

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 August 1, 2019.**

Item:

1. Presentation - Agriculture and Farming
2. Preliminary Plan Approval – East Layton Commons – Approximately 1300 East Highway 193
3. Open and Public Meetings Act Training
4. Conflict of Interest Training
5. Sexual Harassment Training
6. Discussion - Comprehensive General Plan Amendment
7. Mayor's Report

ADJOURN:

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:** _____
Kimberly S Read, 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:

Presentation - Agriculture and Farming

Background:

Mr. Tyson Roberts will discuss agriculture and farming within the community with the Mayor, Council and Staff.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Preliminary Plan Approval – East Layton Commons – Approximately 1300 East Highway 193

Background:

The applicant, Wright Development Group, is requesting preliminary plan approval for 51 townhomes in the Condominium/Townhome (C-TH) zone. As part of the East Layton Commons development, the Planning Commission approved a Development Plan for 135 apartment units in a Mixed Use (MU) zone and preliminary plat approval for the entire development on June 25, 2019.

Although the Council is only reviewing the preliminary plan for the townhomes in the C-TH zone, the entire development is outlined in the cover sheet and Staff Report to provide full project context and perspective.

On August 16, 2018, the Council approved the annexation, rezone and associated Annexation Agreement of the Jaques property. The property contains 10.65 acres, including the MU-zoned portion of 5.48 acres, C-TH-zoned portion of 4.07 acres, and Planned Neighborhood Commercial (CP-1) zoned commercial property of 1.1 acres that fronts Highway 193.

The preliminary plat for East Layton Commons will divide the 10.65 acre parcel into three parcels. Parcel 1 will include the apartment buildings (MU zoning), Parcel 2 will include the future commercial use (CP-1 zone), and Parcel 3 will include the townhomes (C-TH zone). The proposed plans provide a pedestrian-oriented mixed use development that provides an appropriate transition from existing single family residential development along 3025 North, to the mixed commercial uses along State Highway 193.

Staff has been working with the applicant in reviewing design aspects for the site and buildings as part of the Development Plan and preliminary plan. Staff and the applicant met with the Design Review Committee (DRC) as required by ordinance to present the proposed design elements of the site, building and landscaping with regards to materials and scale.

Alternatives:

Alternatives are to 1) Approve the preliminary plan for East Layton Commons Townhomes; 2) Approve the preliminary plan for East Layton Commons Townhomes with modifications consistent with Layton Municipal Code; or 3) Deny the preliminary plan for East Layton Commons Townhomes.

Recommendation:

On June 25, 2019, the Planning Commission voted 4-2 to forward a positive recommendation to the Council to approve the preliminary plan for East Layton Commons Townhomes subject to meeting all DRC recommendations and City requirements as outlined in Staff memorandums to the developer.

Staff supports the Planning Commission's recommendation.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: City Council

From: Kem Weaver, Planner II

A handwritten signature in blue ink, appearing to read "Kem Weaver", is written over a horizontal line.

Date: August 1, 2019

Re: East Layton Commons Preliminary Plan

Location: Approximately 1300 East Highway 193

Zoning: C-TH (Condo-Townhouse)

Description:

The applicant, Wright Development Group is requesting preliminary plan approval for townhomes on 4.07 acres within the proposed 10.65 acre East Layton Commons mixed use development project. The project area is located west of the Greyhawk apartments that front onto Church Street with R-M1 (PRUD) zoning. The north property boundary has frontage along 3025 North, which provides access to an adjacent 2.5 acre City water reservoir facility, and to the Sun Hills single family residential subdivision with R-1-6 zoning to the northeast. West of the property is agricultural land within the unincorporated county jurisdiction. The property's southern boundary has frontage along 3000 North (State Highway 193), directly across from the Wyndom Square commercial complex to the south.

Although the City Council is only reviewing the preliminary plan for the townhomes in the C-TH zone, the entire development is outlined in the cover sheet and staff report to provide full-project context and perspective.

Background:

On August 16, 2018, the City Council approved the annexation and rezone of the property with an associated Annexation Agreement. This regulatory framework guides the development and preliminary plan proposed for this vacant parcel. The MU zoned portion of the development is 5.48 acres while the C-TH zoned portion of the development is 4.07 acres. The commercial component that fronts Highway 193 is 1.1 acres and is zoned Neighborhood Commercial (CP-1) and will be developed in the future.

