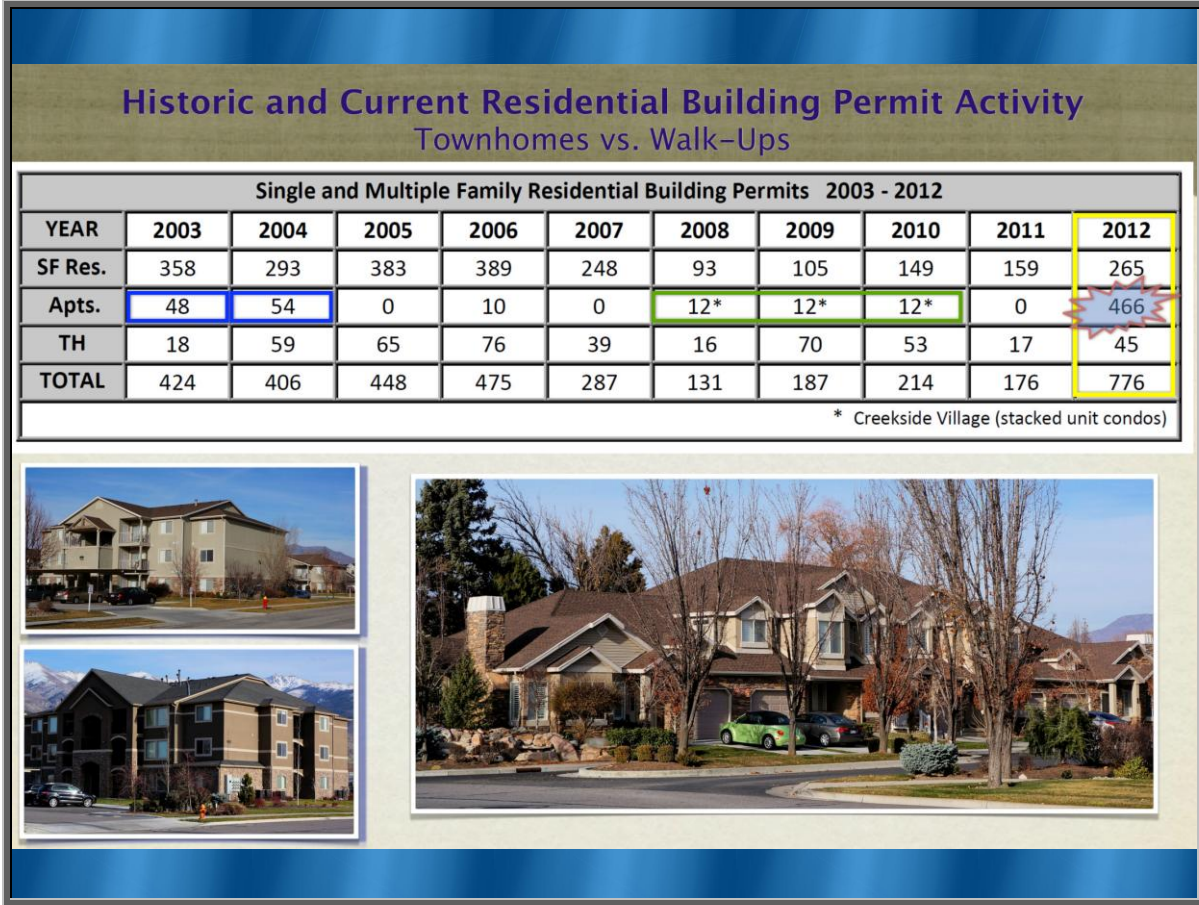
Should duplexes/twinhomes, townhomes and condominiums be part of the multi-family category?

Housing Type	Percentage
Single-unit structures	76.5%
Mobile homes	7.0%
In multi-unit structures	16.4%

4.8% in R-H Zone

MF = 19.8% of Housing Stock
(with 2010-2012 permits)

This slide addresses several existing General Plan policy recommendations related to multi-family housing. The pie chart indicates (2009-11 ACS) that the 16.4% of the housing units were in multi-unit structures. Multi-unit structures range from twin homes (Peacefield PRUD) to 3-story apartment buildings. City estimates through 2012 show that 4.8% of multi-family units are located in the R-H (High Density) zone and that 19.8% of the housing units in Layton City are multi-family (attached units – at least 2 units attached (twin home/duplex)).



This chart shows single and multi-family building permit activity between 2003 and 2012. The highlighted cells show a comparatively low number of permits for apartment units from 2003 through 2011. Exceptions to the low numbers were some small apartment projects in 2003 and 2004 (blue highlight) and the 36 units constructed from 2008 through 2010 (green highlight) were owner-occupied condominium units. Otherwise from 2003 through 2012 multi-family permits were primarily in the townhome category.

Layton City Housing Stock

Alternative Breakdown

- Single-Family Detached**
6,000 – 15,000 sf Lots
Patio Homes/PRUDs
Cottage/Bungalow Courts
- Single-Family Attached**
Townhomes
Twinhomes
Duplexes
Mansion Homes
Condos
- Senior/Age Restricted Attached**
Senior Apartment/Condo
Assisted Living/Care Center
- Multi-Family (stacked apartments)**
Focus on Class "A" apartment communities
- Downtown/Transit-Oriented Dev. (TOD)**
Stacked flat
Mixed-Use Building
Urban Townhomes
Live-Work Units
Other



This slide shows an alternative breakdown of the City’s existing and future housing stock. This breakdown shows a broad range of housing types in major categories with multiple sub-categories. This alternative breakdown is more detailed and presents and recognizes existing and future housing types so that effective housing policies (or updates to existing policies) can be formulated to better address the needs of a growing and changing population. Of particular importance is the recognition that single-family residential takes many forms (detached and attached), and that the specific categories of senior housing and transit-oriented development should be examined separately.

