



Joint City Council-Planning Commission Strategic Planning Meeting

General Plan - Housing and Land Use Elements Policy Recommendation Updates



September 19, 2013

General Plan – Housing and Land Use Policy Updates

- 1. Review of Previous Strategic Planning Meeting Information**
 - a) November 2012 - Joint Council-PC SPM – Existing Housing Conditions and Recommendations
 - b) January 2013 – Joint Council-PC SPM – Current and Future Housing Stock
 - c) February 2013 – Population and Housing Build-out Projections

- 2. Updates and Refinements of Residential Land Use and Housing Policy Recommendations**
 - a) Updated Housing Types and Percentage Breakdowns
 - b) Arterial Street Land Use and Housing Policy Recommendations
 - c) Corridor-Specific Residential Policy Recommendations

- 3. Overall Land Use and Zoning Percentages (Commercial, Industrial and Residential)**
 - a) Existing Land Use Breakdown and Percentages
 - b) Compare and Contrast – Other Municipalities
 - c) Balance Growth for Housing Choice, Job Base and Commercial Tax Base

- 4. Overall Land Use and Economic Analysis**
 - a) WFRC Local Planning Resource (LPR) Program
 - b) Land Use and Economic Sustainability - Consultant

Previous Strategic Planning Meetings

● November 2012 Strategic Planning Meeting

- **Single and Multi-Family Housing – Existing Conditions**
 - New Projects and Building Permits in Layton
 - New Projects and Permit Activity in the Wasatch Front Region
- **General Plan Map Recommendations and Zoning Maps**
- **Written Policy Recommendations**

● January 2013 Strategic Planning Meeting

- **Current Housing Stock**
 - Housing Types and Percentages
 - 10-Year Trend
 - 2012 Totals
- **Future Build-out Projections – Population and Housing Units**
 - Estimated Developable Land
 - Estimated Housing Breakdown

● February 2013 Strategic Planning Meeting

- **Current and Future Housing Stock**
 - Long-term Historical Trends (10-year periods)
 - Updated Housing Types and Percentages
 - Other Housing Types: TOD, Senior, Mobile Homes
- **Future Build-out Projections – Population and Housing Units**
 - Estimated Developable Vacant Land
 - Build-out Scenarios
 - Scenarios and Housing Types
- **Refined Goal and Policy Recommendations**
 - Arterial Streets and Housing Types
 - Housing Types and Desires for Existing and Future Generations

LAYTON CITY

Joint City Council/Planning Commission Strategic Planning Meeting November 29, 2012

Single and Multi-Family Housing – Existing Conditions

New Projects and Building Permits in Layton

New Projects and Permit Activity in the Wasatch Front Region

General Plan Map Recommendations and Zoning Maps Written Policy Recommendations



Layton City General Plan

Master Street Plan Classification

- Arterial
- Collector
- Highway/Freeway
- Interstate
- - - Proposed Arterial
- - - Proposed Collector
- Proposed Expressway

General Plan Map Multi-Family Designations And Master Street Plan

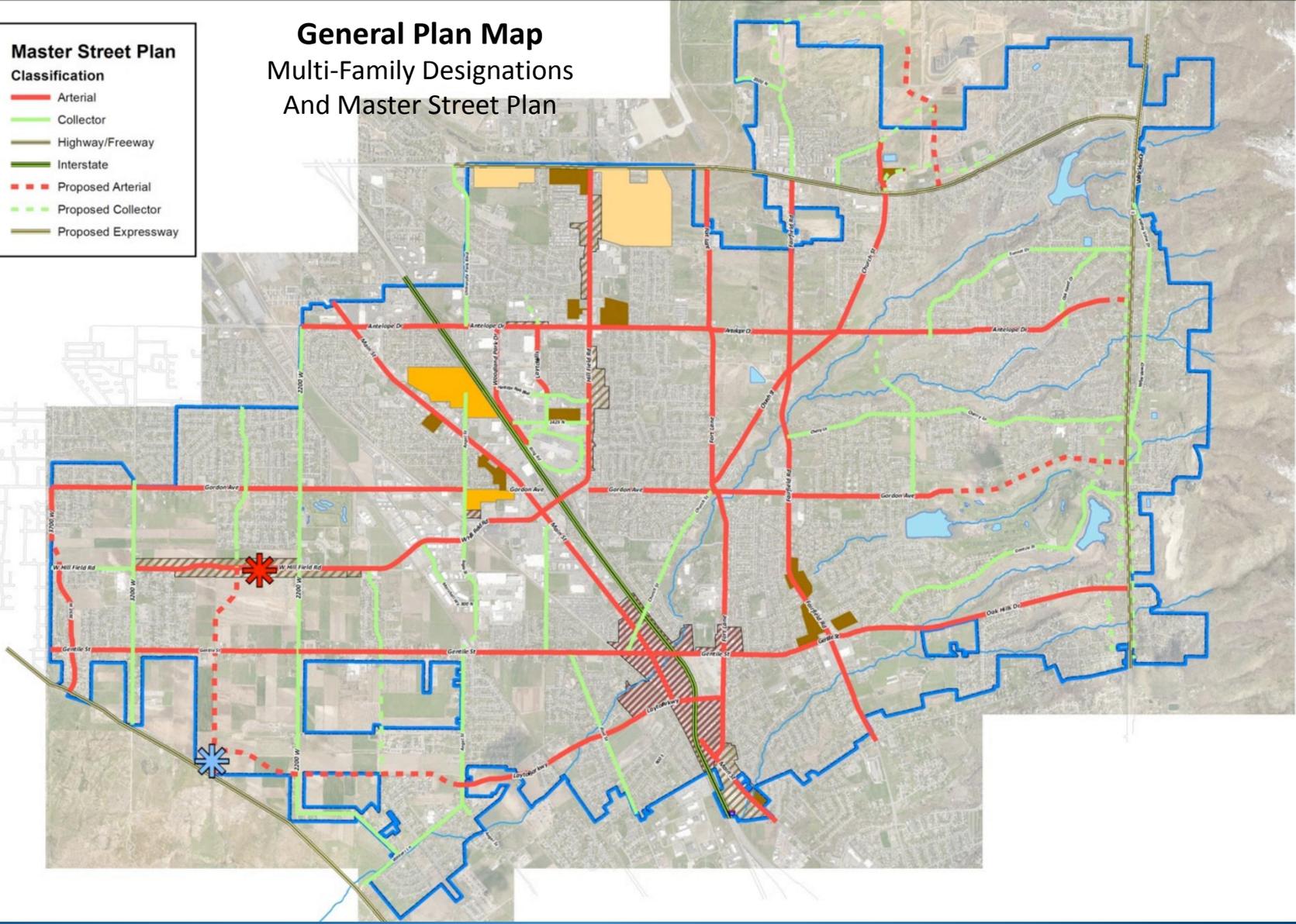
Legend

- Lakes
- Streams

General Plan

- High Density Over 16 Unit
- MU
- MU-TOD
- Medium Density 6-12 Units
- Medium Density 8-16 Units
- Mixed Use