The preliminary plat for East Layton Commons proposes to divide the 10.65 acre parcel into three parcels. Parcel 1 will include the apartment buildings, Parcel 2 will include the future commercial use and Parcel 3 will include the townhomes.

As the Land Use Authority for MU development plans, the Planning Commission approved the East Layton Commons Development Plan on June 25th. The City Council is the Land Use Authority for administrative review of the C-TH development. City Staff has been working with the applicant in preparing a comprehensive site plan, including building design and landscaping design elements for the Design Review Committee (DRC) that provides recommendations for the MU Development Plan and C-TH Preliminary Plan.

Density:

The density of the apartments in the MU zone is 24 units per acre and the density of the townhomes in the C-TH zone is 12.5 units per acre, which meets the maximum density requirement of 16 units per acre for the C-TH zone.

Design Review Committee (DRC):

City Staff and the applicant met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the attached single-family homes and the landscape/open space plans.

The DRC provided positive feedback regarding the overall development design and open space amenities, and shared the following recommendations to the Planning Commission and City Council.

- In the parking lot islands it might be a good idea to have larger shade trees rather than smaller flowering crabapples. The vehicle/tree conflicts will be reduced and larger trees will provide more shade to the hot asphalt.
- Provide some planting for the rock walls i.e. ground covers and creepers. This will soften the impact of the rock walls and add to the stability of the soil at the walls.
- Add some showy plantings at the entry to the clubhouse/pool facility to accentuate the entry and make it more inviting.
- Add one or two additional varieties of trees to the street trees. Possibly different trees on different streets and/or include accent trees at entries and intersections.

Landscaping/Open Space:

The attached site plan / landscape plan provides a pedestrian-oriented development with walkways, on-street private parking, parking lots placed behind buildings, and building frontages oriented to streets and open space amenity areas. The street access from Highway 193 lines up visually with the central open space corridor for a welcoming entry experience. The central open space corridor provides a cohesive integration between the apartment units and the townhomes. The majority of usable open space is within this corridor, which includes walkways, trees, and planting areas. Seating areas will be added.

Another sizable area of open space is surrounded by apartment buildings but will be accessible to all residents in the apartments and townhomes. This area will contain a clubhouse, swimming pool, and a pickle ball court adjacent to the pool area. Full design of this open space recreational area will be completed during the final plan submittals.

The overall open space and landscaping amenity areas comprise about 4.31 acres, or 40.5 percent of the development.

Architecture/Building Design:

The proposed townhomes will be two-story with rear loaded two-car garages connecting to private drive alleys. The maximum height of the townhomes is 28 feet at average grade, providing a compatible building height near the off-site single family homes to the north and west. The proposed exterior materials of the townhomes will be brick and lap board accents for the first story or ground level. The second story will be a stucco treatment on the façade and in gabled areas; lap board will accent the end units on the façade and in gabled areas.

The townhomes feature substantial window area to bring natural light into the units and to put eyes on the common open space areas. The porches are recessed into the building but identified with columns of half brick. The roof design switches from a gabled pitched roof to a shed roof to provide architectural variety and definition to each unit.

Staff Recommendation:

Staff recommends the City Council approve the preliminary plan for East Layton Commons subject to meeting all DRC recommendations and City requirements as outlined in Staff memorandums to the developer.

Engineering 

Planning 

Fire 

Planning Commission Recommendation:

A public hearing was held on June 25, 2019, during which two residents expressed concerns related to traffic safety and speeds, and that increased residential units and vehicle trips would intensify existing safety issues along Highway 193.

The Planning Commission engaged in discussion with Staff to better understand the City's previous agreement with UDOT for access management along the highway, and recommendations in the adopted Transportation Masterplan that support the agreement.

Following the hearing, the Planning Commission voted 4-2 to forward a positive recommendation to the City Council to approve the preliminary plan for East Layton Commons, subject to meeting all DRC recommendations and City requirements as outlined in Staff memorandums to the developer. The two dissenting votes from the Planning Commission were based on the future traffic patterns on Highway 193 and the accessibility to and from the development.

