

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 20, 2014.**

Item:

1. Update - SPUI and Thru U-Turn along Hill Field Road Corridor

2. Memorandum of Understanding (MOU) between Davis Applied Technology College and Layton City - Resolution 14-71

3. Agreement for Professional Services between Layton City and Salt Lake Chamber of Commerce - Resolution 14-72

4. Rezone Request – Pheasant View Land Company, LLC – A (Agriculture) to R-S (Residential Suburban) – Ordinance 14-22 – 1242 East Pheasant View Drive

5. Parcel Split – Duane Johnson Shops – Approximately 3100 North 650 East

6. Request for Property Purchase - Wasatch Integrated Waste District Cell Tower Property

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:

Update - SPUI and Thru U-Turn along Hill Field Road Corridor

Background:

Mr. Brett Slater, UDOT Region I Representative will update the Council on the SPUI and Thru U-Turn along Hill Field Road corridor.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Memorandum of Understanding (MOU) between Davis Applied Technology College and Layton City - Resolution 14-71

Background:

There has been a MOU between Davis Applied Technology College and Layton City since 2007. This MOU needs to be updated and renewed to include the use of the fire training facility, equipment rental, and a fee increase.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-71 approving the Memorandum of Understanding between Davis Applied Technology College and Layton City; or 2) Not adopt Resolution 14-71 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-71 approving the Memorandum of Understanding between Davis Applied Technology College and Layton City.

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

Item Number: 3.

Subject:

Agreement for Professional Services between Layton City and Salt Lake Chamber of Commerce - Resolution 14-72

Background:

At last year's Utah League of Cities and Towns Annual Convention, the Utah League of Cities and Towns (ULCT) membership passed a resolution that identified the need for transportation funding and recommended a legislative solution that would expand funding for local transportation immediately. Recognizing the power in numbers, ULCT, Utah Association of Counties, and the Salt Lake Chamber of Commerce have formed the Utah Transportation Coalition (Coalition). The Coalition's goals are to build support for major investment in Utah's transportation system pursuant to the Utah's Unified Transportation Plan, preserve Utah's quality of life, bolster economic growth, improve personal health and air quality, and provide maximum value to all Utahns. The Coalition is in the process of rolling out a communications campaign to generate public and political support for comprehensive transportation solutions and to fund the Unified Transportation Plan across the State of Utah. The Coalition will provide a communication tool kit that the City can use, including newsletter messages, utility fee inserts, social media messages, and city council resolutions. The City desires to be a part of the Coalition by joining other cities and the private sector in pledging \$2,000 to join the Coalition and to contract with the Salt Lake Chamber of Commerce to provide the necessary professional services to accomplish the Coalition's goals.

Alternatives:

Alternatives are to: 1) Adopt Resolution 14-72 adopting and approving an Agreement for Professional Services between Layton City and Salt Lake Chamber of Commerce; 2) Adopt Resolution 14-72 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-72 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-72 adopting and approving an Agreement for Professional Services between Layton City and Salt Lake Chamber of Commerce and authorize the Mayor to sign said Agreement.

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

Item Number: 4.

Subject:

Rezone Request – Pheasant View Land Company, LLC – A (Agriculture) to R-S (Residential Suburban) – Ordinance 14-22 – 1242 East Pheasant View Drive

Background:

On November 6, 2014, the Council approved the annexation and annexation agreement for the .43 acre land-locked parcel. The property proposed for R-S zoning is a vacant land-locked parcel. The applicant, Pheasant View Land Company, LLC, owns the .43 acre parcel of property and will combine it with the adjacent larger R-S parcel if the rezone is approved. By combining the two parcels the larger parcel will become 1.19 acres with the .43 acres no longer being land-locked.

With the annexation and rezone of the .43 acres the applicant will expand the assisted living facility to add memory care residents. This land use is a permitted use that will expand under the Federal Fair Housing Act for reasonable accommodations.

The Land Use Element of the General Plan indicates that residential type developments are appropriate in this area of Layton City.

Alternatives:

Alternatives are to 1) Adopt Ordinance 14-22 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 14-22 denying the rezone request.

Recommendation:

On November 12, 2014, the Planning Commission voted unanimously to recommend the Council adopt Ordinance 14-22 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

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

Item Number: 5.

Subject:

Parcel Split – Duane Johnson Shops – Approximately 3100 North 650 East

Background:

The applicant, Duane Johnson, is requesting parcel split approval to separate his property and existing building from the one large parcel that is planned for six office warehouse buildings.

Alternatives:

Alternatives are to 1) Grant parcel split approval to Duane Johnson Shops subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting parcel split approval.

Recommendation:

On November 12, 2014, the Planning Commission unanimously recommended the Council grant parcel split approval to Duane Johnson Shops subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

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

Item Number: 6.

Subject:

Request for Property Purchase - Wasatch Integrated Waste District Cell Tower Property

Background:

Mr. Scott Matthews has a sub-lease interest in a cell tower located on remnant property owned by the Wasatch Integrated Waste District. The District has had ongoing issues with the primary lease holder and is desirous of terminating the lease and selling the property.

The District and the City have been in discussions regarding this property for some time and the City has indicated its interest in purchasing the property given its immediate adjacency to a city park site. The City has indicated that the District needs to handle the termination of all lease interests in the property prior to our purchasing it. City Staff believes the tower should be removed and the area cleaned up.

Mr. Matthew's wants to visit with the Council about the possibility of him being able to purchase the property directly or the City allowing the tower to remain so he can have continued access to it.

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