

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 19, 2016; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, DAVID PRICE,
DAVE THOMAS, KENT ANDERSEN, PETER
MATSON AND THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

PRESENTATION – ALL POLY FOOTBALL CAMP

Dave Thomas, Recreation Coordinator, introduced Mr. Fotu Katoa with the All Poly Football Camp. He indicated that Mr. Katoa had lived in Layton since 1992 and the All Poly Camp was held in Layton because of Mr. Katoa.

Mr. Katoa gave a brief introduction and shared with the Council what they did with the All Poly Camp. He said the Camp allowed disadvantaged children to go to a football camp without a huge expense. Mr. Katoa indicated that over 40 institutions were represented at the Camp and over 100 college coaches came to the Camp. He indicated that the Camp ran for a week and a half and provided a huge economic impact to the City. Mr. Katoa said they worked with Nike through their initiative to help underprivileged children. He mentioned some of the well known college coaches that participated in the Camp. Mr. Katoa said an academic piece was added to the Camp; the children had four hours a day of in class time during the Camp.

Mr. Katoa said the All Poly Camp had an important relationship with Dave and the City; they were solicited to go to other cities because of the economic impact, but because of the great relationship with the City and Staff they wanted to stay in Layton. He said he wanted to see if they could partner with the City. The Camp would be held June 13 through 18 at Ellison Park.

Mr. Katoa said there were over 400 kids elementary to junior high age that attended the Camp; 300 8th and 9th graders that attended; and over 500 high school kids. He said kids came from all over the United States to attend the Camp. It was a great opportunity for kids to be in front of 100 college coaches; the coaches couldn't recruit but they were always watching. Mr. Katoa said they wanted to work with the City to keep the Camp in Layton.

Mayor Stevenson asked if the City could work with the County to make this better.

Mr. Katoa said the City did a great job; he didn't know about the County.

Mayor Stevenson suggested getting together after the Camp and kicking around some ideas.

Mr. Katoa said the Camp provided an opportunity for kids to be coached and seen by some of the best in the nation. He said they didn't guarantee any scholarships or recruitments; they wanted to provide the best football camp. Mr. Katoa said sports often provided underprivileged kids with academic opportunities

they wouldn't otherwise receive.

Peter Matson, City Planner, asked if one of the nonprofit organizations could do an analysis of the economic impact.

Mayor Stevenson said the City would pursue an analysis of the economic impact and see what could be done.

Councilmember Day asked Mr. Katoa if they wanted the Camp to get bigger.

Mr. Katoa said there were always more requests than slots available.

Dave said this was a wonderful camp that everyone wanted to attend.

AMENDMENT TO TITLE 4 OF THE LAYTON MUNICIPAL CODE – ORDINANCE 16-23

Gary Crane, City Attorney, said every year Steve Garside put a summary together of changes that were made at the Legislature. This was amending sections of Title 4 relative to the Records Management Act. He said the proposed amendments would correct inconsistencies with State law; specifically clarifying protected records regarding undercover police officers; their positions and family information. Gary said the proposed amendments updated the appeals process to indicate that appeals beyond the City Manager would go to a special board made up of two citizens, one that might be familiar with records, and one employee. He said the appeals board would be selected by the City Council. Gary said Staff would be bringing a resolution back to the Council to make those board appointments.

FINAL PLAT – MORGAN ESTATES SUBDIVISION – APPROXIMATELY 1675 EAST PONDEROSA STREET

Peter Matson said this was a final plat for a subdivision located on the east side of town north of Oak Hills Drive. He displayed a map and identified the property. Peter indicated that this was a two lot subdivision; when two surrounding subdivisions were platted this property was not included in either of those subdivisions. He said the request was to create two lots out of .77 acres of property. Peter said street improvements had already been installed as part of the other subdivisions.

Peter said there was a history of geotechnical studies for these two lots included in the Staff notes. He reviewed information about those things required as a result of the geotechnical studies, including a land drain system and foundation sub-drain system to direct water from the property to below the toe of the slope closer to the creek. Peter said the City had also hired a separate geotechnical company to review the original geotechnical study. He said all geotechnical requirements had been included as part of the approval process.