The Planning Commission also made a strong recommendation to the City Council that in view of recent conversations related to Highway 193 safety concerns, that the Staff and City Council take a hard look at the speed of travel, the prospects for a traffic signal at North Hills Drive, and to petition UDOT to immediately construct a continuous median barrier from Church Street to Fairfield.



***Attention Engineers & Developers:** Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.*

MEMORANDUM

TO: Planning Commission/City Council

CC: CED Department/Fire Marshal

FROM: Ashley Thoman, Public Works-Engineering

DATE: March 12, 2019

SUBJECT: East Layton Commons
1300 E. Highway 193

I have reviewed the plans submitted on February 14th, 2019 for the proposed East Layton Commons located at 1300 E. Highway 193. The Engineering Department recommends the approval of the development. The Engineering Department has found that the development plans meet the requirements as set forth in the Municipal Code and Engineering Standards and Design Guidelines.



Mayor * Scott Freitag
City Manager * Alex R. Jensen

Fire Department
Kevin Ward * Fire Chief
Telephone (801) 336-3940
Fax: (801) 546-0901

*(801) 336-3940 * FAX: (801) 546-0901 Fire Department
* 530 North 2200 West * Layton, Utah

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Kendall Welch

FROM: Douglas K. Bitton, Fire Marshal 

RE: East Layton Commons-Site Plan Application @ 1300 E Hwy 193

CC: 1) Engineering
2) Logan Johnson, logan@wrightdevelopmentgroup.net
3) McFarland Engineering-Scott McFarland, spmcf@yahoo.com

DATE: May 4, 2019

I have reviewed the site plan submitted on April 19, 2019 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Where all fire lines for apartment building are drawn 3 feet after the curbside, each line shall receive a post indicator valve (P.I.V.), which shall receive a lock for the supplied wrench. At the time of final approval of the development, the key to this lock shall be placed within this Knox box for each respective apartment building. Provide this documentation on the utility plans for the project. Provide a detail of the post indicator valve in the detail sheet of the site plan.
2. On the remote Fire Department Connection (FDC), it appears that Schedule 40 galvanized piping will be used, it is recommended that another material type of piping be used, suggesting C900 with transition points of ductal as indicated on the detail. The diameter size shall remain at 4 inch.

East Layton Commons SP S19-076
May 4, 2019
Page 2

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DKB\East Layton Commons SP S19-076:me
Plan #S19-076 District #11
Project Tracker #LAY1812272862
ERS #11574



Community • Prosperity • Choice

• Parks and Recreation •
JoEllen Grandy • Parks Planner
Telephone: (801) 336-3926
Fax: (801) 336-3909

Memorandum

To: Wright Development Group – Logan Johnson; McFarland Engineering – Scott McFarland
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: April 26, 2019
Re: East Layton Commons, Site Plan Approval III – 1300 E. Hwy 193

East Layton Commons located at 1300 East Highway 193 is within the service area of Sandridge Park.

The Parks & Recreation Department has reviewed the site plans re-submitted on April 19th and has no other comments or concerns regarding East Layton Commons Site Plan Approval.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

Parks & Recreation Department • 465 N. Wasatch Dr. • Layton, Utah 84041 • (801) 336-3900 • FAX: (801) 336-3909



