

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**JULY 21, 2016; 5:37 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, STEVE GARSIDE, BILL WRIGHT,  
KEM WEAVER 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:**

**UPDATE ON LAYTON ANTELOPE DRIVE COMMUNITY DEVELOPMENT PROJECT  
AREA**

Bill Wright, Community and Economic Development Director, said Staff wanted to give the Council a final update on the Antelope Drive CDA before action was taken on August 4th to adopt the CDA, participation agreements and interlocal agreements. Bill displayed a map of the property that identified how the RC Willey building would be located on the property. He said the City would make the property that had been purchased from UDOT available to RC Willey and the leased property would also be available for their use.

Bill reviewed information that had been presented to the various taxing entities to solicit their participation. He indicated that on August 4th the City would sign an agreement with the RDA to allow for the tax increment to go to the RDA. Bill said the current annual revenue generated by the property was \$1,170; over the 15 year period the taxing entities would be receiving \$1,469,445 at 50%. He said this was an incredible return on their investment. Bill said the other taxing entities would be giving up 50% of the tax increment for 15 years; the City would give up 85%. He indicated that over the 15 year period, \$1,775,000 would go to RC Willey; a small portion of 4% would stay with the RDA for administrative costs. Bill said if the \$1,775,000 was achieved in less than 15 years the agreement would sunset; this was the maximum amount RC Willey would receive in tax increment. Bill said the City would participate additionally at \$2,209,218 through impact fees, the frontage road, the property that was being given to RC Willey, and in infrastructure. He said the participation agreement coming to the Council on August 4th would explain this in detail.

**Councilmember Davis arrived at 5:44 p.m.**

Bill reviewed the summary of benefits to the taxing entities that was presented at the various taxing entity meetings.

Councilmember Day asked about the total benefit package to RC Willey.

Bill said it would be about 4.2 million dollars. He said approximately 1.7 million dollars was coming from the CDA through tax increment; 2.2 million was coming from the City through property, infrastructure, etc; and the County was committed to put \$300,000, in addition to the tax increment, toward the project.

Bill said on August 4th there would be an RDA meeting to adopt the CDA project area plan and budget,

and there were six interlocal agreements with the various taxing entities indicating that they would be sharing 50% of the increment. He said there was a participation agreement between the RDA and RC Willey for the 1.7 million dollars they would be receiving from the City. The agreement outlined the requirements RC Willey would be required to meet in order to receive that benefit. Bill said those were post performance. He said RC Willey was obligated to be in business by August 2021; however, they planned to open at the end of 2018 or the beginning of 2019.

**Councilmember Freitag arrived at 5:49 p.m.**

Bill said RC Willey was required to purchase the property, which they had already done. He said they closed on the property on July 8th. They also had an obligation to stay in business for 10 years; if they closed for a period of 30 days or longer, unless it was for renovation, the agreement would end. They would be required to pay the City back any of the money they had received from the City and the property would revert back to the City.

Bill said at the City Council meeting on August 4th, the Council would adopt the CDA plan and budget, and the participation agreement with RC Willey.

Councilmember Brown asked if the impact fees would be paid by the City and not waived.

Bill said yes; impact fees had to be paid. The City would be paying the impact fees.

Councilmember Freitag mentioned an article that was in the Davis Clipper about RC Willey coming to Layton.

Bill said hopefully RC Willey would be making a public announcement after the August 4th meeting. He said this had been a fairly complicated process.

**REZONE REQUEST – CRAIG’S CORNER TOWNHOMES PRUD – R-1-8 TO R-2 PRUD – 985 NORTH RAINBOW DRIVE – ORDINANCE 16-34**

Bill said this rezone request was to rezone property from R-1-8 to R-2 PRUD. The property was part of a triangle piece of property located between Gordon Avenue on the north and Rainbow Drive on the east. Mr. Craig was working with Ed Green to develop some townhomes on the property. Bill said there was some single family and multi-family zoning in the area. He displayed a copy of the conceptual plan for the property and indicated that there would be two private drives off of Rainbow Drive. He said there would be a total of 15 units along with some open space.

**REZONE REQUEST – SUNRIVER TOWNHOMES PRUD – A TO R-M1 PRUD – APPROXIMATELY 2187 NORTH HILL FIELD ROAD – ORDINANCE 16-27**

Bill said this was a rezone request for the Sunriver Townhomes located on north Hill Field Road just south of Beyond Spa. He displayed a map of the area and identified the property, which contained approximately 6 acres of vacant ground. Bill said the property was encumbered by a Davis Weber Canal easement that ran through the property; the canal was covered in this area. He said the idea was to build a trail on the canal easement.

Bill said the General Plan called for this area to be mixed use; there was a variety of commercial, office space and housing in the area; the proposal was consistent with the General Plan. He said the property was across the street from Northridge High School. Bill displayed a conceptual layout of the property. The proposal was to have a major access off of Hill Field Road across from an entry into the high school property. The proposal included a variety of attached units from 2 to 10 units. He said there was a proposal for a second access to the north that would come through property owned by the City that contained a detention basin. In order to do that there needed to be an accommodation for the storm drainage going into that detention basin. The proposal was to build a new detention basin on the southern

portion of the property.

Bill said the Parks Department was looking to develop a trailhead on the old detention basin property.

Councilmember Freitag said other towns had put in pedestrian bridges across major roads such as Hill Field Road. He said he would like to look at a feasibility study for doing that in this area.

Alex Jensen, City Manager, said Staff was already looking at that in this area. He said the City had preliminary discussions with UDOT and the School District about that. Alex said the City was also looking at an overpass on Antelope Drive in front of Lincoln Elementary.

Councilmember Freitag asked if there could be additional parking made available to the businesses in the area near the old detention basin property. There were always cars parked on the street.