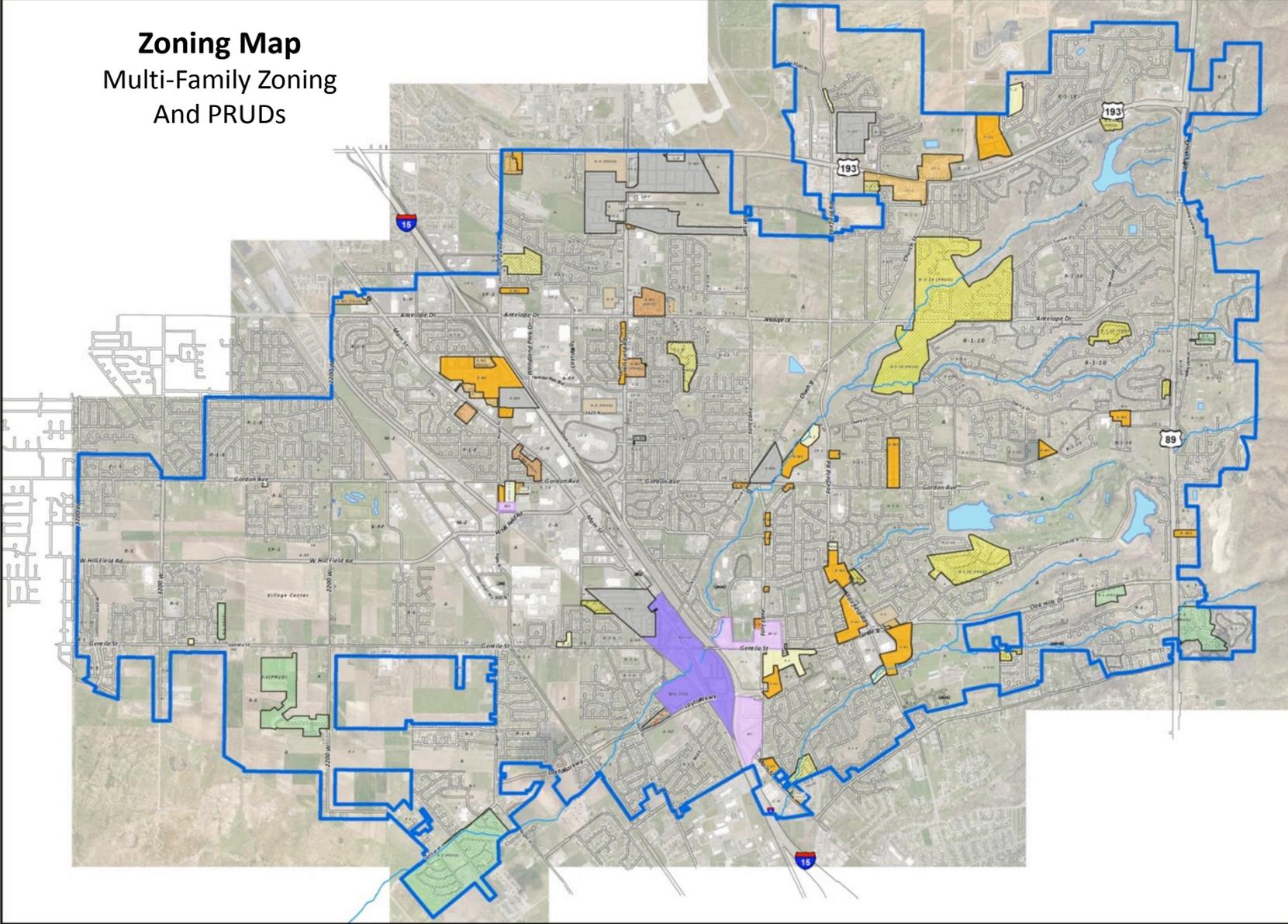
This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels use, nor should the boundaries shown between land uses be interpreted to be exact.



2012 ZONING MAP Multi-Family/ PRUDs

Zoning Map Multi-Family Zoning And PRUDs

- Legend**
- Zoning**
-  C-TH
 -  MU
 -  MU-TOD
 -  R-1-10 (PRUD)
 -  R-1-6 (PRUD)
 -  R-1-8 (PRUD)
 -  R-2
 -  R-2 (PRUD)
 -  R-H
 -  R-H (PRUD)
 -  R-M1
 -  R-M1 (PRUD)
 -  R-M2
 -  R-M2 (PRUD)
 -  R-MH
 -  R-S (PRUD)
 -  City Boundary
 -  Lakes
 -  Streams
 -  Rights of Way



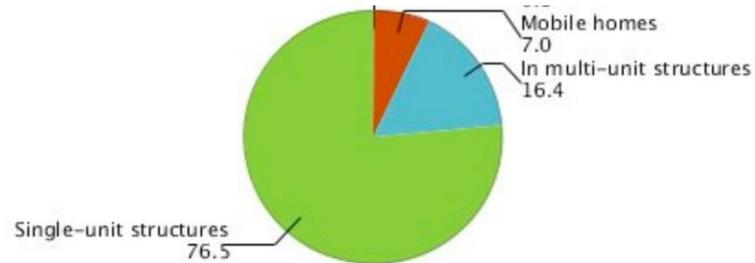
1 inch = 2,833.33 feet



Types of Housing Units Layton vs Davis Co. Cities

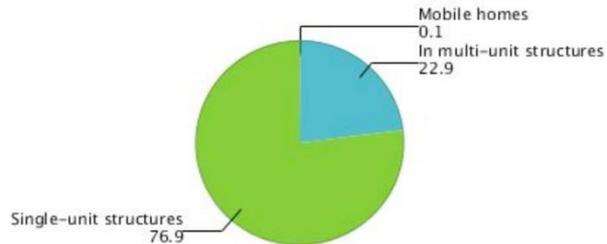
The Types of Housing Units in Layton city, Utah
in 2009-2011

Layton



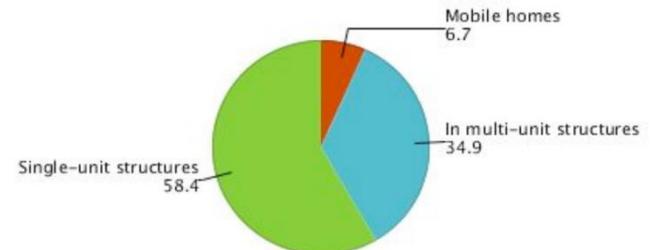
The Types of Housing Units in Bountiful city, Utah
in 2009-2011

Bountiful



The Types of Housing Units in Clearfield city,
Utah in 2009-2011

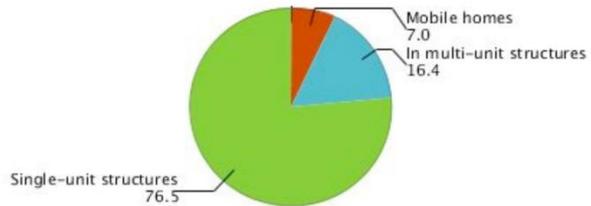
Clearfield



Types of Housing Units Layton vs. Salt Lake Co. Cities

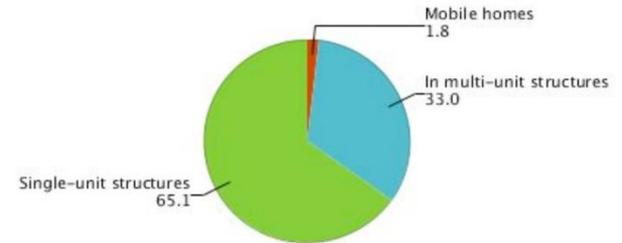
The Types of Housing Units in Layton city, Utah
in 2009-2011

Layton



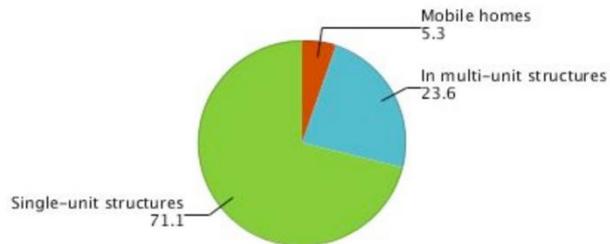
The Types of Housing Units in Murray city, Utah
in 2008-2010

Murray



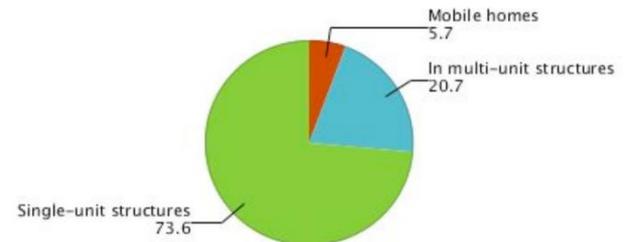
The Types of Housing Units in Taylorsville city,
Utah in 2008-2010