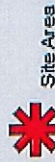
CITY COUNCIL

East Layton
Commons

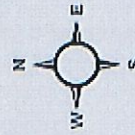
Preliminary Plan

Approximately
1300 East
Highway 193

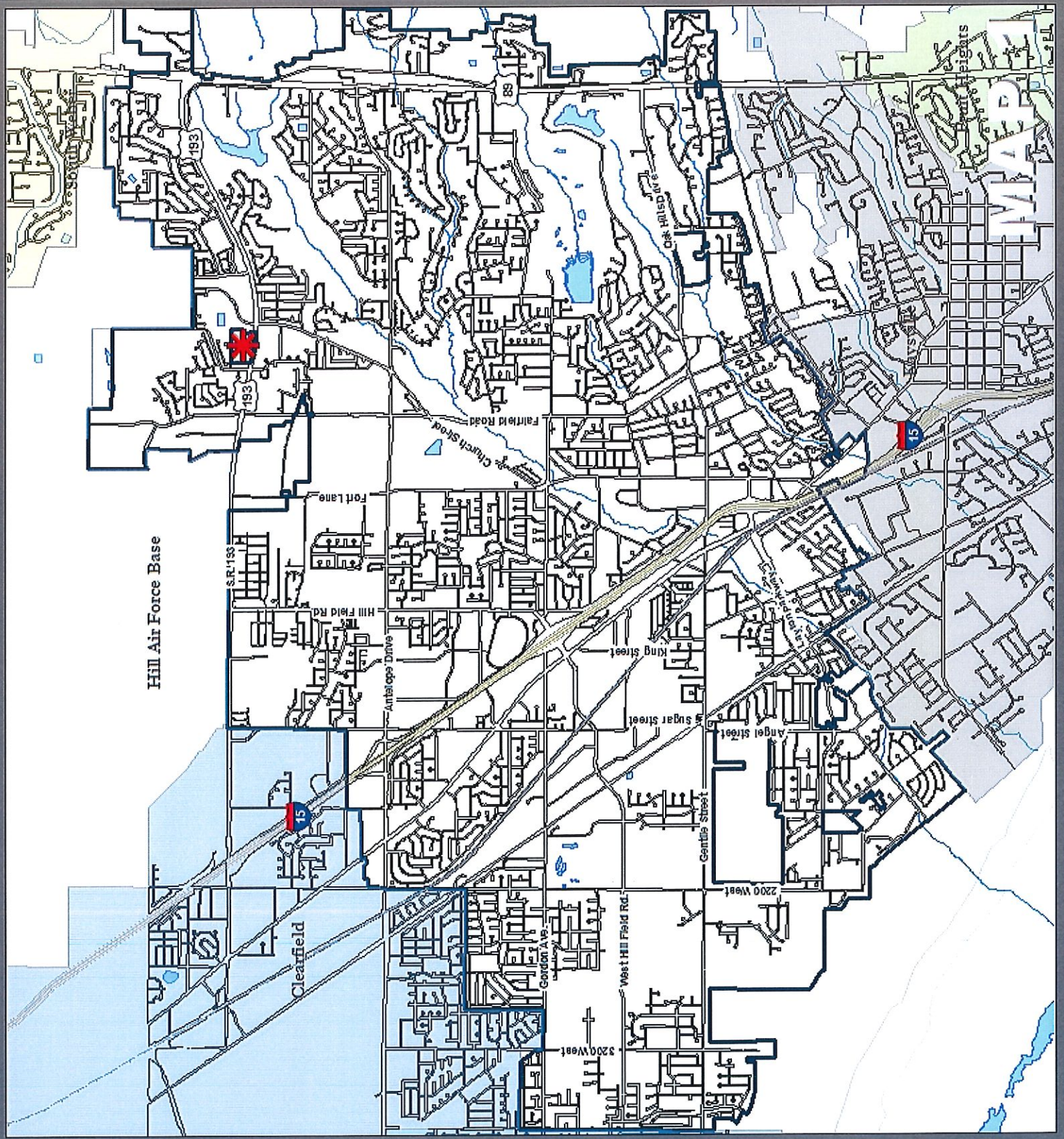
- Rail Lines
- Interstate 15
- Layton City Boundary
- Rights of Way
- Lakes
- Streams



