

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 April 16, 2015.**

Item:

1. Presentation - Utah Risk Management Mutual Association (URMMA)

2. 2014 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 15-24

3. Preliminary Plat - Eastridge Park PRUD - Approximately 1450 East Antelope Drive

4. 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:

Presentation - Utah Risk Management Mutual Association (URMMA)

Background:

Mr. Paul Johnson, CEO of URMMA, has asked for time on the agenda to discuss the possibility of URMMA allowing non-municipal entities such as special service districts to join URMMA. Utah Risk Management Mutual Association's Interlocal Agreement limits membership to Utah cities and would need to be amended to allow non-municipal entities to join.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

2014 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 15-24

Background:

Resolution 15-24 authorizes the review and adoption of the 2014 Municipal Wastewater Planning Program Annual Report by the Council.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-24 authorizing the review and adoption of the 2014 Wastewater Planning Program Annual Report; 2) Adopt Resolution 15-24 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-24 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-24 authorizing the review and adoption of the 2014 Wastewater Planning Program Annual Report and authorize the Mayor to execute the necessary documents.

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

Item Number: 3.

Subject:

Preliminary Plat – Eastridge Park PRUD – Approximately 1450 East Antelope Drive

Background:

On March 10, 2015, the Planning Commission unanimously recommended the Council approve the preliminary plat for the Eastridge Park PRUD. The applicant, Adams Property LLC, is requesting preliminary plat approval for property that contains 70.02 acres of vacant land located between the south fork and middle fork of Kays Creek and between Antelope Drive and Kays Creek Drive.

The applicant/developer received rezone approval with a Development Agreement from the Council on June 4, 2009. Since this approval, the developer has been actively progressing towards preliminary plat review and approval for the development now being called Eastridge Park PRUD. The majority of work has been addressing geotechnical issues with the property and how they should be mitigated. As mentioned during the rezone process, the best mitigating option to create slope stability on the property is through mass grading 54 of the 70 acres of the site. There are 16 acres that will not be mass graded surrounding the middle or south fork of Kays Creek. The 16 acres will be dedicated to the City as a nature park.

The developer has decided to phase the mass grading of the development rather than mass grade the entire property at once. Additional geotechnical studies were required to address the phasing of the mass grading. The Planning Commission will be reviewing the cuts and fills plan for cuts and fills that are 10 feet or greater in height on April 14, 2015. Staff will make the Council aware of their decision before the Council meeting.

The developer has met with the Design Review Committee (DRC). The DRC has very few comments concerning the development, and overall, the DRC thought it was a quality project with a good mix of housing options. The DRC's recommendations are spelled out in the Staff Report.

There are three housing types within the development. Townhomes are to be located along Antelope Drive due to the street being an arterial street. The development transitions south into an area of cottage type homes with the final transition to single family lots south of the cottage homes. The number and density of all three housing types has been reduced from the number originally proposed during the rezone. The Development Agreement capped the total number of housing units at 303 and the number being proposed is 268 units. The largest decrease was the number of townhomes, originally proposed at 157, and the number proposed for the preliminary plat is 52.

Alternatives:

Alternatives are to 1) Grant preliminary plat approval to Eastridge Park PRUD subject to meeting all geotechnical requirements from Intermountain GeoEnvironmental Services (IGES), DRC recommendations and Staff requirements; 2) Table the preliminary plat for Eastridge Park PRUD to give the Council time to gather additional information; or 3) Deny granting preliminary plat approval to Eastridge Park PRUD.

Recommendation:

On March 10, 2015, the Planning Commission unanimously recommended the Council grant preliminary plat approval to Eastridge Park PRUD subject to meeting all geotechnical requirements from IGES, DRC recommendations and Staff requirements.

As a part of the motion, the Planning Commission requested the developer to:

1. Update the traffic study.
2. Study a route for a trail connection from Antelope Drive to the 16 acre nature park on the applicant's property; prior to the City Council review of the preliminary plat.

These two items are included in the Staff report.

Staff supports the recommendation of the Planning Commission.

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

Item Number: 4.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A