

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 **6:00 PM on July 2, 2015**.

Item:

1. Acquisition of Property to Accommodate Road Improvements at the Antelope Drive and Hill Field Road Intersection - Resolution 15-43

2. Development Agreement and Rezone Request – Adams/Craythorne – A (Agriculture) to R-1-8 (Single-Family Residential) – Resolution 15-42 and Ordinance 15-15 – Approximately 752 West Gentile Street

3. Development Agreement and Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) – Resolution 15-25 and Ordinance 15-18 – Approximately 150 North 2200 West

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:

Acquisition of Property to Accommodate Road Improvements at the Antelope Drive and Hill Field Road Intersection - Resolution 15-43

Background:

The City, in conjunction with the Utah Department of Transportation (UDOT), has developed a project to improve the intersection of Antelope Drive and Hill Field Road. The result of the project will be two left turn lanes from each direction on Antelope Drive to access Hill Field Road. There will also be a dedicated right turn lane from west bound Antelope Drive to north bound Hill Field Road.

In order to complete this project, it is necessary to acquire property at the northeast corner of the intersection. The amount of property to be acquired is 1960 square feet along with existing private improvements. In order to perform the construction work, a temporary easement of approximately 1873 square feet will also need to be acquired.

Resolution 15-43 authorizes Staff to negotiate the acquisition of these property interests and authorizes Staff to acquire the property interests as long as any value given for the property interests does not exceed ten percent (10%) above the market value of the property. This value would include any private improvements on the property.

Resolution 15-43 further authorizes the Mayor to execute the documents necessary to complete these acquisitions, it also ratifies any action that may have been taken by the City in furtherance of this Resolution.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-43 authorizing the acquisition of property to accommodate the road improvements at the Antelope Drive and Hill Field Road intersection and ratify any actions taken by the City in obtaining these property interests; 2) Adopt Resolution 15-43 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-43 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-43 authorizing the acquisition of property to accommodate the road improvements at the Antelope Drive and Hill Field Road intersection and ratify any actions taken by the City in obtaining these property interests and authorize the Mayor to sign the necessary documents.

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

Item Number: 2.

Subject:

Development Agreement and Rezone Request – Adams/Craythorne – A (Agriculture) to R-1-8 (Single-Family Residential) – Resolution 15-42 and Ordinance 15-15 – Approximately 752 West Gentile Street

Background:

On June 4, 2015, the Council opened the public hearing and at the request of the applicant continued the public hearing to June 18, 2015, to allow an opportunity to explore various options. No public comments were received. On June 18, 2015, the Council received public comments during the public hearing, closed the public hearing and tabled the rezone request to July 2, 2015, to allow additional time for the developer and adjacent land owner to continue discussion regarding a possible land trade affecting the rezone area. Based on discussion during the public hearing regarding a development agreement tied to the proposed R-1-8 zoning, Staff prepared a development agreement addressing lot averaging in the R-1-8 zone and the sanitary sewer connection alternative through the D&RG/UTA right-of-way.

The property proposed for rezone includes 17.36 acres located on the south side of Gentile Street at 752 West. The rezone area consists of two long, narrow parcels (312 feet wide) with Gentile Street frontage on the north and the D&RG Rail Trail corridor on the south. The north parcel contains 8.41 acres and the south parcel contains 8.95 acres. The rezone area is surrounded by R-2 and R-1-8 zoning to the north, A, R-1-8 and R-1-10 zoning to the east, R-1-8 zoning to the south, and A, R-1-8 and R-1-10 zoning to the west.

Alternatives:

Alternatives to the First motion: Alternatives are to 1) Adopt Resolution 15-42 approving the development agreement between Layton City and Luke L. and Diana C. Adams; 2) Adopt Resolution 15-42 with modifications; or 3) Not adopt Resolution 15-42 denying the development agreement.

Alternatives to the Second motion: Alternatives are to 1) Adopt Ordinance 15-15 approving the rezone request from A to R-1-8 based on consistency with General Plan land use and density recommendations; or 2) Not adopt Ordinance 15-15 denying the rezone request from A to R-1-8.

Recommendation:

On May 12, 2015, the Planning Commission voted by a margin of 5 to 1 to recommend the Council adopt Ordinance 15-15 approving the rezone request from A to R-1-8 based on consistency with the General Plan land use and density recommendation for this area of the City.

Staff supports the recommendation of the Planning Commission and recommends the Council adopt Resolution 15-42 approving the development agreement.

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

Item Number: 3.

Subject:

Development Agreement and Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) – Resolution 15-25 and Ordinance 15-18 – Approximately 150 North 2200 West

Background:

The applicant, Castle Creek Homes, is requesting to rezone 6.06 acres of vacant farm land. The property has agricultural zoning to the east, north and south and recently zoned R-S property to the west.

The proposal is to develop a single-family subdivision in connection with the recently zoned R-S property to the west. The proposed subdivision on both properties is similar to the many R-S lot averaged subdivisions in Layton City. Zoning for a single lot is proposed to front 2200 West. Based on the Transportation Master Plan meetings, and Planning Commission and City Council public discussions, the future designation for 2200 West is being studied as a possible major arterial, with a right-of-way up to 100 feet in width in the future. If the City adopts the Transportation Master Plan with 2200 West being a future arterial designation, then zoning for a lot fronting 2200 West is not consistent with the General Plan policies. The associated Development Agreement designates options based on the Council's decision about 2200 West being an arterial or remaining as a collector street.

The Land Use Element of the General Plan indicates that low density, single-family residential developments are appropriate for this area of Layton City.

Alternatives:

Alternatives to the First Motion: Alternatives are to: 1) Adopt Resolution 15-25 approving the Development Agreement in association with the rezone from A to R-S; or 2) Not adopt Resolution 15-25 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-18 approving the rezone request from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 15-18 denying the rezone request.

Recommendation:

On June 9, 2015, the Planning Commission voted 5 to 1 in favor to recommend the Council adopt Resolution 15-25 and Ordinance 15-18 approving the Development Agreement and 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: 4.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A