HOUSING AND COMMUNITY QUALITY

Features of a Class “A” Multi-family Community

Community Amenities

- Resident Lounge
- Wi-Fi in Common Areas
- Executive Business Center
- Complete Fitness Center
- Tot Lot
- Community Barbeque Dining
- Maintained Lush Green Space

Home Amenities:

- Granite Countertops
- Wired for Technology
- Spacious Walk-in Closets
- Ceiling Fans
- Expansive 9' Ceilings

- Resort-inspired Pool and Relaxing Spa
- Walking Paths
- Splash Park
- Fire Pit
- Located Minutes from Salt Lake City
- We Love Pets!
- Basketball Court

- Washer and Dryer in Each Home
- Complete Appliance Package
- Six Carefully Designed Floor Plans
- Assigned Covered Parking
- Garages Available







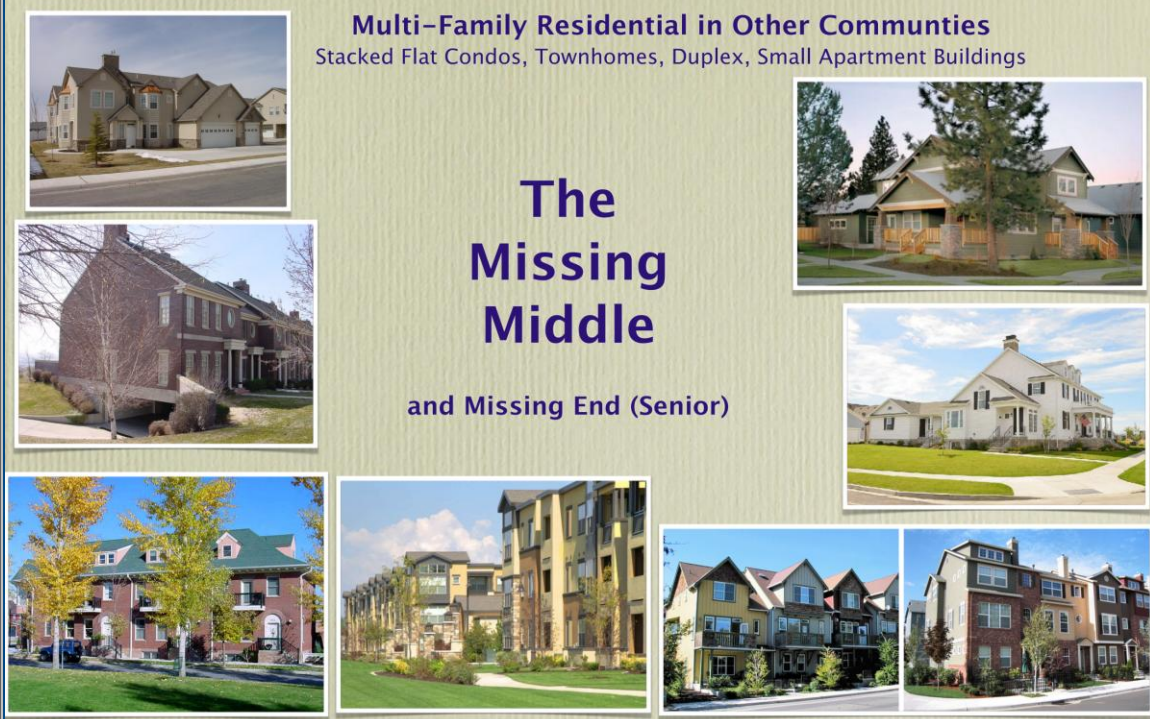


This slide shows the features and amenities that should be part of a city-defined Class “A” multi-family community. The discussion here focused on the idea that future large-scale multi-family housing communities should be of a high quality to cater to a renter that may be looking for a replacement for a single family home (seniors, empty nesters, young professionals, etc.).

Multi-Family Residential in Other Communities
Stacked Flat Condos, Townhomes, Duplex, Small Apartment Buildings