Taylorsville



The Types of Housing Units in West Valley City city,
Utah in 2008-2010

West Valley





City Council/Planning Commission Strategic Planning Meeting

Current Housing Stock

Housing Types and Percentages
10-Year Trend
2012 Totals

Future Build-out Projections – Population and Housing Units

Estimated Developable Land
Estimated Housing Breakdown



January 24, 2013

West Layton Master Street Plan

Arterial and Collector Streets
Future Street Connectivity

Master Street Plan

Classification

- Arterial
- Collector
- Highway/Freeway
- Interstate
- Proposed Arterial
- Proposed Collector
- Proposed Expressway
- West Layton Boundary



Interchange

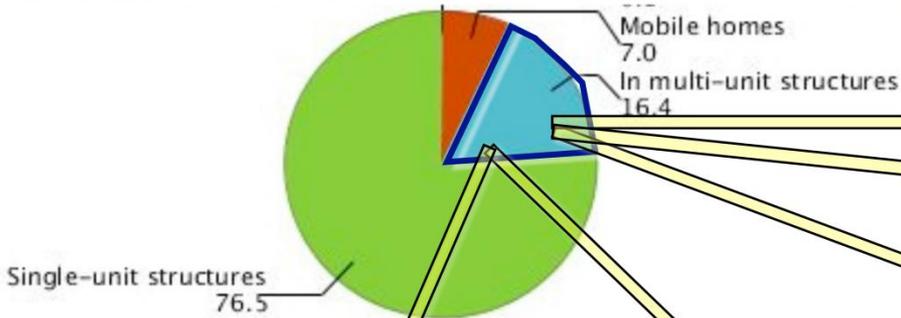


North arrow

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?



4.8% in R-H Zone



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

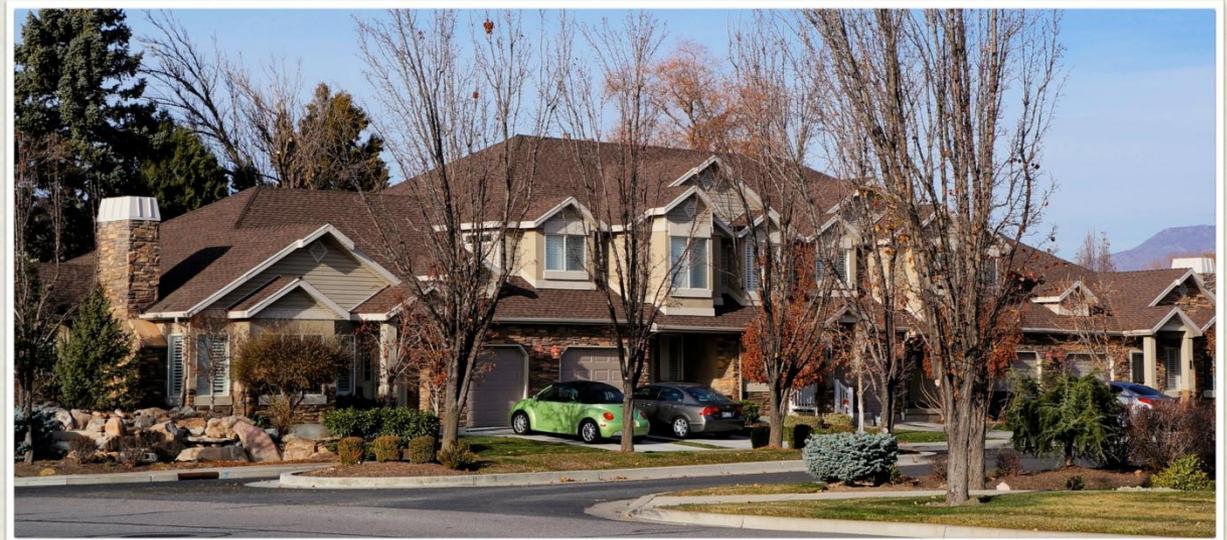
Historic and Current Residential Building Permit Activity

Townhomes vs. Walk-Ups

Single and Multiple Family Residential Building Permits 2003 - 2012

YEAR	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
SF Res.	358	293	383	389	248	93	105	149	159	265
Apts.	48	54	0	10	0	12*	12*	12*	0	466
TH	18	59	65	76	39	16	70	53	17	45
TOTAL	424	406	448	475	287	131	187	214	176	776

* Creekside Village (stacked unit condos)



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

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

Home Amenities:

- Granite Countertops
- Wired for Technology
- Spacious Walk-in Closets
- Ceiling Fans
- Expansive 9' Ceilings
- Washer and Dryer in Each Home
- Complete Appliance Package
- Six Carefully Designed Floor Plans
- Assigned Covered Parking
- Garages Available



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



The Missing Middle

and Missing End (Senior)



Joint City Council-Planning Commission Strategic Planning Meeting

Current and Future Housing Stock

- Long-term Historical Trends (10-year periods)
- Updated Housing Types and Percentages
- Other Housing Types: TOD, Senior, Mobile Homes

Future Build-out Projections – Population and Housing Units

- Estimated Developable Vacant Land
- Build-out Scenarios
- Scenarios and Housing Types