Site Area



1 inch = 4,250 feet

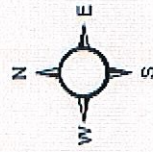


CITY COUNCIL

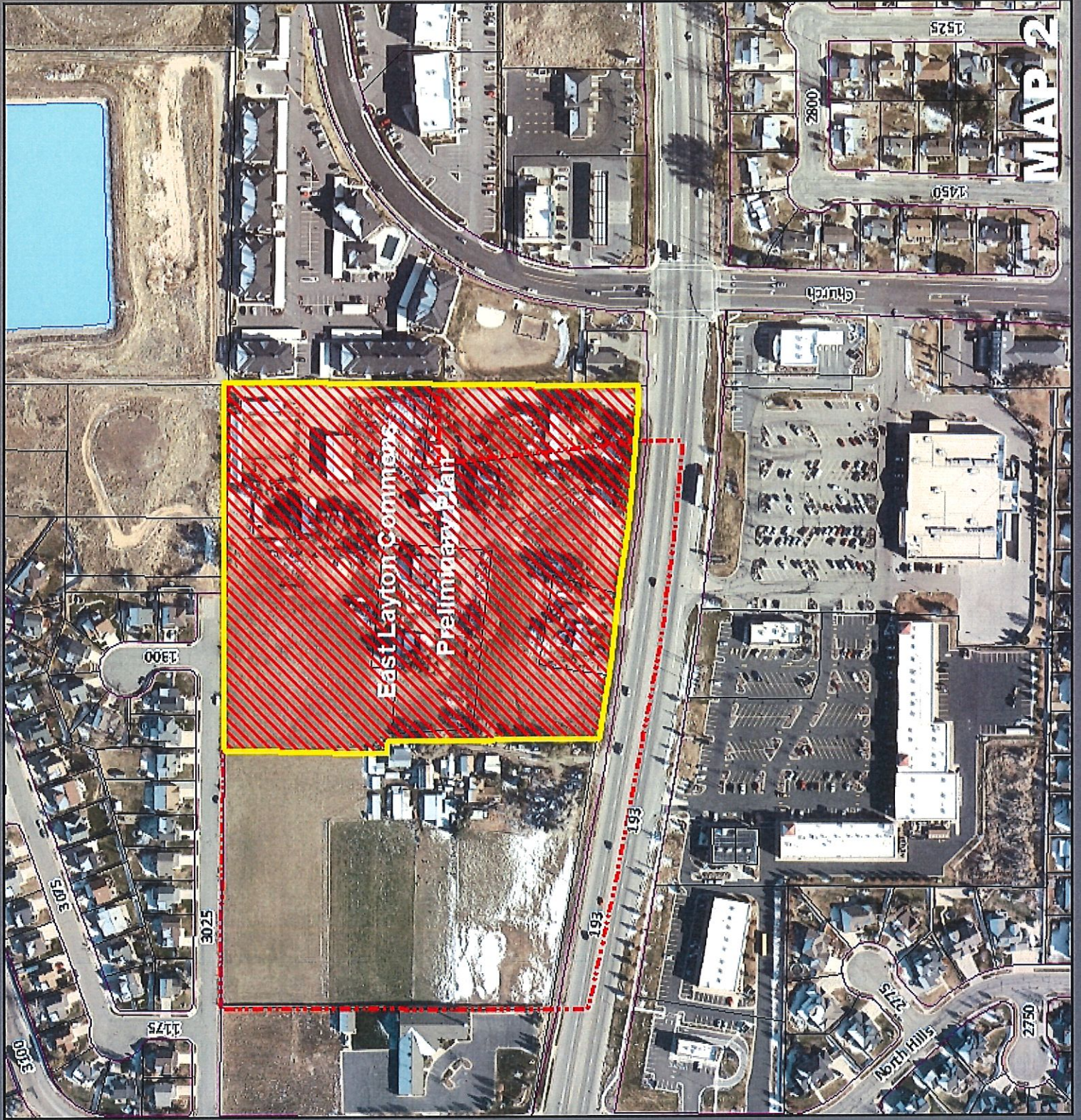
East Layton Commons Preliminary Plan

Approximately
1300 East
Highway 193

-  Rights of Way
-  Layton City Boundary
-  Interstate 15
-  Streams
-  Lakes
-  Subject Area



