

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 18, 2014; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
KENT ANDERSEN, PETER MATSON, AND
THIEDA WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

**ANNEXATION REQUEST – ERIC MARTZ – ACCEPTANCE OF THE REQUEST – 1242 EAST
PHEASANT VIEW DRIVE – RESOLUTION 14-65**

Bill Wright, Community and Economic Development Director, said this was an annexation request from Eric Martz, the owner of an assisted living facility located at 1242 East Pheasant View Drive. He identified the property on a map. Bill said the facility was approved in 2010 and the annexation area was a landlocked parcel that had been de-annexed from Kaysville. He said this would allow for expansion of the facility; the proposal was to add 15 new beds to the facility. Bill said the annexation didn't require the normal petition process because it was part of a landlocked peninsula.

Councilmember Brown asked if this property was part of a marshland that was in the area.

Bill said no. He identified the property on a map and the marshland area on the map, which was across the street and to the north.

Councilmember Brown asked if there had been any issues with the facility or complaints from the neighbors.

Bill said no.

Mayor Stevenson asked how this type of use was ever approved in this area; had there been much debate.

Peter Matson, City Planner, said there was not much concern from the neighbors.

Bill said these were conditional uses allowed in all zones. He said they were typically a very quiet use.

Gary Crane, City Attorney, said these uses were protected under the Fair Housing Act.

**ANNEXATION REQUEST – RIVER RIDGE PARTNERS, LC – ACCEPTANCE AND
CERTIFICATION OF THE PETITION – APPROXIMATELY 1300 NORTH 3300 EAST –
RESOLUTIONS 14-60 AND 14-61**

Bill Wright said this was an annexation request from River Ridge Partners, LC, for property in the Daniel's Canyon Subdivision area.

Councilmember Freitag arrived at 5:35 p.m.

Bill said in 1998 there was an annexation in this area. He said it took several years for the subdivision to proceed through the development process because of the hillside and extensive review by the Planning Commission and Council. Bill said since approval in 2002 the developer had been working on getting the infrastructure in, and recently when the plat was taken to the County for recording, it was discovered that part of the plat was outside the City's boundary. He said there were three small areas of property included on the plat that did not align with the City's boundaries. Bill said this annexation would correct that oversight. He said the plat would not change.

Councilmember Day asked if the eastern boundary was forest service property.

Bill said yes.

Councilmember Brown asked if Neil Wall's personal property would be left as an island; would he have to annex into the City.

Bill said Mr. Wall would not have to annex into the City; his property would remain in the unincorporated County.

Gary Crane said it wasn't an island because the property to the south was still in unincorporated County.

LAYTON GROWTH SCENARIOS AND VISIONING PROJECT

Peter Matson said Staff wanted to give the Council an update on the growth scenarios and visioning project that had been in the process for a few months. He said the City had been working with the Wasatch Front Regional Council (WFRC) through their local planning resource program, which was a technical assistance funding program where they provided local municipalities with assistance to do planning projects. Peter said the City was one of three communities in the County that was awarded funding. He said in trying to develop a product that would be useful to the City, Staff had approached Envision Utah about their services in helping guide Staff through the process. Peter said the City had negotiated an agreement with WFRC, and Envision Utah, to fund a project that would take about eight months to complete.

Peter said the goal was to create an impactful vision that would influence how the City grew; including the economy, the transportation system, and open space. He said it would be meaningful, strategic, functional, and would help provide a visual cohesion for the City in the future. Peter said in the end, the goal was to have an implementation strategy that would guide how all the pieces fit together to make Layton a great place. He said Envision Utah was very impressed with what Layton City had on the ground and with the City's economic development efforts in terms of commercial and residential growth.

Peter said WFRC had agreed to provide additional funding. He explained Envision Utah's involvement and the process for developing the visioning project. Peter said the project would guide how the City would grow into the future. He said it would involve public workshops to get community involvement, including online surveys. Peter said the ultimate goal would be updating the City's General Plan based on the visioning project findings.

Councilmember Petro asked about funding; what was the obligation on the City level for getting the funding.

Peter said it was an upfront obligation. He said \$70,000 would be split with WFRC contributing \$40,000 and the City contributing \$30,000, plus Staff time.

Councilmember Petro said she had been involved in these in the past and found them to be very helpful. She said it was important to draw input from a broad base of citizens.

Mayor Stevenson said the City was one of three cities that would be receiving funding in the County.

Peter said Staff would be bringing a resolution to the Council on October 2nd to authorize the agreement with WFRC and Envision Utah.

Bill said one of the first important steps in the process would be to identify the stakeholder group. He said it would be important to have a wide variety of people throughout the entire community, and people that would want to commit to be involved in the project. Bill said the City would need to use Envision Utah's time wisely.