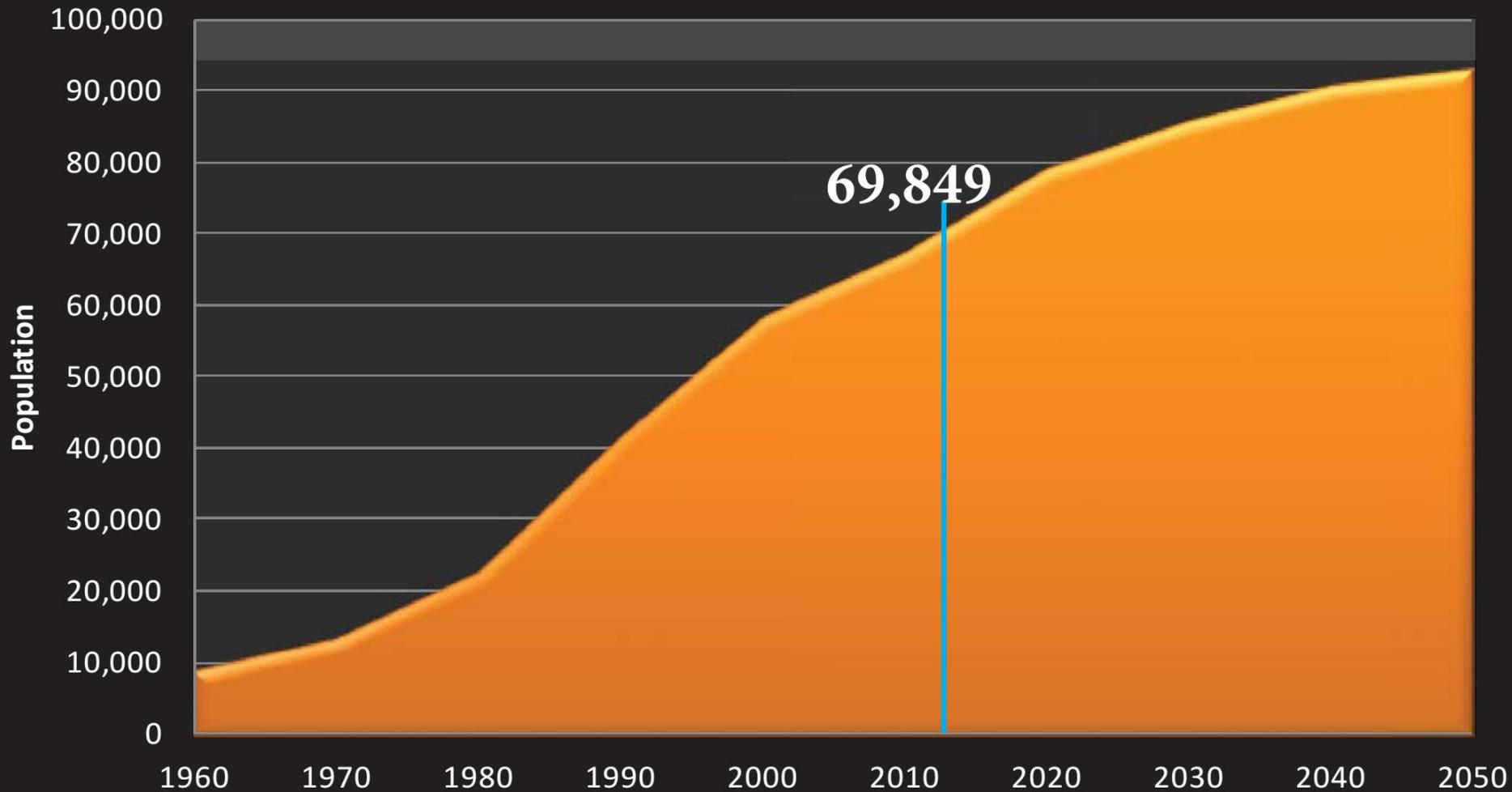
Refined Goal and Policy Recommendations

- Arterial Streets and Housing Types
- Housing Types and Desires for Existing and Future Generations



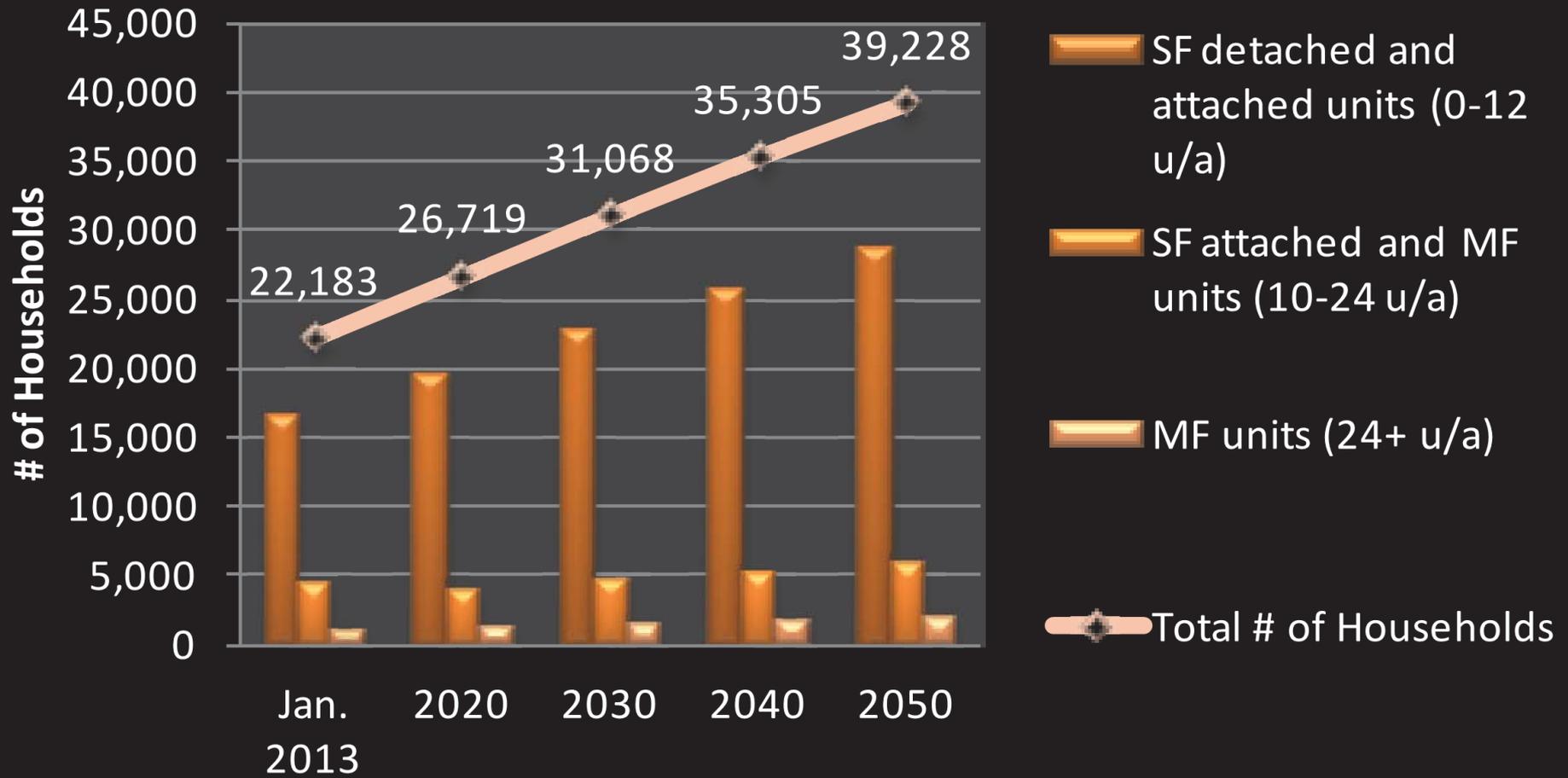
February 28, 2013

Layton City Population Projection



Current Housing Type Trend

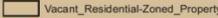
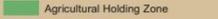
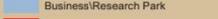
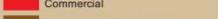
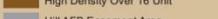
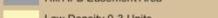
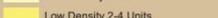
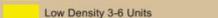
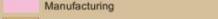
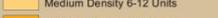
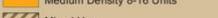
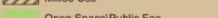
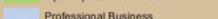
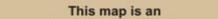
Households by Housing Type



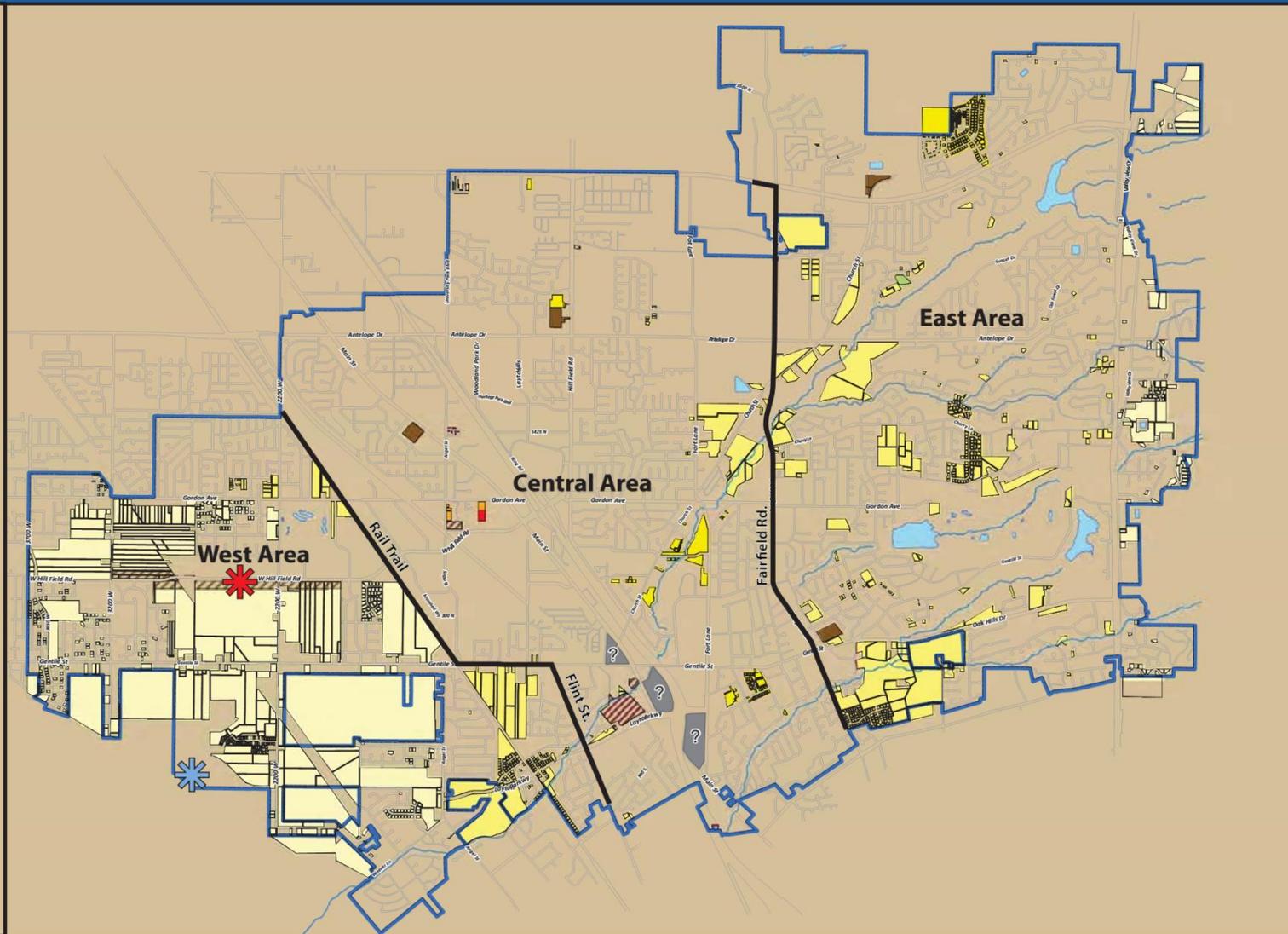
Future Buildout Projections - Population and Housing Units Estimated Developable Vacant Land

