

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

SEPTEMBER 24, 2015; 5:45 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, TOM DAY, SCOTT
FREITAG AND JOY PETRO**

ABSENT:

JOYCE BROWN AND JORY FRANCIS

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, AND TORI CAMPBELL**

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

Mayor Stevenson opened the meeting.

CITIZEN COMMENTS:

Gerald Gilbert, 3117 East 1300 North, commented on a UTOPIA letter he received and the work that had been going on in his neighborhood. He indicated that he had called UTOPIA and found out some information. He was pleased with what UTOPIA had to offer for the cost, and the type of service that he would have. Mr. Gilbert encouraged the Council to continue to move forward with UTOPIA for the best interests of the citizens.

Mayor Stevenson commented that the UTOPIA cities were in the process of putting together language, and they had met with the Attorney General, on trying to take this to a vote of the people.

Mr. Gilbert said he didn't agree that it should go to the public for a vote. He said the Council was elected to make decisions on behalf of the public and they were much more informed about this.

Mayor Stevenson said the concern was that the current service providers had very deep pockets and would do everything they could, including a referendum, to overturn a decision by the Council. He said by taking it to the people for a vote, it would provide an educational opportunity, and it would stop the opportunity for a referendum.

CONSENT AGENDA:

**FINAL PLAT – COTTAGES AT VALLEY VIEW SUBDIVISION, PHASE 1 –
APPROXIMATELY 2150 EAST OAKRIDGE DRIVE**

Bill Wright, Community and Economic Development Director, said this was a final plat approval for the Cottages at Valley View Drive located at approximately 2150 East Oakridge Drive. He said this item was before the Council earlier this year with a rezone request and a development agreement.

Bill said the area to the south of this Phase 1, in a general master plan of the entire property, contained an assisted living land use. He said adjacent to the south of this would be the future extension of Gordon Avenue. Bill said there were some proposals for detached single family housing to the east and to the south and there had been a proposal for some attached single family housing, but it was in an area that was quite steep and had issues with utilities being brought out of that area. Bill said that was currently under a much more detailed study.

Bill said this plat contained 18 single family lots similar in configuration to other developments in the community by Ovation Homes. He said there would be a public road that would connect from Oakridge Drive down to the future Gordon Avenue; there would be a temporary turnaround at the south end. Bill said there would be a private drive that would run to the east that would provide access to 6 units. He said there

were some pipelines associated with the property that were located on the east side of the main road coming into the development, which caused some large setbacks on the lots on the east side.

Bill said the Planning Commission recommended that the Council grant final plat approval, subject to meeting all the requirements as listed in the Staff memorandums, and Staff supported that recommendation.

Bill said there was one item that came up at the Planning Commission meeting relative to street lighting. He said the Planning Commission recommended that an additional street light be placed at the eastern end of Valley View Court, which was the private drive. Bill said the developer indicated that they would be willing to do that. He said that recommendation had been changed in the engineering memorandum and would be required before the plat could be recorded, if the Council agreed with that recommendation.

Councilmember Freitag asked if there were any issues with landscaping requirements.

Bill said no. He said there was not a bonus density associated with this development. Bill said the front yards would be maintained in common and the rear yards were maintained individually by the homeowner.

Councilmember Day said he remembered that there was a discussion about the entrance to the subdivision at the Planning Commission meeting, and complications with the pipeline relative to trees.

Bill said that was correct. He said along the frontage of Oakridge Drive there would be a requirement for a fence and some landscaping. Bill said in the area where the easement for the pipeline existed, the company would not allow any deep-root vegetation, including low shrubs. He said landscaping would probably be clustered at the entry.

MOTION: Councilmember Freitag moved to approve the Consent Agenda as presented. Councilmember Day seconded the motion, which passed unanimously.

MISCELLANEOUS:

Mayor Stevenson gave the Council a brief update on the WinCo development; everything was proceeding.

The meeting adjourned at 6:01: p.m.

Thieda Wellman, City Recorder