Councilmember Petro asked if the Council and Planning Commission would be part of the stakeholders.

Bill said definitely. He said the stakeholder group could be as large as 50 to 60 people. Bill said the goal would be to get at least 200 people at the public workshops. He said the stakeholders could network with others in the community to get them to the public workshops.

MAYOR'S REPORT

Mayor Stevenson asked the Council if it would be feasible to get together after the Council meeting in two weeks for a closed session to discuss Alex's contract.

Consensus was to have a closed session in two weeks.

Mayor Stevenson indicated that the City was in ongoing discussions with WinCo.

Mayor Stevenson said the City was continuing to try to work through the issues and decisions relative to putting the UTOPIA question on a ballot.

Mayor Stevenson said relative to Robins Drive, the City had met with hospital people and would be meeting with Tanner Clinic in the next week or so.

Mayor Stevenson mentioned the F-35 carving in the lobby.

Mayor Stevenson said Davis County had put a bid in to be one of the courses for the Tour of Utah road race next year. He said it would very likely go through Layton.

Mayor Stevenson said the traffic study would be discussed again in two weeks. He said there had been tentative discussions with UDOT about the location of the off-ramp.

Mayor Stevenson said Scott Carter would be brought over in the next couple of weeks to work on special projects. He said Scott would be the resource for the Council to use if they had items they wanted to pursue or items they wanted studied. Mayor Stevenson said the Council could utilize Scott's talents.

Mayor Stevenson said the City and the burn plant were working on placement of a new road into the land fill.

Mayor Stevenson said he thought the League meetings this last week were very positive. He said it was a well organized convention.

Councilmember Petro mentioned a pop-up community idea she learned about at the League conference. She suggested a couple of ideas for the City.

Mayor Stevenson said he had a discussion with the mall manager; things were going very well at the mall.

Alex Jensen, City Manager, said historically new full-time positions had been approved by the Council, which was important to continue to do. He said the Strategic Projects Manager Position used to be in Administration, but was transferred to Parks and Recreation a few years ago. Alex said that position would be recreated in Administration; the Parks Planner position would stay in Parks and Recreation and that position would need to be filled given all the things that were going on with parks. He said he wanted the Council to be clear that there would be a cost associated with that; the overall increase to the budget would be approximately \$70,000 to \$80,000. Alex said Council would need to approve that additional position. He asked if there were any concerns about that.

Councilmember Day asked if Scott Carter's current position would need to be filled by someone else.

Alex said yes; the position would need to remain in Parks and Recreation because of the demand. He said Scott Carter was the only landscape architect they had.

Mayor Stevenson asked who was in that position before Scott.

Alex said Brock Hill had been a landscape architect.

Councilmember Freitag asked if there was a lot of landscape architect work done.

Alex said yes; it was a landscape architect/park planner position. He said they did designs on potential park sites and trails; it was a catch-all position in Parks and Recreation. Alex said Dave Price understood the need for the transition, but was very concerned about the position being filled given all the projects they were currently working on.

Councilmember Brown said she understood Scott had been working on the roundabouts and improvements on Highway 89.

Alex said the position was involved in anything to do with planning or visioning in Parks and Recreation. He said this included parks property; development of parks; conference center walkways; trail systems; etc.

Councilmember Day asked if this was all done in house.

Alex said generally the City tried to do it in house. He said occasionally if there was something specific that required some special expertise, the City may hire someone under a professional services contract, but generally the City tried to accommodate all that in house as it was more cost effective to do that.

Councilmember Brown said Scott also helped with other things within the Parks and Recreation Department.

Councilmember Petro said her concern was that this was more than what she thought it would be to have an assistant.

Councilmember Freitag said it was not what he expected either. He said he didn't know that they would be vacating a position and having to hire for that position as well.

Mayor Stevenson said in his intent that was not the case. He said maybe this could be discussed further in a couple of weeks.

Mayor Stevenson mentioned a small parcel of property the City would probably be acquiring that was adjacent to the future park property near the burn plant. He said there was a cell tower currently located on the property.

Councilmember Brown mentioned a workshop she attended at the League conference relative to a survey

Roy City did to determine the amount of “leakage” they were experiencing with people leaving the community to shop and receive services.

Councilmember Freitag said in a previous meeting there had been discussion about putting previous Planning Commission meeting information in the Dropbox. He said that had not happened yet.

Bill said they had been sent through an email, but he would make sure they were in the Dropbox.

Councilmember Francis said to be clear, Scott wouldn’t be brought over until it was discussed in two weeks.

Mayor Stevenson said that was correct.

Councilmember Petro mentioned a feral cat problem she had experienced.

Alex asked if there were any questions about the ordinance on the regular agenda relative to community cats. There were none.

The meeting adjourned at 6:32 p.m.

Thieda Wellman, City Recorder