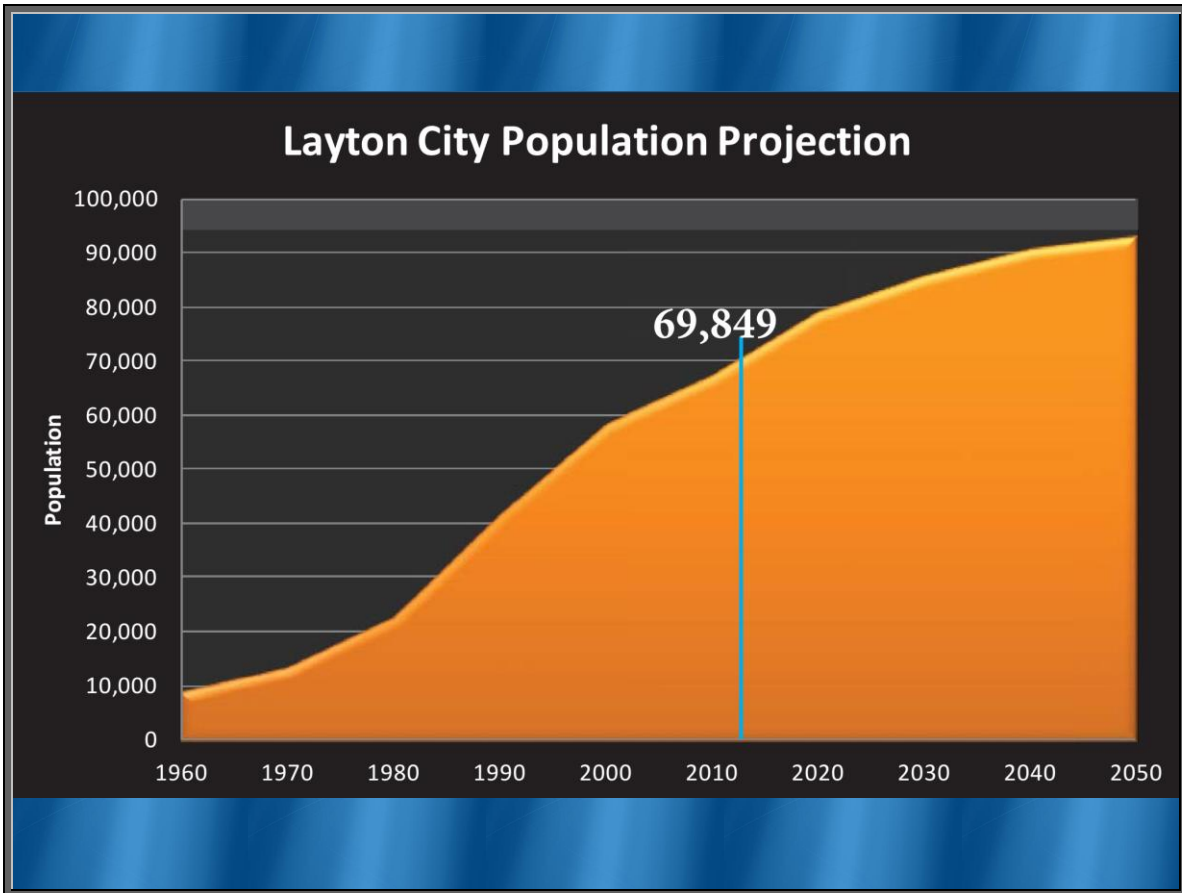
The Missing Middle

and Missing End (Senior)

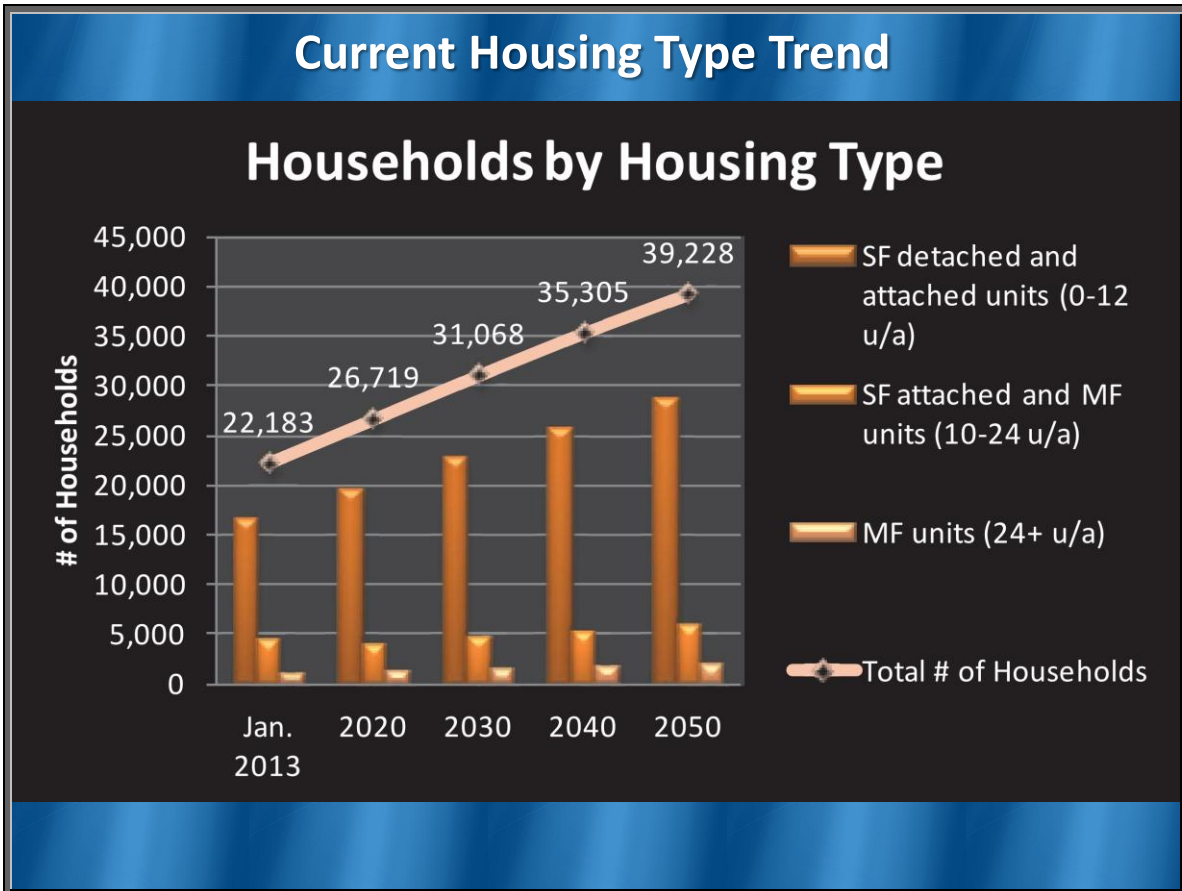


The collage features seven distinct images of multi-family housing. Top left: a row of three-story townhomes with gabled roofs and brick accents. Top right: a two-story duplex with a prominent chimney and a large tree in the foreground. Middle left: a long, two-story brick building with a series of windows, possibly a duplex or small apartment building. Middle right: a large, white, two-story house with a prominent chimney and a well-manic lawn. Bottom left: a two-story brick building with a green roof and a small tree in the foreground. Bottom center: a modern, multi-story apartment building with a mix of brick and stone facades. Bottom right: two images of townhomes, one showing a row of three and another showing a two-story unit with a brick facade.