Layton City General Plan

Legend

-  Vacant_Residential-Zoned_Property
-  Lakes
-  Streams
- General Plan**
-  Agricultural Holding Zone
-  Business/Research Park
-  Commercial
-  High Density Over 16 Unit
-  Hill AFB Easement Area
-  Low Density 0-3 Units
-  Low Density 2-4 Units
-  Low Density 3-6 Units
-  MU
-  MU-TOD
-  Manufacturing
-  Medium Density 6-12 Units
-  Medium Density 8-16 Units
-  Mixed Use
-  Open Space/Public Fac
-  Professional Business

This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels, nor should the boundaries shown between land uses be interpreted to be exact.



Updates and Refinements of Residential Land Use and Housing Policy Recommendations

- ☐ Updated Housing Types and Percentage Breakdowns
- ☐ Arterial Street Land Use and Housing Policy Recommendations
- ☐ Corridor-Specific Residential Policy Recommendations





Single Family - Layton



Bungalow Court - Sugar House



Tri-plex - Midvale



Tri-plex - Herriman



Bungalow Court - S. Jordan



Townhomes - Orem



Duplex - Layton



Tri-plex - Fruit Heights



Single Family - Layton



Twin Home - S. Jordan



Four-plex - Syracuse

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



Townhomes – Salt Lake



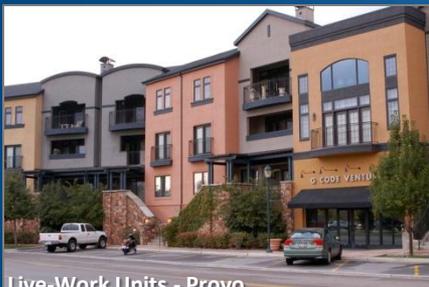
Apartment Complex - Farmington



Townhomes (rear-loaded) - Sandy



Apartment Complex - Layton



Live-Work Units - Provo



Townhomes - Kaysville



Condominium Complex – Layton



Apartment Complex - Layton



Mansion Home – Farmington



Mansion Home – S. Jordan



Apartment Complex – Fruit Heights



Apartment Complex – Layton

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.

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	

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	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 Bulding	Apartment Bulding
	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.

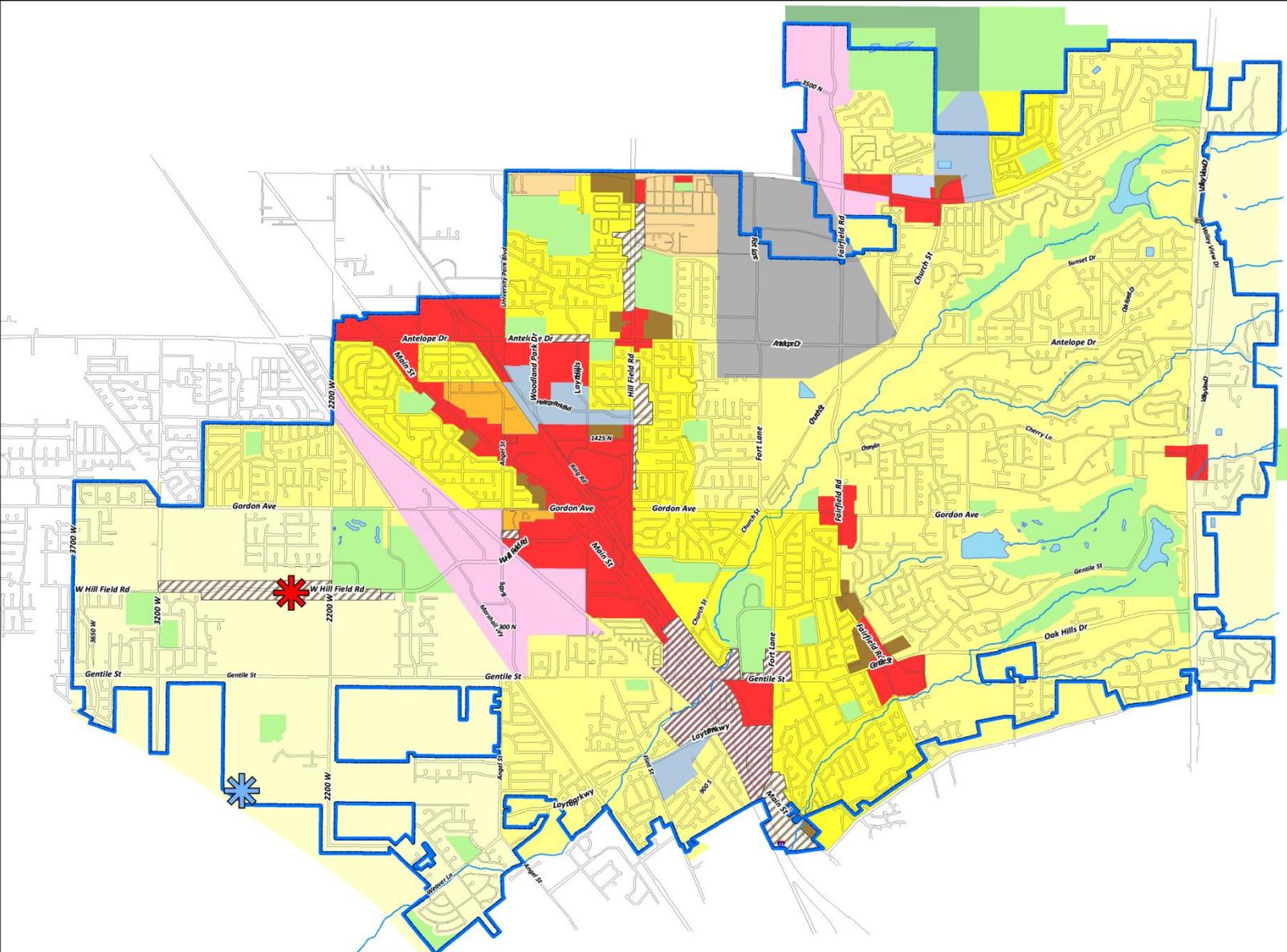
OTHER			
% of Total Housing Stock	7% of Total	Not Included	Not Included
General Housing Types	Mobile Homes	Senior Housing/ Assisted Living	MU & MU-TOD
Density	8 Units/ Acre		
Housing Types		Apartment Bulding	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
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

Layton City General Plan

Legend

-  Lakes
-  Streams
- General Plan**
-  Agricultural Holding Zone
-  Business/Research Park
-  Commercial
-  High Density Over 16 Unit
-  Hill AFB Easement Area
-  Low Density 0-3 Units
-  Low Density 2-4 Units
-  Low Density 3-6 Units
-  MU
-  MU-TOD
-  Manufacturing
-  Medium Density 6-12 Units
-  Medium Density 8-16 Units
-  Mixed Use
-  Open Space/Public Fac
-  Professional Business

This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels, nor should the boundaries shown between land uses be interpreted to be exact.