1 inch = 237 feet



LOT 8:
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0003

LOT 7:
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0007

1300 EAST STREET

LOT 1:
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0001

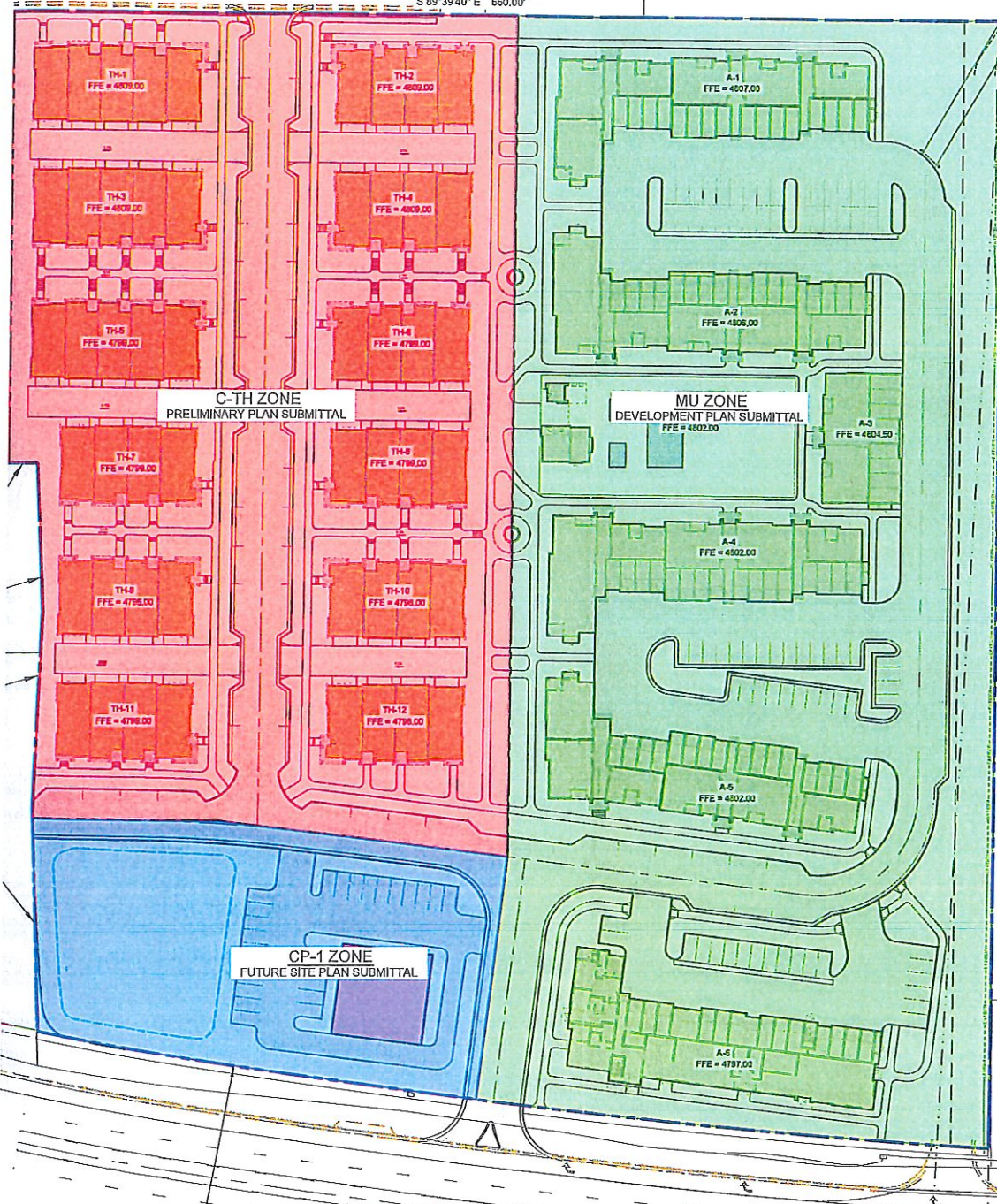
LAYTON CITY CORP
TAX ID NO. 09-118-0924

LAYTON CITY CORP
TAX ID NO. 09-118-0928

LAYTON CITY CORP
TAX ID NO. 09-118-0919

NORTH QUARTER CORNER, SECTION 16
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
BENCHMARK=4819.63

S 89°39'40" E 660.00'



GREYHAWK PLAZA COMMERCIAL SUBD PHA

GREYHAWK PLAZA COMMERCIAL SUBD PHA

MOUNTAIN STATES T&T CO.
TAX ID NO. 09-091-0001

S 0°7'30" W 368.90'

UTAH STATE HIGHWAY 193

108°57'50" W 124.20'
124°20'16" W 124.25'