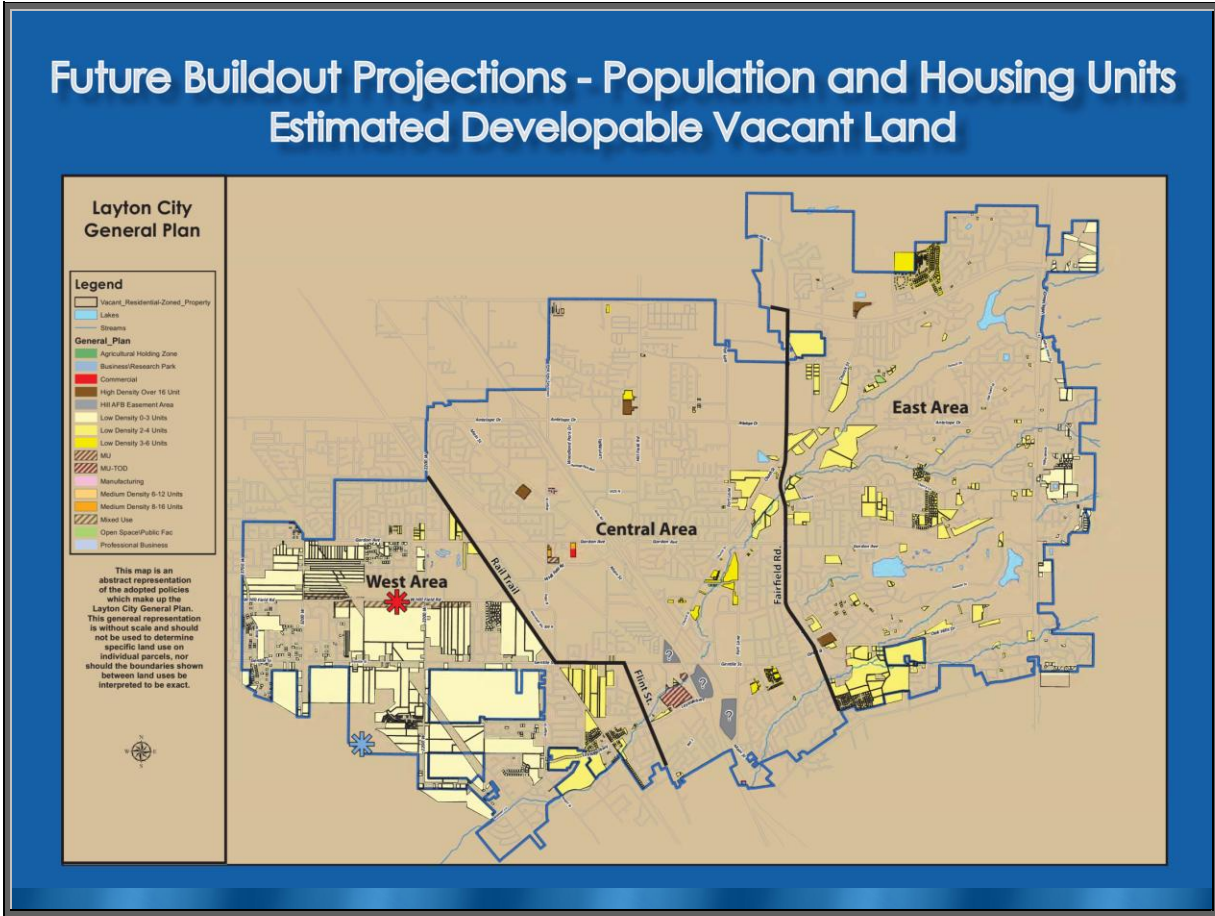
This slide shows that there are several housing types that fall between the very low and the very high density (missing middle) that are not prevalent in our community. The discussion here focused on ways to accommodate and encourage these housing types at appropriate locations as the city moves towards buildout.



This slide was part of the Strategic Planning Meeting discussion that focused primarily on buildout projections for population and housing units. This slide shows the population projection that assumes current trends (housing type ratios, density, vacant developable land) will continue.



This slide breaks down the Current Trend by total households and household types. The Current Trend is based on current housing policies combined with an inventory and projected land use of vacant land in the city that is “developable” (excluding impacts such as APZ area, sensitive lands, and General Plan land use recommendations).



This map shows the estimated developable land in the City that is vacant as of 2012. The colors on the map indicate the General Plan land use recommendation for each vacant parcel.

SINGLE FAMILY		
% of Total Housing Stock	73% of Total	
% of SF Housing Stock	*not to exceed 25%	
General Housing Types	Single Family Detached	Single Family Attached
Density	0-6 u/ac	6-12 u/ac
Housing Types	Estate Lot SF	Twin Home
	Large Lot SF	Tri-plex/Four-plex/five-plex
	Small Lot SF	6 max connected Townhomes
	Bungalow Court	Courtyard Homes
	Patio Homes	Bungalow Court

*Single Family Attached shall be limited to 25% of Single Family Housing Stock

During the second Joint Strategic Planning Meeting covering land use and housing policies, the City Council and Planning Commission requested a formalized breakdown of the City’s existing and future housing stock. This breakdown would be a refinement of the housing policies that presently call for 15% of the housing stock to be multi-family and no more than 5% of the multi-family to be in the R-H (High Density) zone. This chart shows the SINGLE FAMILY category broken down into single family detached and attached with the goal at buildout to have 73% of the total housing stock as single family with no more than 25% of the housing stock in the single family attached category. Examples of the housing types in the highlighted cells are shown in the photos above the chart.

