

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

JULY 21, 2016; 7:00 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,
TERRY COBURN, KEM WEAVER AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Mayor Stevenson gave the invocation. Scouts and students were welcomed.

MINUTES:

MOTION: Councilmember Petro moved and Councilmember Davis seconded to approve the minutes of:

**Layton City Council Work Meeting – June 16, 2016; and
Layton City Council Meeting – June 16, 2016.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown indicated that the City's July 24th celebration would be held on Saturday, July 23rd. She mentioned three events: the Taste of the Town that was sponsored by the Davis Chamber of Commerce; the Riders In The Sky free concert that would be held in the amphitheater at 8:00 p.m.; and the Electric Light Parade that would be held after the concert. Councilmember Brown said the concert was a good family oriented concert.

Councilmember Brown said on August 18th Davis County would be sponsoring a flag retirement ceremony. She said flags could be dropped off at any fire station.

Councilmember Petro gave more detail about the Electric Light Parade. She indicated that anyone could be a part of the parade, but they were asking everyone to be illuminated. Councilmember Petro said the Parade would begin south of the High School tennis courts and travel to Constitution Circle where there would be refreshments.

Mayor Stevenson read a letter presented to the Council by Charlene Nelson expressing her gratitude for being recognized as the Grand Marshall of the Parade.

PRESENTATIONS:

YEARS OF SERVICE AWARDS

Alex Jensen, City Manager, said as the Council was aware, the City recognized employees that had more than 20 years of service with the City at a Council Meeting. He said the City had a good mix of seasoned and new employees. Alex recognized Mr. Brett Perkins for having 20 years of service with the City in the Public Works Department. He said one of the reasons for the City's success was the good people that worked for the City.

Mayor Stevenson indicated that he had coached Brett in little league many years ago.

CITIZEN COMMENTS:

Tiffany Stockholm said she lived in the Fox Creek Apartments and her husband biked from their apartment to Hill Air Force Base to work. She indicated that there weren't very many bike paths in the City or public transportation options. Ms. Stockholm asked what the City was doing to improve sustainable transportation options.

Mayor Stevenson said tax revenues from Proposition 1 would bring more money into the City for transportation. He said there would be a bus route coming from the railroad station up Main Street through the hotel area to the mall. This would be a free service. Mayor Stevenson said the City was trying to make improvements, but it was expensive and a slow process.

Ms. Stockholm encouraged the City to make it a priority.

CONSENT AGENDA:

BID AWARD – CACHE VALLEY ELECTRIC – TRAFFIC SIGNAL IMPROVEMENTS FOR VARIOUS LOCATIONS THROUGHOUT THE CITY – RESOLUTION 16-52

Terry Coburn, Public Works Director, said Resolution 16-52 authorized the execution of an agreement with Cache Valley Electric for the construction of traffic signal improvements. The project included improvements at four intersections throughout the City. All four locations would have a size 5 cabinet removed and replaced with a size 6 cabinet. The project would also include installation of a Wavetronix detection system and associated items at three of the four intersections. Terry said the project would improve traffic and movement through these intersections. Three bids were received with Cache Valley Electric submitting the lowest responsive, responsible bid of \$57,365.20; the engineer's estimate was \$68,000. He said Staff recommended approval.

INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY FOR UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT – APPROVAL AND ADOPTION OF THE CITY'S UPDATED STORM WATER MANAGEMENT PROGRAM (SWMP) – RESOLUTION 16-54

Terry Coburn said in March 2016 the State of Utah, Department of Environmental Quality, Division of Water Quality, issued a revised edition of the general permit for discharges from small municipal separate storm sewer systems. The previous permit and the interlocal cooperation agreement with Davis County expired. The new permit required changes to the City's Storm Water Management Program, which was adopted in 2003. Terry said Resolution 16-54 authorized the Mayor to sign the interlocal cooperation agreement for Layton City to participate jointly with Davis County to satisfy the requirements of the Storm Water Management Program and adhere to the EPA's Storm Water Phase II Rule. Resolution 16-54 also authorized the adoption and approval of the City's SWMP, which was available for review in the Public Works Department or the office of the City Recorder. He said Staff recommended approval.

ANNEXATION REQUEST – DESTINATION HOMES – ACCEPTANCE AND CERTIFICATION OF THE PETITION – APPROXIMATELY 1050 SOUTH ANGEL STREET – RESOLUTIONS 16-48 AND 16-49

Bill Wright, Community and Economic Development Director, said Resolutions 16-48 and 16-49 related to an annexation request submitted by Destination Homes for property located at approximately 1050 South Angel Street. Bill identified the property on a map and indicated that the property contained 14.58 acres. The applicant would be coming forward in the near future with a proposal to rezone the property for a single family subdivision. He said Staff recommended approval.

