

## 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 November 6, 2014.**

### Item:

1. Financial Update
2. Ratification and Acceptance of a Perpetual Right-of-Way Easement from PacifiCorp, dba Rocky Mountain Power - West Extension of Layton Parkway – Resolution 14-69
3. Annexation Request – Eric Martz – Annexation of Property and Annexation Agreement – Ordinance 14-21 and Resolution 14-70 – 1242 East Pheasant View Drive
4. Annexation Request – Daniel’s Canyon – Annexation and Rezone – Ordinances 14-23 and 14-24 – Approximately 1300 North 3300 East
5. Development Plan – WinCo Foods – Approximately 200 South Fort Lane
6. Discussion - Visioning Scenarios Stakeholder Group
7. 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:**

Financial Update

**Background:**

Mr. Tracy Probert, Finance Director, will provide the Council with a financial update.

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 2.

**Subject:**

Ratification and Acceptance of a Perpetual Right-of-Way Easement from Pacificorp, dba Rocky Mountain Power - West Extension of Layton Parkway – Resolution 14-69

**Background:**

Layton City desires to continue the construction of Layton Parkway further west and needs a perpetual right-of-way easement from Pacificorp through their property of 385 feet. Pacificorp is in agreement with this sale and acquisition and has signed the Easement document. Layton City has paid \$16,104.43 for this easement from Pacificorp, which will allow Layton City to continue the construction of the west extension of Layton Parkway.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-69 ratifying and accepting the Perpetual Right-of-Way Easement from Pacificorp for the west extension of Layton Parkway; 2) Adopt Resolution 14-69 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-69 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-69 ratifying and accepting the Perpetual Right-of-Way Easement from Pacificorp for the west extension of Layton Parkway.

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

**Item Number:** 3.

**Subject:**

Annexation Request – Eric Martz – Annexation of Property and Annexation Agreement – Ordinance 14-21 and Resolution 14-70 – 1242 East Pheasant View Drive

**Background:**

The proposal is to annex .43 acres. The annexation area consists of a parcel owned by Eric Martz (see attached annexation aerial).

Per State Code 10-2-418, the City can annex a piece of real property when considered as an island or peninsula. The .43 acres is considered an island as a landlocked piece of property adjacent to the petitioner's development in Layton City.

An Annexation Agreement has been prepared to accompany the annexation of property. The agreement outlines the responsibilities of the property owner as well as some limitations for the proposed use as an assisted living facility for memory care residents. The agreement limits the number of units both for the entire facility and the facility addition. The agreement gives direction for the aesthetics of the property with regards to building architecture and fencing.

**Alternatives:**

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 14-70 approving an Annexation Agreement for annexing an island of real property into Layton City; or 2) Not adopt Resolution 14-70 denying the Annexation Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 14-21 annexing an island of real property into Layton City; or 2) Not adopt Ordinance 14-21 denying the request for annexation.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-70 and Ordinance 14-21 approving the Annexation Agreement and the request for annexing an island of real property into Layton City. State Code states that when annexing an island or peninsula of property into the City it does not need a recommendation from the Planning Commission; therefore, there is no motion forwarded to the City Council from the Planning Commission.

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

**Item Number:** 4.

**Subject:**

Annexation Request – Daniel’s Canyon – Annexation and Rezone – Ordinances 14-23 and 14-24 – Approximately 1300 North 3300 East

**Background:**

The proposal is to annex 2.143 acres. The annexation area consists of three separate areas all owned by River Ridge Partners, LC (see attached annexation plat). Area 1 consists of 1.820 acres, Area 2 consists of 0.209 acres and Area 3 consists of 0.114 acres. When recording the plat, it was discovered that these three areas of the Daniel’s Canyon Subdivision were not within the Layton City limits. The proposed annexation plat will align the City boundary with the approved Daniel’s Canyon Subdivision plat.

**Alternatives:**

Alternatives to the First Motion: Alternatives are to 1) Adopt Ordinance 14-23 annexing property for the Daniel’s Canyon Subdivision; or 2) Not adopt Ordinance 14-23 denying the annexation.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 14-24 rezoning the annexed property from A to R-1-10; or 2) Not adopt Ordinance 14-24 denying the rezone.

**Recommendation:**

On October 14, 2014, the Planning Commission unanimously recommended the Council grant approval of Ordinance 14-23 annexing property for the Daniel’s Canyon Subdivision and Ordinance 14-24 rezoning the annexed property from A to R-1-10.

Staff supports the recommendation of the Planning Commission.

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

**Item Number:** 5.

**Subject:**

Development Plan – WinCo Foods – Approximately 200 South Fort Lane

**Background:**

On October 25, 2011, the Planning Commission approved an extension of the original conditional use and development plan for WinCo Foods to be located in the southwest portion of the proposed Fort Lane Village commercial subdivision.

WinCo Foods has submitted a new development plan for a conditional use and plan approval based on the Development Agreement. The square footage of the building has been reduced from 94,682 square feet proposed in 2011 to 85,125 square feet. The site is also being reduced by approximately an acre. This reduction in lot size will produce an additional commercial pad site for future development along the I-15 corridor. The additional commercial parcel has been created by a metes and bounds description, which meets ordinance under the commercial preliminary plat requirements.

Per the approved Development Agreement, WinCo Foods' consulting architect was required to meet with the City's Design Review Committee (DRC). The purpose for the meeting was to review the proposed design elements of the building and landscaping of the site. The DRC was generally positive about the design elements and only had a few recommendations to pass onto the Planning Commission and City Council.

**Alternatives:**

Alternatives are to 1) Grant development plan approval for WinCo Foods subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting development plan approval.

**Recommendation:**

On October 28, 2014, the Planning Commission unanimously recommended the Council grant development plan approval to WinCo Foods subject to meeting all Staff requirements as outlined in Staff memorandums. The Planning Commission granted conditional use approval for WinCo Foods.

Staff supports the recommendation of the Planning Commission.

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

**Item Number:** 6.

**Subject:**

Discussion - Visioning Scenarios Stakeholder Group

**Background:**

**Alternatives:**

**Recommendation:**

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

**Item Number:** 7.

**Subject:**  
Mayor's Report

**Background:**  
N/A

**Alternatives:**  
N/A

**Recommendation:**  
N/A