MULTI-FAMILY			
% of Total Housing Stock	20% of Total		
% of MF Housing Stock	15%		*not to exceed 5%
General Housing Types	Missing Middle	Multi-Family	Multi-Family
Density	10-16 u/ac	16-24 u/ac	24+ u/ac
Housing Types	Townhomes 7+ units Connected	Apartment Building	Apartment Building
	Courtyard Apartments	Apartment Complex	Apartment Complex
	Stacked Townhomes	Condominium Building	Condominium Building
	Mansion Home	Condominium Complex	Condominium Complex
	Mansion Flat		
	Live-Work Units		

*High Density Residential shall be limited to 5% of the Total Housing Stock

This slide shows the MULTI-FAMILY category taking up no more than 20% of the total housing stock with the three housing types highlighted in yellow. The chart indicates that housing units in the Missing Middle and Multi-Family are not to take up more than 15% of the housing stock and high density Multi-Family no more than 5%. Examples of the housing types in the highlighted cells are shown in the photos above the chart.

Other Housing Types: TOD, Senior, Mobile Homes



OTHER			
% of Total Housing Stock	7% of Total	Not Included	Not Included
General Housing Types	Mobile Homes	Senior Housing/ Assisted Living	MU & MU-TOD
Density	8 Units/ Acre		
Housing Types		Apartment Bulding	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
		Condominium Complex	
		Skilled Nursing Facility	

This slide shows the OTHER category and that Mobile Homes should not comprise more than 7% of the housing stock. Two categories to be considered separately are Senior Housing and housing in the MU and MU-TOD zones. These two categories have separate location criteria based on specific zoning regulations and lower community impacts. Examples of Senior and Mixed-Use TOD housing are shown in the photos above the chart.

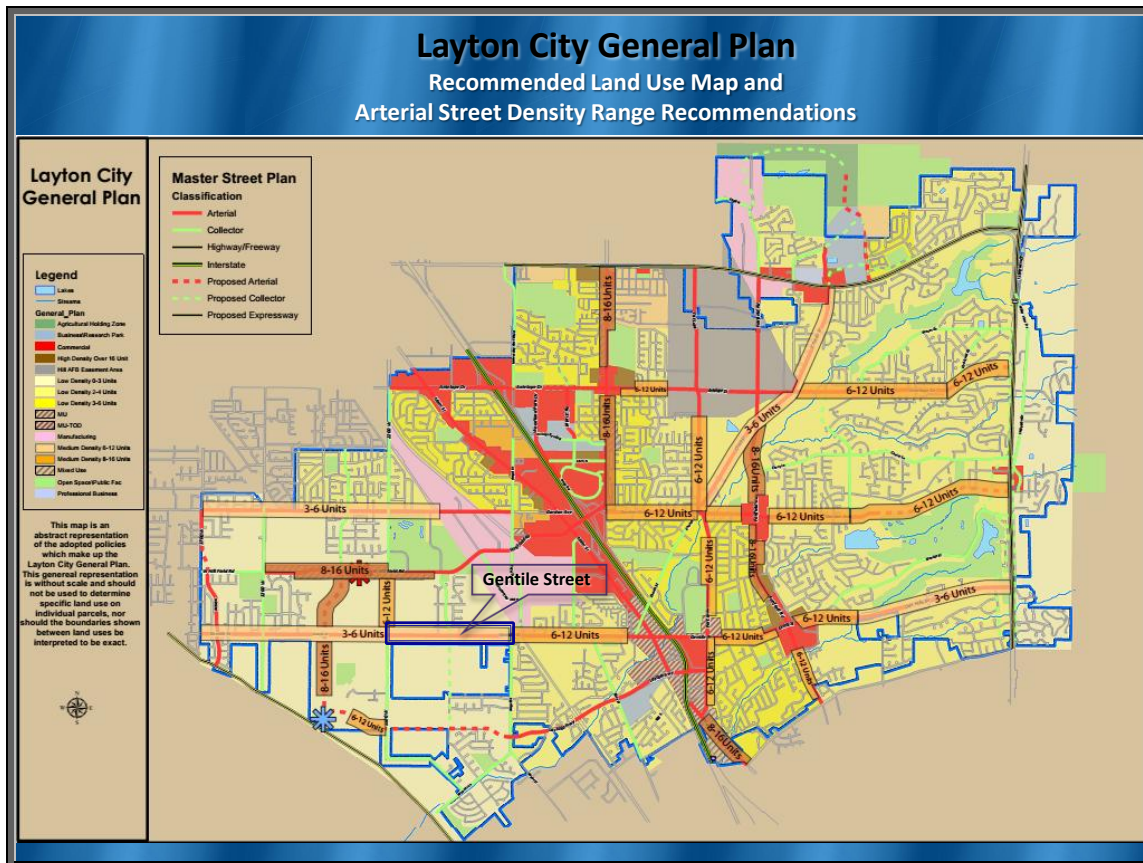
SINGLE FAMILY			
% of Total Housing Stock	73% of Total		
% of SF Housing Stock	*not to exceed 25%		
General Housing Types	Single Family Detached	Single Family Attached	
Density	0-6 u/ac	6-12 u/ac	
Housing Types	Estate Lot SF	Twin Home	
	Large Lot SF	Tri-plex/Four-plex/five-plex	
	Small Lot SF	6 max connected Townhomes	
	Bungalow Court	Courtyard Homes	
	Patio Homes	Bungalow Court	
*Single Family Attached shall be limited to 25% of Single Family Housing Stock			

MULTI-FAMILY			
% of Total Housing Stock	20% of Total		
% of MF Housing Stock	*not to exceed 5%		
General Housing Types	Missing Middle	Multi-Family	Multi-Family
Density	10-16 u/ac	16-24 u/ac	24+ u/ac
Housing Types	Townhomes 7+ units Connected	Apartment Building	Apartment Building
	Courtyard Apartments	Apartment Complex	Apartment Complex
	Stacked Townhomes	Condominium Building	Condominium Building
	Mansion Home	Condominium Complex	Condominium Complex
	Mansion Flat		
	Live-Work Units		
*High Density Residential shall be limited to 5% of the Total Housing Stock.			