Peter said at the Planning Commission meeting, three residents expressed concerns about property directly to the east. Following that meeting Staff visited the site and observed issues with a deck and the supporting system to the deck on the property to the east. Peter said the issue with that property probably had to do with the fact that they didn't remove the non-engineered fill on the very bottom part of the property, which was likely the cause for the situation. Peter said there may be some of those same residents at the meeting this evening. He said Staff had made contact with the property owner to the east and were not able to get into the home yet; the home was occupied but the owner lived out of state. Peter said if the geotechnical requirements were followed on these two lots, there shouldn't be those types of issues.

Peter said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Day asked what the plan was to make this buildable; there had been issues in this area years ago.

Peter said recommendations from the initial geotechnical report primarily had to do with removing non-engineered fills below the building footprint before any construction could begin; a land drain system installed between the homes and the street, as well as foundation sub-drains; the land drain would extend 18 feet in depth to direct water away from the slope; and during construction no soil could be stockpiled on the property. Additional recommendations from the subsequent geotechnical report were for a second land drain system at the base of the slope to further increase stability.

Councilmember Day asked if the land drain system would connect to the creek.

Peter said it couldn't end at the toe of the slope where the home was constructed; it had to daylight and drain below that point.

Councilmember Petro said years ago she recalled that this was a fault line area. She asked if that information had come up in any of the reports.

Peter said the second report recommended that an analysis of a land slide assessment take place. He said the report indicated that over a 10,000 year period land slide potential was high, however, as long as the site conditions didn't substantially change, the slopes should remain stable. The initial report indicated that no fault scarps were observed on the site; the 1988 aerial photos showed a fault scarp to the east of the site. Upon research, the fault scarp did not extend into this site but terminated in one of the lots to the east.

Mayor Stevenson asked who owned the property down to the creek.

Peter said he didn't know who owned it now; it had been in and out of foreclosure several times. He displayed a conceptual plat of the lots that showed some easements including a 20-foot land drain easement.

Council and Staff discussed the property along the creek and the need for land drain easements.

Kent Andersen, Deputy Director of Community and Economic Development, indicated that the County Assessor's website indicated that the property along the creek was owned by the County.

Councilmember Day said he would like to see a land drain easement to carry the drainage to the creek area.

Peter said if it drained off the property to a wetland area he didn't think there would be a concern. The key would be getting the water away from the slope.

Alex Jensen, City Manager, said Staff would verify where the water would be taken. He said as a reminder, there had been 3 geotechnical engineers, who were professionals at this, who had given recommendations as to how the water should be handled. Alex said Staff would double check and make sure those conditions were followed, and that the water was contained appropriately.

DEVELOPMENT AGREEMENT, GENERAL PLAN AMENDMENT AND REZONE REQUEST – 193 ASSOCIATES, LLC/ANDERSON HOLDINGS, LLC – B-RP (BUSINESS RESEARCH PARK) TO R-1-8 AND R-1-6 (LOW DENSITY RESIDENTIAL) – APPROXIMATELY 1374 EAST 3100 NORTH – RESOLUTION 16-24 AND ORDINANCES 16-15, 16-13 AND 16-14

Peter Matson said Council was briefed on this at the last work meeting. He asked if there was any additional information the Council wanted.

Peter said there was one change to the development agreement relative to an option for the east/west connection street. Previous discussion had indicated that the east/west connection would need to be made

before any residential development occurred. A change made to the development agreement indicated that if the extension of Church Street could occur prior to the east/west connection then that would be sufficient for residential development to occur.

Councilmember Petro asked if there had been negotiations with the property owners to allow for the east/west connection.

Ryan Anderson, Anderson Development, said they had been talking with the LDS Church, and Ed Green and Neil Wall about getting access for the east/west connection. He said their concern was about the timing of when that would occur. Mr. Anderson said they felt that a resolution would be met, but it could be a matter of time. He said the LDS Church was still planning to build a chapel on their property, but it was a question of timing.

Councilmember Day asked about a senior component to the development.

Mr. Anderson said they would really like to try and do some senior component to the development, but the topography would be a challenge for senior living.

Peter said a senior living center would be allowed on the remaining B-RP zoned property in the area.

Mr. Anderson said they had talked with a lot of assisted living builders in the area; there were a lot of assisted living facilities in the area and they were not too excited about building in this area because of the topography. Mr. Anderson said the residential builder they were working with, Brighton Homes, was interested in doing a senior product, but they understood that the goal of the City was to create jobs.

Mr. Anderson said they petitioned additional residents in the area and they were in support of residential development in this area; their major concern was connectivity to the school.

The meeting adjourned at 6:22 p.m.

Thieda Wellman, City Recorder