Layton City General Plan

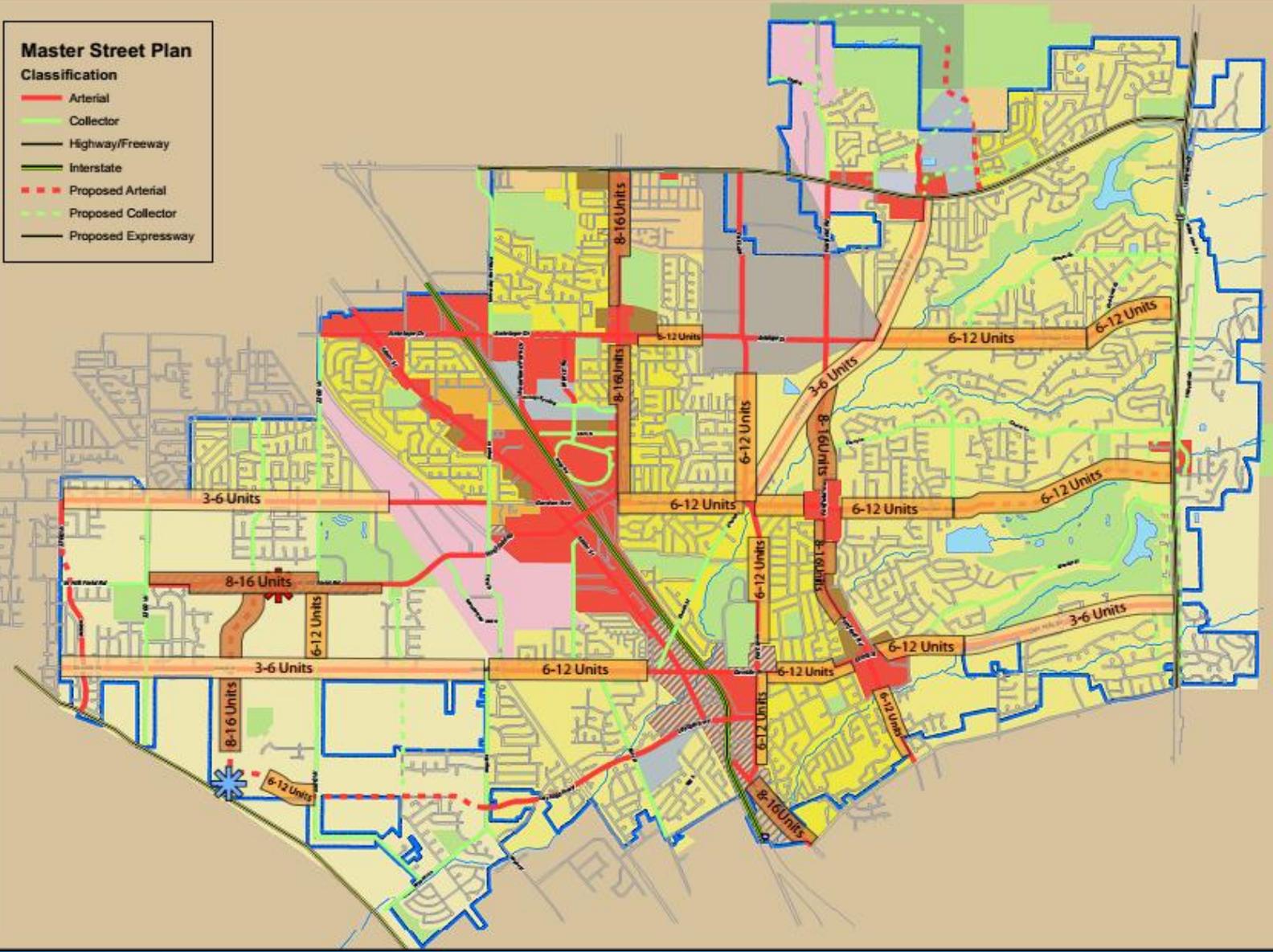
Master Street Plan Classification

- Arterial
- Collector
- Highway/Freeway
- Interstate
- - - Proposed Arterial
- - - Proposed Collector
- Proposed Expressway

Legend

- Lakes
- Streams
- General Plan**
- Agricultural Holding Zone
- Business/Research Park
- Commercial
- High Density Over 16 Unit
- HB AFD Exemption Area
- Low Density 0-3 Units
- Low Density 3-4 Units
- Low Density 3-4 Units
- MU
- MU-TOD
- Manufacturing
- Medium Density 6-12 Units
- Medium Density 8-16 Units
- Mixed Use
- Open Space/Public Fac
- Professional Business

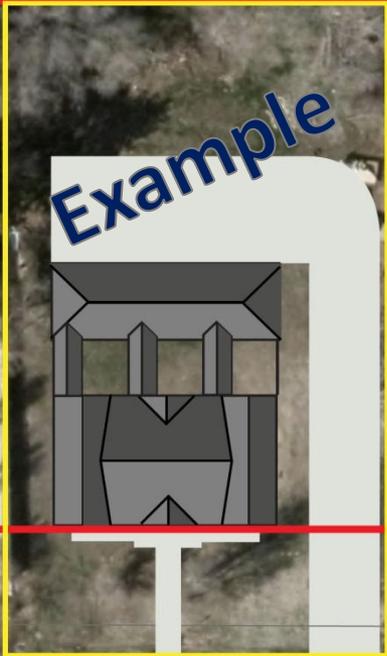
This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels, nor should the boundaries shown between land uses be interpreted to be exact.