OTHER			
% of Total Housing Stock	7% of Total	Not Included	Not Included
General Housing Types	Mobile Homes	Senior Housing/ Assisted Living	MU & MU-TOD
Density	8 Units/ Acre		
Housing Types		Apartment Bulding	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
		Condominium Complex	
		Skilled Nursing Facility	

Staff-Recommended Overall Housing Stock Breakdown and Percentages

This slide is a combination of the three previous slides and shows the Staff-recommended overall housing stock breakdown and associated percentages.



In an effort to address the General Plan policies related to multi-family or medium density housing along arterial streets, this map shows how those policies could be refined with a specific density range associated with a particular stretch of an arterial street. An example of a further refinement of an arterial street policy is represented by examining the stretch of Gentile Street between Angel Street and 2200 West. The next three slides show a stretch of five lots along the north side of Gentile Street and how average lot depth, setbacks, and height can create a compatible building envelope for a small medium density residential development.



Example site.



Example site with measurements and a calculation of average lot depth, front setback, and maximum height.

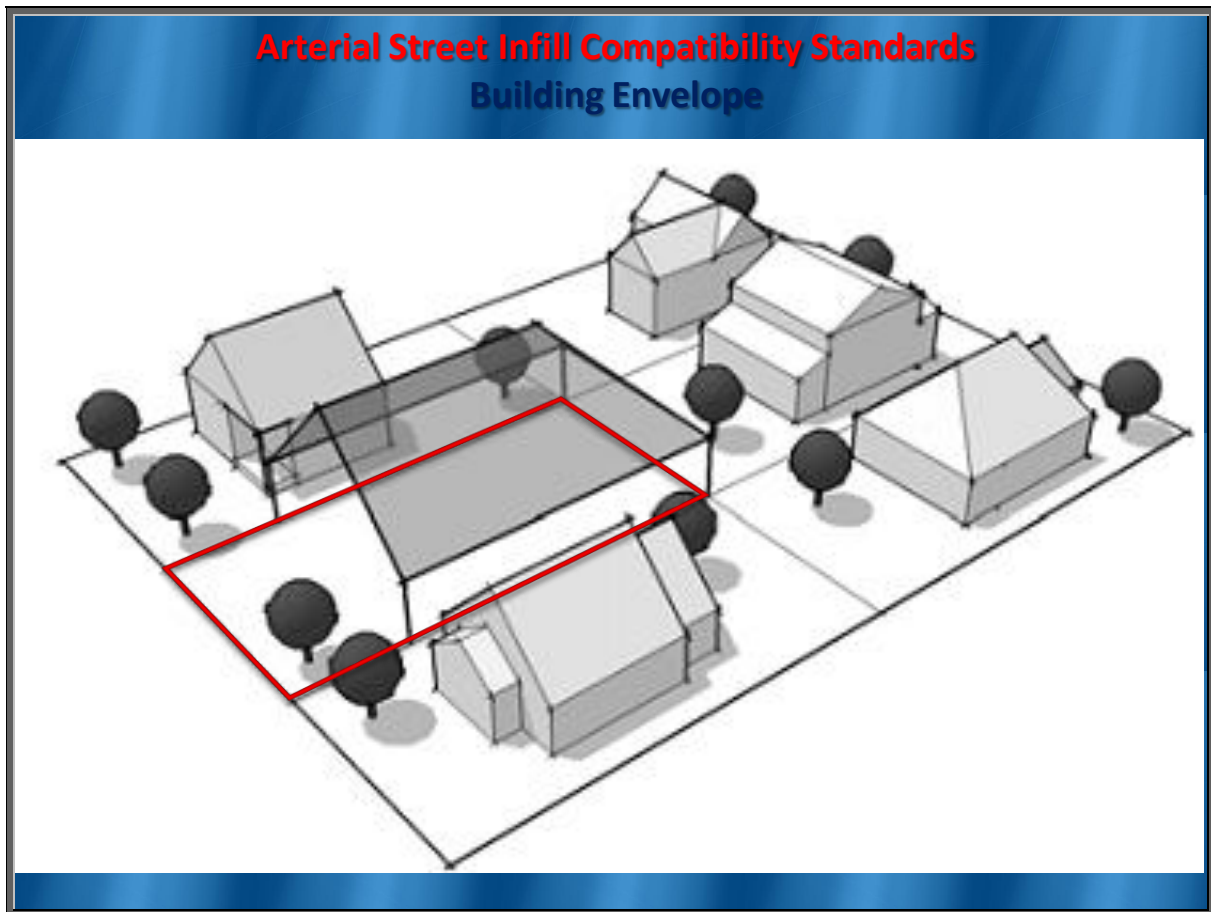
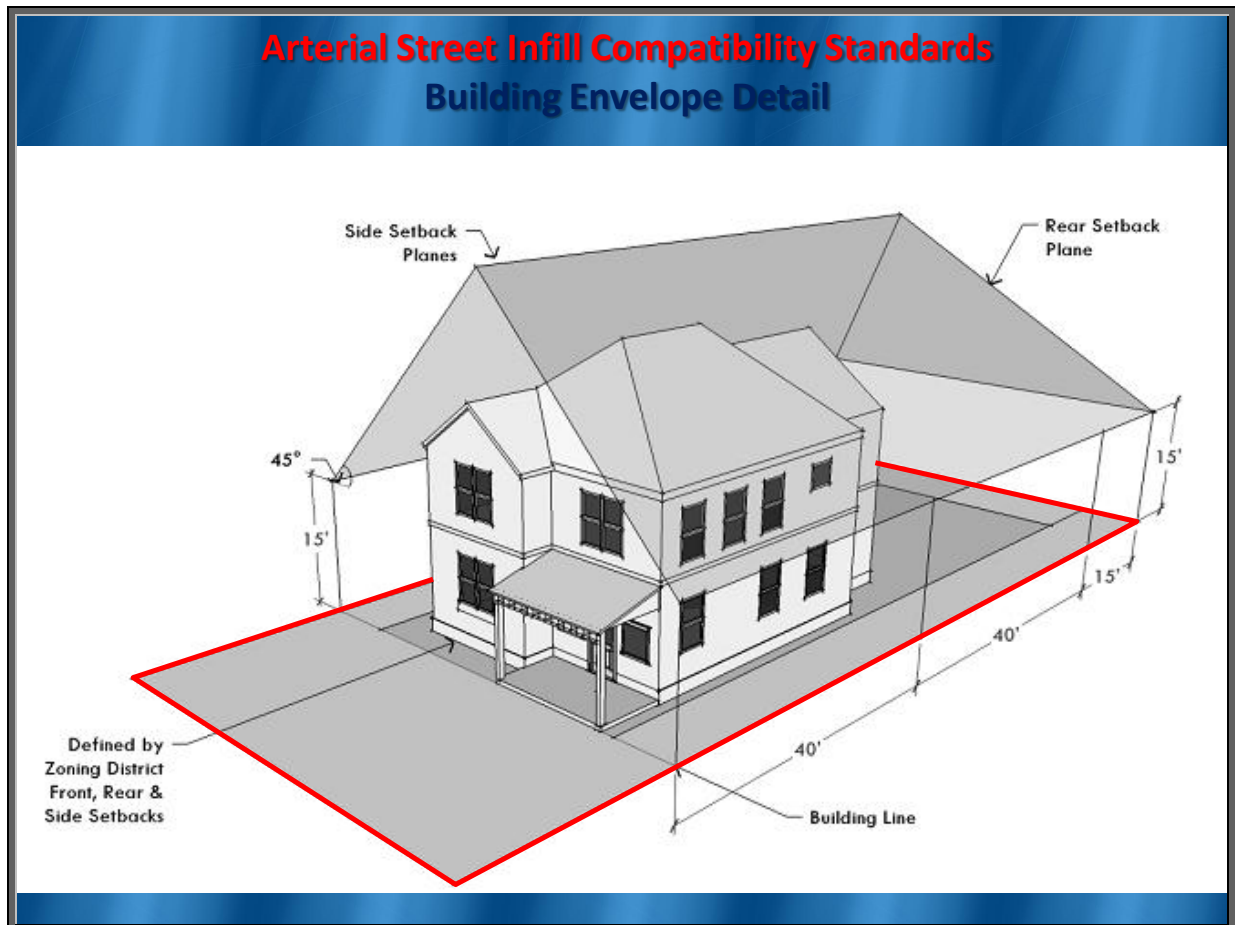