GRAPHIC SCALE



LOT 8
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0001
ZONING R-1-6

LOT 7
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0007
ZONING R-1-6

LOT 1
SUN HILLS PARK SUBD
TAX ID NO. 09-243-0001

LAYTON CITY CORP
TAX ID NO. 09-118-0026
ZONING R-1-6

LAYTON CITY CORP
TAX ID NO. 09-118-0019
ZONING R-1-6

WEBER BASIN WATER
CONSERVANCY DISTRICT
ZONING A

NORTH QUARTER CORNER, SECTION 19
TO 4151 HP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BENCH MARK 4816.53

ACCESS ROAD TO
WEBER BASIN
RESERVOIR

25' WEBER BASIN
WATER CONSERVANCY
DISTRICT EASEMENT

TYPICAL 9'x18'
PARKING STALL

GREYHAWK PLAZA COMMERCIAL SUBD PHA

GREYHAWK PLAZA COMMERCIAL SUBD PHA
ZONING RMT

S 07°30' W 366.90'

MOUNTAIN STATES TAX CO.
TAX ID NO. 09-051-0001
ZONING CP-1

CLOSE EXISTING
ACCESS POINT

CHURCH STREET

WYNDOM SQUARE
ZONING CP-1

WYNDOM SQUARE
ZONING CP-1

(1160'57.50" N 121.25°)
(150'26.10" W 121.25°)





KTGY Architecture + Planning
 222 West Valley Parkway
 Suite 100
 Salt Lake City, UT 84114
 313.227.5400
 ktgy.com

Wright Development Group
 1775 W. Valley Parkway
 Suite 100
 Salt Lake City, UT 84114
 313.227.5400

JAQUES PROPERTY
 LANTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 18, 2018

TOWNHOMES
 FRONT PERSPECTIVE

A 3.0



KTGY Architecture + Planning
 820 Van St. Suite 500
 Denver, CO 80202
 303.733.5420
 ktgy.com

Wright Development Group
 1775 W. Legacy Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT #2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 14, 2018

TOWNHOMES
 FRONT ELEVATION

A 3.1



KTGY Architecture + Planning
825 12th St. Suite 500
Denver, CO 80202
303.733.8000
ktgy.com

Wright Development Group
3718 W. Laramie Crossing Blvd.
Centerville, Utah 84014

JAQUES PROPERTY
LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
SEPTEMBER 18, 2018

TOWNHOMES
REAR PERSPECTIVE

A 3.2



KTCY Architects + Planning
 822 16th St, Suite 500
 Denver, CO 80202
 303.825.6400
 ktp.com

Wright Development Group
 1178 N. Legacy Crossing Blvd.
 Suite 110
 Centennial, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 16, 2018

TOWNHOMES
 REAR ELEVATION

A 3.3



KTGY Architecture + Planning
 232 14th St, Suite 503
 Denver, CO 80202
 303.255.5400
 ktgy.com

Wright Development Group
 1175 W. Legacy Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 10, 2016

APARTMENTS
 PERSPECTIVE

A1.0



KTGY Architecture - Planning
 820 16th St, Suite 500
 Denver, CO 80202
 303.733.6400
 ktgy.com

Wright Development Group
 1778 W. Legacy Crossing Blvd.
 Suite 100
 Centennial, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 16, 2018

APARTMENTS
 FRONT ELEVATION

A1.1



KTGY Architecture - Planning
 207 620 St. Louis, MO
 Denver, CO 80202
 303.832.9400
 ktgy.com

Wright Development Group
 1178 W. Leppley Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