Arterial Street Infill Compatibility Standards



1558 W
Arterial Street Infill Compatibility Standards
Mansion Home Example

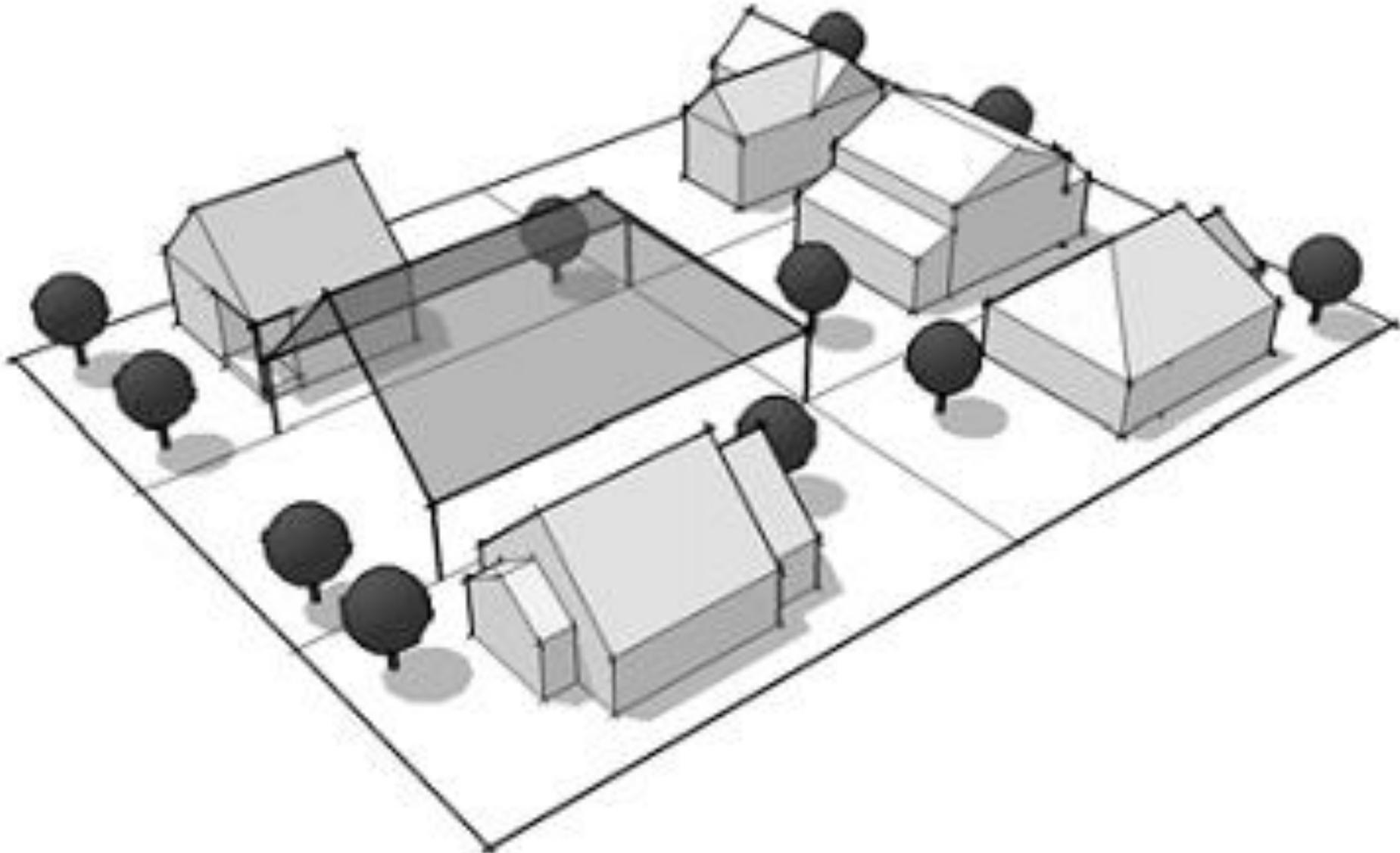


Measurements
Average Lot Depth - 225'
Average Front Setback - 43'
Maximum Height Limit - 35'

1 inch = 60 feet

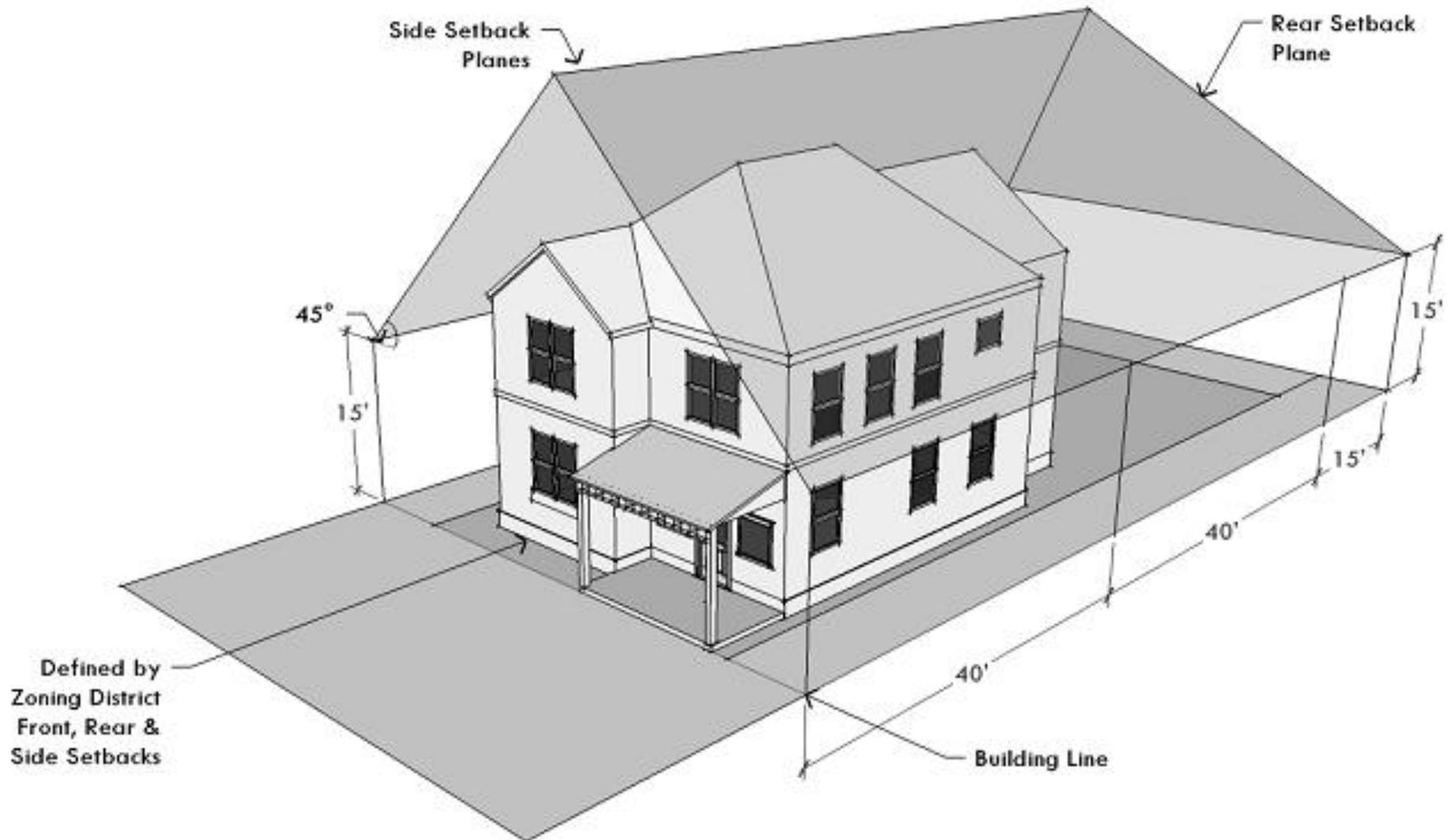
Arterial Street Infill Compatibility Standards