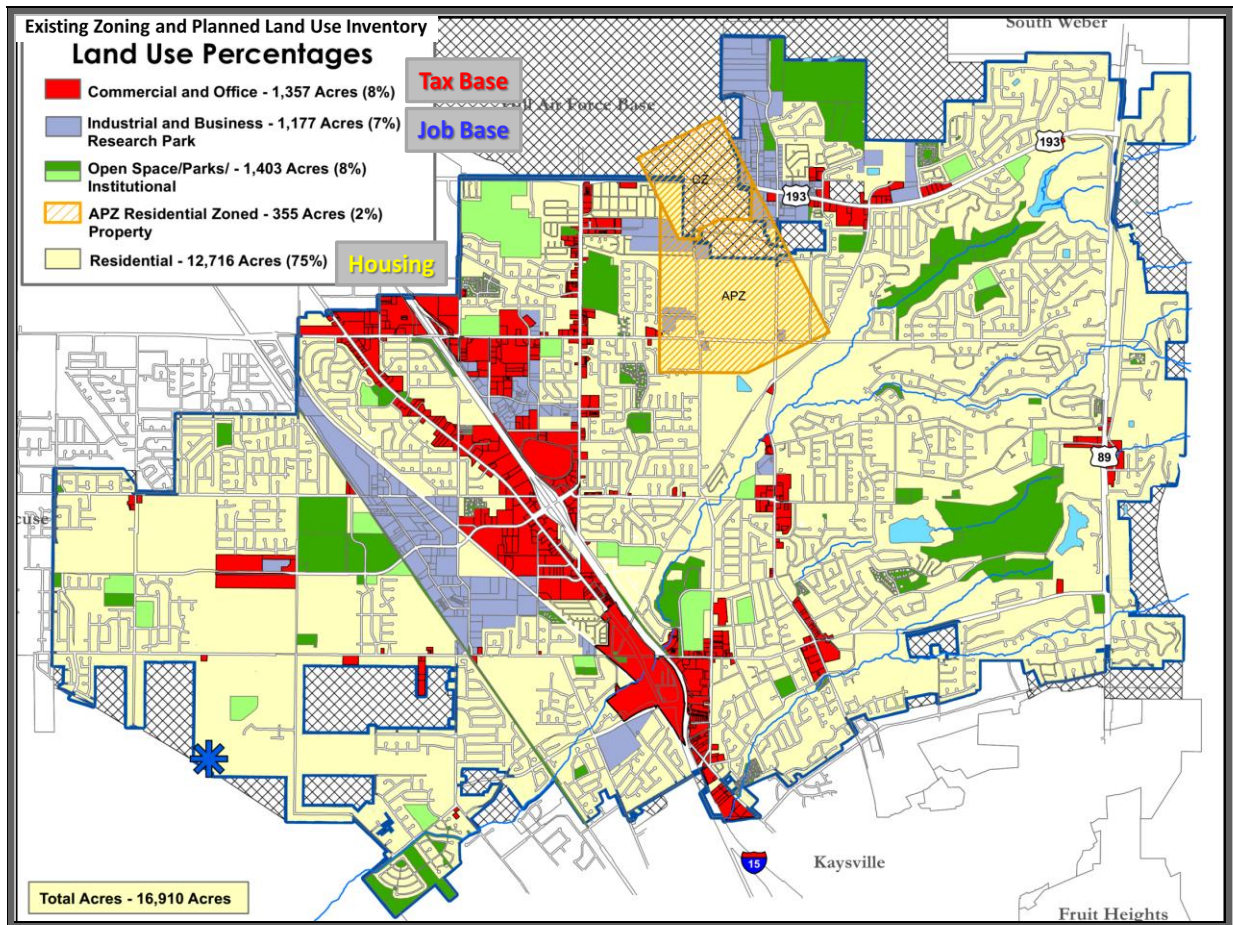
Illustration of infill building envelope.