Mayor Stevenson said Beyond Spa would not allow their employees to park in the parking lot; some of the cars on the street were probably from their employees.

Bill said additional parking could be explored.

Mayor Stevenson said when storm water was run to the new lower detention basin, would they meet their elevations by going under the canal.

Aaron Mueller, developer, said yes. He said it didn't seem to be a problem.

Councilmember Brown said she assumed that the three stories would have to fit within the height limit of the zone, and that the two car garages on some units would be stacked two deep.

Bill said the units would have to meet the height limit.

Mr. Mueller said the garages would only be tandem garages on the center unit of the five-plex units; all others would be side by side garages.

Councilmember Freitag asked if there was something on the undeveloped piece to the south.

Bill said the Planning Commission recently approved development of that property. The property owner had been seeking tenants and was in the process of constructing one of the buildings; there would be two small buildings on the property.

Bill displayed a conceptual drawing showing more detail of the canal trail through the property. He mentioned that a homeowner to the west had contacted the office about landscaping and fencing along the western border.

Mr. Mueller said they planned for extra parking stalls along that area.

Bill said view restricting fencing would be required. Landscaping could be explored at a later date in the process.

**REZONE REQUEST AND CONCEPTUAL SUBDIVISION PLAT (SENSITIVE LANDS) – EASTSIDE VILLAGE PRUD – R-S TO R-1-10 PRUD – APPROXIMATELY 798 NORTH EASTSIDE DRIVE –ORDINANCE 16-32**

Bill said this was a rezone request for 7.23 acres of property on the east side of the City. The property was currently zoned R-S and the proposal was to rezone the property to R-1-10 PRUD. Bill said the property suited itself well to the PRUD overlay; there were geotechnical slopes on the property and it fronted a major highway. Bill said the proposal was for 25 single family lots. He said there was some R-M1 zoning

to the south and R-1-10 to the west across the highway.

Councilmember Petro asked how the expansion of Highway 89 would impact this property.

Bill said it wouldn't; Eastside Drive would remain in place and remain two directional.

Councilmember Day asked if the gravel pit had a lot of life left in it; would the mountain be cut down quite a bit.

Bill said somewhat.

Mayor Stevenson said they could take the pit all the way to Adams Canyon; they would have to get permission from the County to do that as it was controlled by the County.

Bill displayed a conceptual plan for the development and indicated that the lots would range from 5,000 square feet and 12,000 square feet. He said the development would be accommodating a Weber Basin aqueduct easement that ran through the property; no structures could be on the easement with the exception of a road. Bill said there were steep slopes to the east of the property, and fault lines ran through the property. Geotechnical studies had been conducted and reviewed by the City and by a separate third party geotechnical firm. He said the plan was feasible and could mitigate the geotechnical impacts on the property.

Bill said when a fault line was identified, a setback review process was required. This property had setbacks of 28 to 35 feet. He said the proposal had been reviewed by the Planning Commission and they recommended approval of the rezone.

Councilmember Petro asked if the property would be identified as sensitive lands for future homebuyers, similar to what was done for the project on Antelope Drive.

Bill said Staff could make sure it was noted on the plat.

Councilmember Freitag asked when the geotechnical studies were done.

Mr. Phil Holland, developer, said the studies were done in November and they had been going back and forth with the City's consultant and their consultant over the past seven months. He said it had been a fairly intense geotechnical and geological study.

Councilmember Freitag said some of the studies done in the past had been done over multiple years.

Mr. Holland said they chose GSH to do the studies on this particular project because their geologists had done the project to the south near Adams Canyon that had been there for over 15 years. He said GSH was also hired by Craythorne to do studies for their gravel pit. Mr. Holland said for a number of years GSH had been the expert in this area.

Councilmember Freitag asked what recommendations there were that needed to be considered.

Bill said in the geotechnical recommendations the setbacks for the fault lines, and as this went through the subdivision process there would be more details.

Mayor Stevenson said development of each lot would probably have to be reviewed.

Bill said the Planning Commission brought up concerns with landscaping in regard to the wildland urban interface. He said those requirements would be applied as this went through the subdivision process.

Councilmember Freitag said there was a gravel pit between this development and the real fire danger.

Bill said that was correct. He said it might not be as significant, but there were always issues on the east side relative to wildland fires.

Councilmember Freitag asked if there were comments at the Planning Commission meeting.

Bill said an owner abutting to the south spoke in favor of the development.

### **MAYOR'S REPORT**

Councilmember Freitag said for the concert last night they closed the road. He asked if this was the first time that had been done and why.

Mayor Stevenson said the road was blocked from Constitution Circle to the High School to allow for safe movement with people coming out of the concert.

Alex said in talking with the Police Department and the Parks Department, there was a lot of positive feedback.

Councilmember Brown said people cheered at the concert when it was announced.

Councilmember Brown asked about the parade on Saturday.

Councilmember Petro said they would be staging by the tennis courts and going around Constitution Circle. She indicated that she had lighted outfits for everyone to wear. They would be handing out glow sticks and encouraging everyone to go to the park area to enjoy the festivities.

Council discussed participation from the community, logistics of the parade, and getting people out of the concert.

Mayor Stevenson asked if Council would be available for a follow-up meeting with UTOPIA.

Alex said UTOPIA would be available on July 28th if that would work for Council.

Discussion suggested that Councilmembers Davis and Brown would be gone on the 28th. After further discussion it was determined to begin the work meeting on August 4th at 4:00 p.m. to allow UTOPIA time to make their presentation.

Alex indicated that last month had the highest number of new subscribers for UTOPIA; over 200 signed up. He said they expected there to be 250 this month.

Council and Staff discussed areas of the City where UTOPIA was available.

**The meeting adjourned at 6:54 p.m.**

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Thieda Wellman, City Recorder