

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 May 19, 2016.**

Item:

1. Presentation - All Poly Football Camp

2. Amendment to Title 4 of the Layton Municipal Code - Ordinance 16-23

3. Final Plat – Morgan Estates Subdivision – Approximately 1675 East Ponderosa Street

4. 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) – Resolution 16-24, Ordinance 16-15, Ordinance 16-13 and Ordinance 16-14 – Approximately 1374 East 3100 North

5. 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 - All Poly Football Camp

Background:

Camp organizer Fotu Katoa will give a presentation on the All Poly Football Camp and the economic impact it has on Layton City. This year will be the third year that Layton City Parks and Recreation has coordinated with All Poly Sports to host the All Poly Football Camp.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Amendment to Title 4 of the Layton Municipal Code - Ordinance 16-23

Background:

In order to maintain some independence from State imposed standards, the City has enacted and maintained its own ordinance regarding the access to and the maintenance of the City's records. While the City has some discretion in its enactments on this topic, the ordinance cannot conflict with the State's version. One area in which a conflict has arisen is in the appeals process. The City has had the City Council as an appellate body, and State law now proscribes the local entity's legislative body from participating in that role.

Instead of the legislative body, the State only provides us with two choices for an appellate body – the State Records Committee or a local Record Appeals Board. Staff recommends the local board option, and the ordinance provides for its creation. It is a three person board consisting of a City employee and two members of the public, one of which is to have professional experience in requesting or managing records. This board is appointed by the Council.

In addition to the creation of this appeals board, the proposed ordinance contains amendments regarding deference to federal classification of records containing protected health information, and the facilitating of protecting records for enumerated "at risk government employees," such as peace officers and judges.

The remaining amendments consist of stylistic, grammatical, or clarification changes.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-23 amending Title 4 of the Layton Municipal Code; 2) Adopt Ordinance 16-23 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 16-23 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 16-23 amending Title 4 of the Layton Municipal Code.

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

Item Number: 3.

Subject:

Final Plat – Morgan Estates Subdivision – Approximately 1675 East Ponderosa Street

Background:

The applicant, Joe Morgan, is requesting final plat approval for two lots on .77 acres for the Morgan Estates Subdivision, which is zoned R-1-10. Single Family residential is located to the east, north and west, and agriculture property is to the south.

The two lot subdivision is on a parcel between two existing subdivisions called Morgan Farms and Holmes Hollow that left the .77 acres as one parcel. When the Morgan Farms Subdivision went through the entitlement process there were geotechnical studies conducted, which included the Morgan parcel, which gave recommendations for development along the top of the north slope. Existing homes to the west of this property have implemented the recommendations of the geotechnical report. The preliminary plat requirements for hillside development were met during the original subdivision review process regarding geotechnical reviews, which was in 1979.

The City has required the applicant to conduct a small subdivision specific geotechnical report for final plat approval. The applicant provided a geotechnical study from G2 Gordon Geotechnical. Similar recommendations were given in the G2 Gordon Geotechnical report that were in the original geotechnical report for the Morgan Farms Subdivision. The City required a third party, or peer review, of the G2 Gordon Geotechnical report. The third party review was conducted by Geostrata. After extensive discussion between the geotechnical engineers and the City, Geostrata concurred with G2 Gordon Geotechnical's mitigation and recommendations for development.

The mitigation is to capture any ground water around the homes and on the slope through a sub-drain system.

Alternatives:

Alternatives are to 1) Grant final plat approval to Morgan Estates Subdivision subject to meeting the recommendations from all geotechnical studies and all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Morgan Estates Subdivision.

Recommendation:

On April 26, 2016, the Planning Commission unanimously recommended the Council grant final plat approval to Morgan Estates Subdivision subject to meeting the recommendations from all geotechnical studies and 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:

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) – Resolution 16-24, Ordinance 16-15, Ordinance 16-13 and Ordinance 16-14 – Approximately 1374 East 3100 North

Background:

The property proposed for General Plan amendment and rezone contains a total of approximately 31.45 acres located on the east side of North Hills Drive at approximately 1374 East. The General Plan amendment and rezone area is east of Sun Hills Golf Course and is surrounded by unincorporated county to the north, B-RP zoning to the east, A, CP-1 and R-M1 zoning to the south, and R-1-6 zoning to the west (see attached Map 2). The rezone area has frontage on North Hills Drive (3100 North) and is situated such that Church Street will extend through the eastern portion of the rezone area.

The General Plan amendment and rezone request is accompanied by a development agreement that outlines the City and owner's undertakings relative to utilities, streets (both on and off-site), and zoning. The applicant for the General Plan amendment and rezone is Anderson Holdings, LLC representing 193 Associates, LLC, owner of the 31.45 acres.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 16-24 approving the Development Agreement; 2) Adopt Resolution 16-24 approving the Development Agreement with modifications; or 3) Not adopt Resolution 16-24 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 16-15 approving the General Plan amendment from Business-Research Park to Low Density Residential at 3-6 units per acre; or 2) Not adopt Ordinance 16-15 denying the General Plan amendment request.

Alternatives to the Third Motion: Alternatives are to 1) Adopt Ordinance 16-13 approving the rezone from B-RP to R-1-8 based on the owner and subsequent developer of the property agreeing to the terms of the attached Development Agreement; or 2) Not adopt Ordinance 16-13 denying the rezone request from B-RP to R-1-8.

Alternatives to the Fourth Motion: Alternatives are to 1) Adopt Ordinance 16-14 approving the rezone from B-RP to R-1-6 based on the Owner and subsequent developer of the property agreeing to the terms of the attached Development Agreement; or 2) Not adopt Ordinance 16-14 denying the rezone request from B-RP to R-1-6.

Recommendation:

The Planning Commission reviewed this Development Agreement, General Plan amendment and rezone request on April 12, 2016, and April 26, 2016. The Planning Commission recommends the Council adopt Resolution 16-24 approving the Development Agreement. The Planning Commission also recommends the Council adopt Ordinance 16-15 approving the General Plan amendment from Business-Research Park to Low Density Residential at 3-6 units per acre; and Ordinances 16-13 and 16-14 approving the rezone request from B-RP to R-1-8 and R-1-6. The recommendation for approval of the General Plan amendment and rezone request is based on the owner and subsequent developer of the property agreeing to the terms of the Development Agreement. The Development Agreement is drafted to address various utility, street connection and land use compatibility issues with the adjacent single family neighborhoods and business park uses and zoning on and adjacent to the subject property.

Staff supports the recommendation of the Planning Commission.

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

Item Number: 5.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A