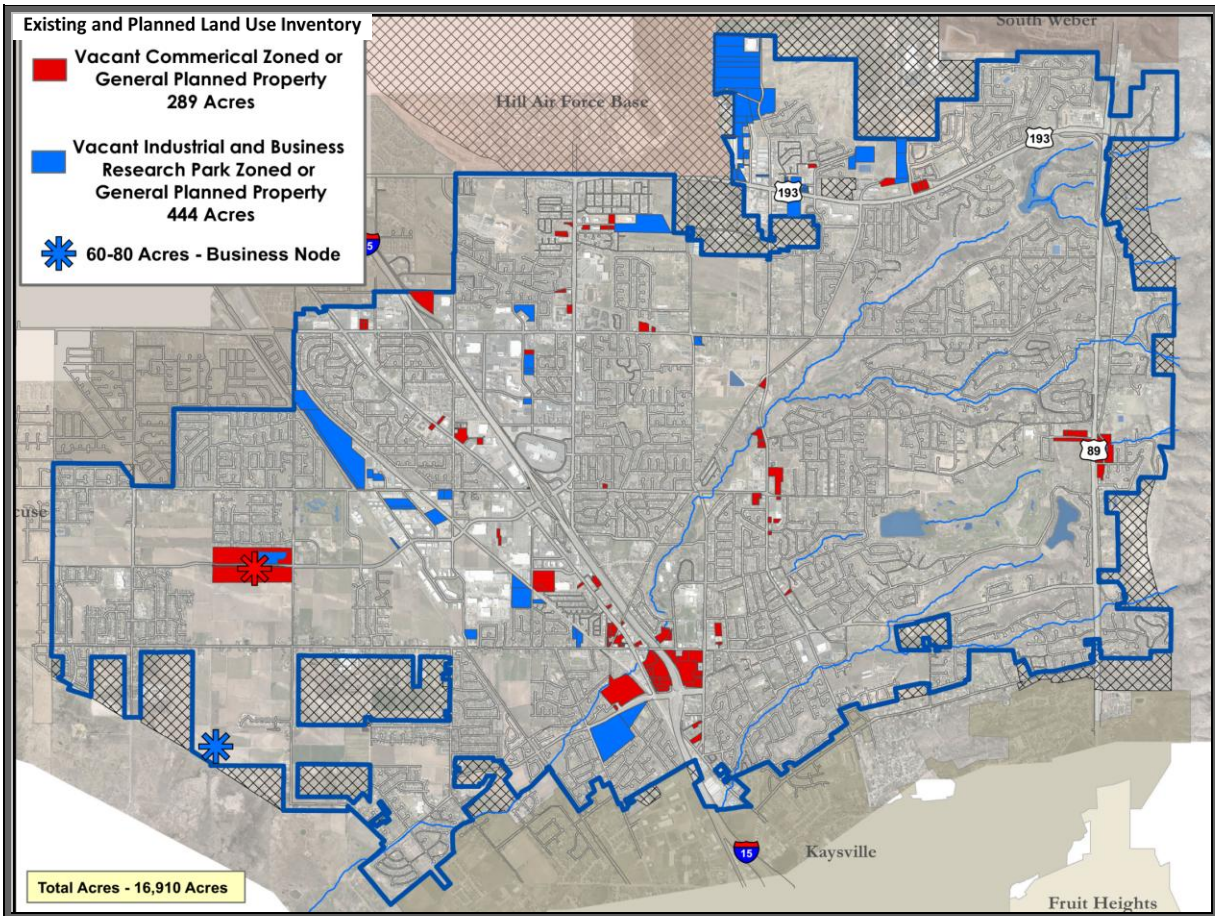
A more detailed illustration of infill building envelope.



This slide shows a visualization of a Mansion Home (3-plex) on the site based on the guidelines of this type of policy.



This map represents a breakdown of all existing and planned zoning in the City represented in general categories of commercial/office, industrial/business park, open space/institutional, residential, and land in the HAFB Accident Potential Zone (APZ). Commercial and office is what represents the City's Tax Base. Industrial/business park is what represents the City's Job Base. Residential represents the City's Housing stock.



This map shows land that is vacant and zoned or planned for commercial (red) and industrial/business (blue). Examination of this map and vacant acreage indicate what is available (outside of redevelopment) to expand the City's future Tax Base and Job Base.



The Wasatch Choice for 2040 (WC2040) is the vision that drives the region’s transportation projects. This slide represents the northern Davis County portion of the regional vision. The City is in the process of preparing an application for technical assistance through the Wasatch Front Regional Council’s (WFRM) Local Planning Resource Program. The intent is to request \$30,000 to hire a consultant to assist the City in the development of various growth scenarios to examine trends and policies for a better understanding of the impact that land use and housing policies will have on the future tax base, job base and housing choices. The data and analysis in this presentation will serve as a baseline for more technical analysis and the formulation of the growth scenarios.