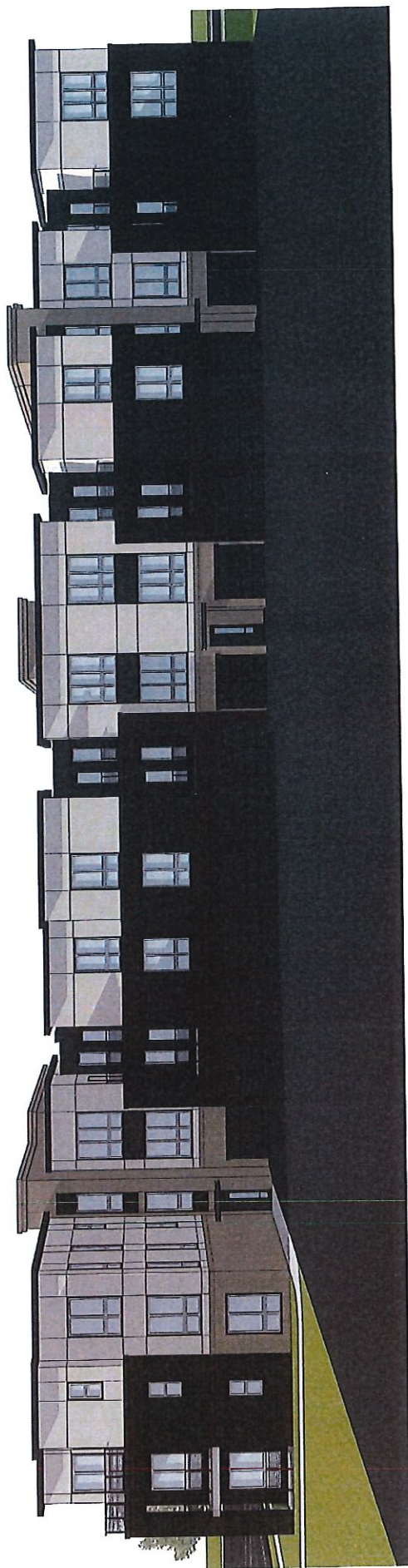
JAQUES PROPERTY
 LAYTON CITY, UT #2017-4611

SCHEMATIC DESIGN
 SEPTEMBER 18, 2018

APARTMENTS
 REAR PERSPECTIVE

A1.2





KTGY Architecture + Planning
300 1st St, Suite 500
Denver, CO 80202
303.522.5420
ktgy.com

Wright Development Group
1178 W. Legacy Crossing Blvd.
Suite 100
Centerville, Utah 84014

JAQUES PROPERTY
LAYTON CITY, UT #2017-0611

SCHEMATIC DESIGN
SEPTEMBER 18, 2018

APARTMENTS
REAR ELEVATION

A1.3





KTGY Architecture + Planning
 1178 W. Leppan Crossing Blvd.
 Suite 100
 Centerville, Utah 84014
 303.225.5400
 ktgy.com

Wright Development Group
 1178 W. Leppan Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 18, 2018

CLUBHOUSE
 PERSPECTIVE

B 1.1



KTGY Architecture + Planning
 220 16th St, Suite 200
 Denver, CO 80202
 303.832.5400
 ktgy.com

Wright Development Group
 1178 W. Legacy Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT #2017-0871

SCHEMATIC DESIGN
 SEPTEMBER 18, 2018

CLUBHOUSE
 WEST ELEVATION

B 1.2



KTGY Architecture + Planning
 1178 W. Legacy Crossing Blvd.
 Suite 100
 Centerville, Utah 84014
 333.632.5400
 ktgy.com

Wright Development Group
 1178 W. Legacy Crossing Blvd.
 Suite 100
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT #2017-0611

SCHEMATIC DESIGN
 SEPTEMBER 18, 2018

CLUBHOUSE
 SOUTH ELEVATION

B 1.3



KTGY Architecture - Planning
 223 14th St Suite 500
 Denver, CO 80202
 303.733.8266
 ktgy.com

Wright Development Group
 1178 W Legacy Crossing Blvd.
 Centerville, Utah 84014

JAQUES PROPERTY
 LAYTON CITY, UT # 2017-0811

SCHEMATIC DESIGN
 SEPTEMBER 16, 2018

CLUBHOUSE
 EAST ELEVATION

B 1.4

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

Item Number: 3.

Subject:

Open and Public Meetings Act Training

Background:

Mr. Gary Crane, Layton City Attorney, will instruct the Mayor and Council on Utah Risk Management Mutual Association (URMMA) required Open and Public Meetings Act training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 4.

Subject:

Conflict of Interest Training

Background:

Mr. Gary Crane, Layton City Attorney, will instruct the Mayor and Council on Utah Risk Management Mutual Association (URMMA) required Conflict of Interest training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.

Subject:

Sexual Harassment Training

Background:

Mr. Gary Crane, Layton City Attorney, will instruct the Mayor and Council on Utah Risk Management Mutual Association (URMMA) required Sexual Harassment training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 6.

Subject:

Discussion - Comprehensive General Plan Amendment

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 7.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A