Building Envelope



Arterial Street Infill Compatibility Standards

Building Envelope Detail



Arterial Street Infill Compatibility Standards

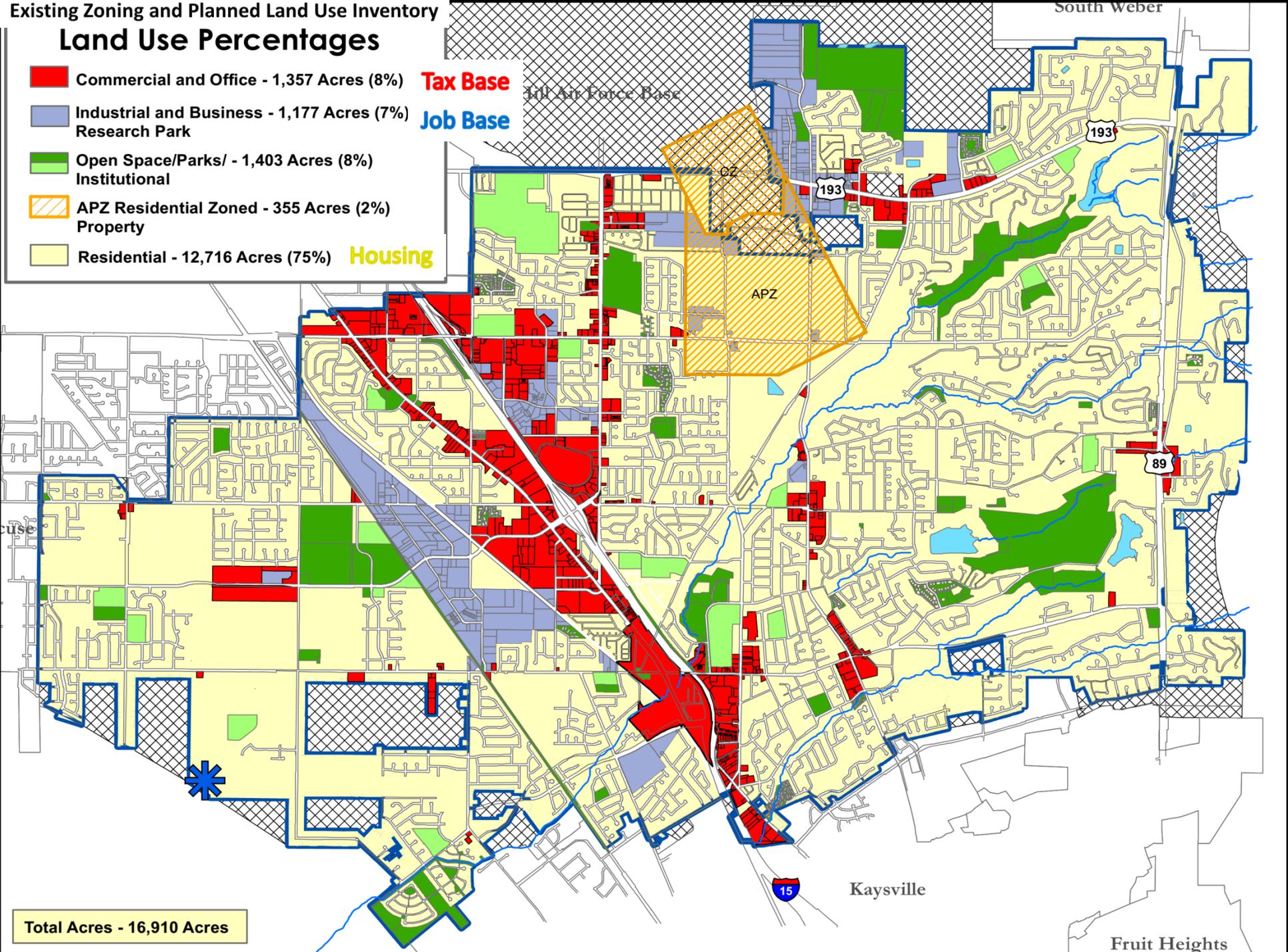
Mansion Home Example

Photo Visualization



Land Use Percentages

- Commercial and Office - 1,357 Acres (8%) **Tax Base**
- Industrial and Business - 1,177 Acres (7%) **Job Base**
Research Park
- Open Space/Parks/ - 1,403 Acres (8%)
Institutional
- APZ Residential Zoned - 355 Acres (2%)
Property
- Residential - 12,716 Acres (75%) **Housing**



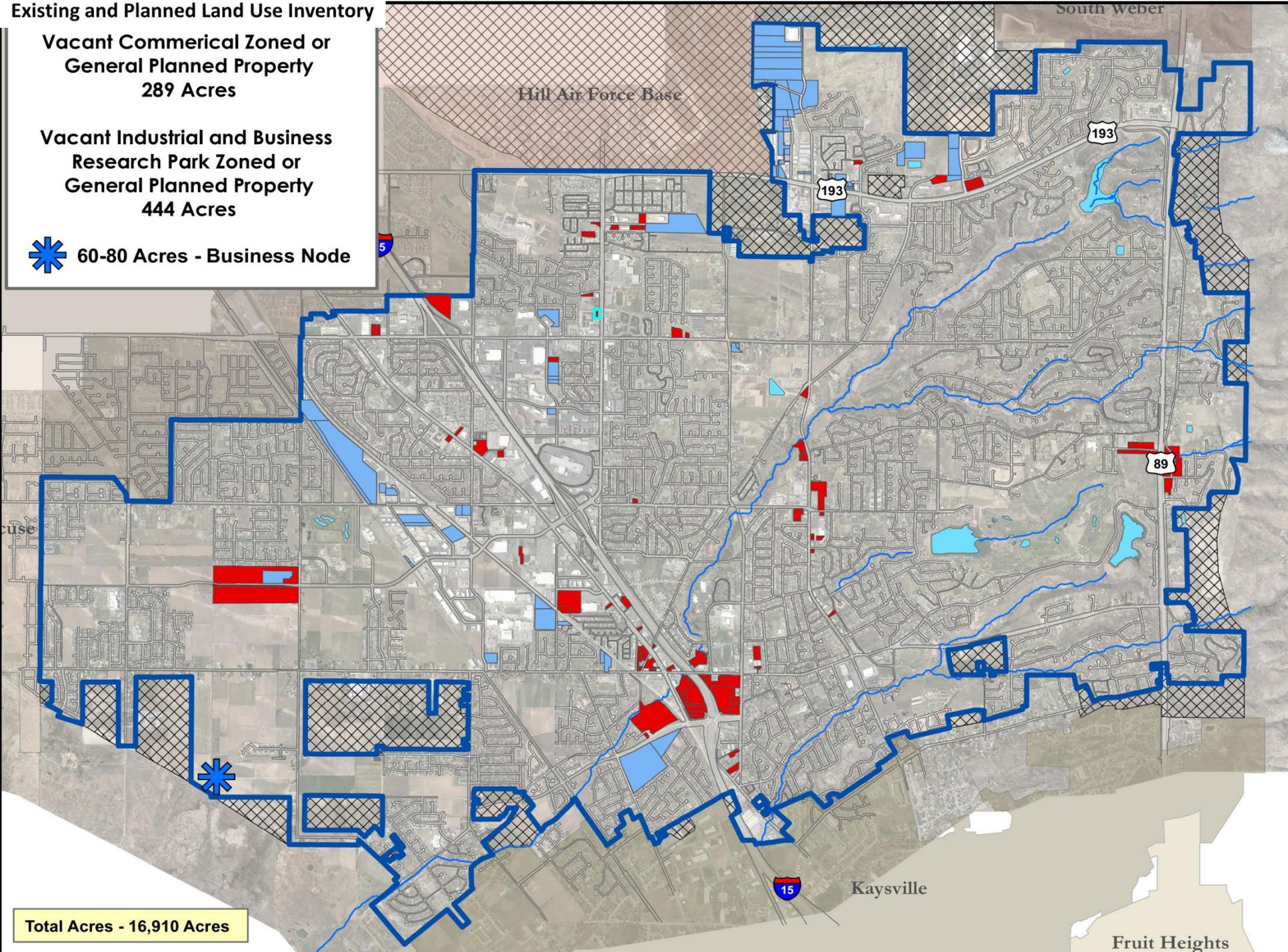
Total Acres - 16,910 Acres

Existing and Planned Land Use Inventory

**Vacant Commerical Zoned or
General Planned Property
289 Acres**

**Vacant Industrial and Business
Research Park Zoned or
General Planned Property
444 Acres**

 **60-80 Acres - Business Node**



Total Acres - 16,910 Acres

Fruit Heights



WASA
NATIO

CLINTON

SUNSET

ROY

WASHINGTON
TERRACE

McKay-Dee
Hospital

UINTAH



Hill Air Force Base

SOUTH
WEBER

WEST
POINT

CLEARFIELD

11th St

LAYTON

SYRACUSE

KAYSVILLE

FRUIT
HEIGHTS



Davis
County

FARMINGTON

WFRC Local Planning Resource (LPR) Program

- Coordination of Land Use & Transportation Plans
- Promote Alternative Travel Choices
- Local Outreach
- Integrate WC2040 Tools



Wasatch
CHOICE for 2040