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

PUBLIC HEARINGS:

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

Bill Wright said Ordinance 16-34 was a rezone request submitted by Randy Craig for property located at approximately 985 North Rainbow Drive. He said the property was located in a triangle shaped area south of Gordon Avenue and east of Rainbow Drive. Bill said the request was to rezone the property from R-1-8 to R-2 PRUD to accommodate a townhome development. He said the property was vacant property that was adjacent to a Rocky Mountain Power substation. The proposal was for 15 townhome units.

Bill displayed a conceptual drawing of the project and indicated that there would be two private drives off of Rainbow Drive. He said the rezone was consistent with the General Plan for the area. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Brown moved to close the public hearing and approve the rezone request as presented, Ordinance 16-34. Councilmember Day seconded the motion, which passed unanimously.

REZONE REQUEST – SUNRIVER TOWNHOMES PRUD – A TO R-M1 PRUD – APPROXIMATELY 2187 NORTH HILL FIELD ROAD – ORDINANCE 16-32

Bill Wright said Ordinance 16-32 was a rezone request for property located at approximately 2187 North Hill Field Road. The request was to change the zoning from A to R-M1 PRUD. He said the property fronted Hill Field Road and contained 6.07 acres. The property was located north of the Seasons of Layton Apartments and south of BP zoned property where Beyond Spa was located. There was single family residential to the west. Bill indicated that the General Plan called for mixed use in this area, which was west of Northridge High School; the proposal was consistent with the General Plan.

Bill said with the rezone came a conceptual PRUD plan. He displayed a copy of the conceptual plan. He said the townhomes would be a for sale project. More detail would be developed as the plan moved forward. The proposal was for 87 townhomes, which would be a density of 14.33 units per acre. The units would be three stories and have two car garages. Bill identified the location of visitor parking on the site.

Bill said a Davis Weber Canal pipeline ran through the property and had a 45-foot easement. He said the City’s Master Plan showed a trail on top of the canal easement through this area. Bill said the trail was being accommodated in the development plan. He said Staff and the applicant were working on a way for the trail to cross Hill Field Road and continue to the east. Bill showed some conceptual drawings of the units.

Bill said there would be a second access to the north that would cross City property that contained a detention basin. The basin would be relocated to the south as part of the development. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input.

William Wright, 541 West 2275 North, said he owned a home that was bordered on two sides by this project. There would be some large structures looking into his backyard, and there would be some parking stalls adjacent to his fence.

Bill identified the location of the homes and the parking stalls. He said the tallest structure would be 30 feet, which was similar to a single family home.

Mr. Wright said he would like to see a landscape buffer along his property to provide some privacy.

Mayor Stevenson said tonight the decision only involved the rezone of the property. He said those items would be decided at a later date.

Barbara Jensen, 2276 North 500 West, asked about parking along the street; would more parking be provided.

Mayor Stevenson said that had been discussed in detail in the earlier Work meeting. He said there might be more parking where the old detention basin was located.

Ms. Jensen mentioned flooding in her front yard.

MOTION: Councilmember Petro moved to close the public hearing and approve the rezone request as presented, Ordinance 16-27. Councilmember Freitag seconded the motion, which passed unanimously.

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 Wright said Ordinance 16-32 was a rezone request for property located at approximately 798 North Eastside Drive, on the east side of Highway 89. He said the request was to rezone the property from R-S to R-1-10 PRUD. The property contained 7.25 acres. Bill said the rezone was accompanied by a conceptual subdivision plat because of the sensitive lands in this area. He said the property was surrounded by R-S and R-M1 to the south; the Craythorne Gravel Pit was located to the east.

Bill said the General Plan for this area was for low density residential; the proposal was consistent with the General Plan. The proposal was for 25 lots, which was below the density range of the zone. Bill displayed a drawing of the conceptual plan. He said there were some encumbrances on the property including a 78-inch buried Weber Basin aqueduct that ran under the property; steep slopes on the east side of the property; and two fault lines on the eastern portion of the property. Bill said this had been studied by geotechnical firms, including a third party review process by an independent consultant. He said the lots ranged in size from 5,000 square feet to 12,000 square feet and would contain single family detached homes. Bill identified the fault lines on the property and explained the required setbacks. He said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Freitag moved to close the public hearing and approve the rezone request as presented, Ordinance 16-32. Councilmember Brown seconded the motion, which passed unanimously.

The meeting adjourned at 7:44 p.m.

Thieda Wellman, City Recorder