

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 **4:00 PM on August 4, 2016.**

Item:

1. Presentation - UTOPIA

2. Layton Antelope Drive Community Development Project Area Plan and Budget – Ordinance 16-36

3. Annexation Agreement, Annexation and Rezone Request – Neville/Ovation Homes – A (Agriculture) to R-S/PRUD (Residential-Suburban/Planned Residential Unit Development) – Resolution 16-59 and Ordinances 16-21 and 16-22 – Approximately 1900 West 1000 South

4. 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 - UTOPIA

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Layton Antelope Drive Community Development Project Area Plan and Budget – Ordinance 16-36

Background:

The Redevelopment Agency of Layton City (Agency) proposes the Layton Antelope Drive Community Development Project Area (CDA), which is governed by the draft CDA Plan and Budget. If adopted, the Project Area will allow the Redevelopment Agency to receive tax increment to assist with tenant attraction in the Project Area.

The tax increment proposed to be received by the Agency through the CDA Plan and Budget is negotiated by interlocal agreement with applicable taxing entities. The interlocal agreements are between the Agency and the Davis School District, Davis County, Layton City, North Davis Sewer District, Weber Basin Water District, and the Mosquito Abatement District – Davis. Participation from all of the taxing entities will be for 50% for 15 years, except for Layton City, which is proposed at 85% for 15 years.

The primary objective of the CDA Plan and Budget is to “generate economic activity in the region through the creation of temporary construction jobs, full-time employment for ongoing jobs, the generation of additional tax revenues, and diversification through new business opportunities.”

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-36 adopting and approving the Layton Antelope Drive Community Development Project Area Plan and Budget; 2) Adopt Ordinance 16-36 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 16-36 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 16-36 adopting and approving the Layton Antelope Drive Community Development Project Area Plan and Budget.

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

Item Number: 3.

Subject:

Annexation Agreement, Annexation and Rezone Request – Neville/Ovation Homes – A (Agriculture) to R-S/PRUD (Residential-Suburban/Planned Residential Unit Development) – Resolution 16-59 and Ordinances 16-21 and 16-22 – Approximately 1900 West 1000 South

Background:

The property proposed for annexation contains 12.23 acres and the property proposed for rezone contains 13.66 acres located on the south side of 1000 South at approximately 1900 West. The north 1.43 acres is in the City and zoned R-S and the south 12.23 acres is unincorporated county for a total of 13.66 acres proposed for R-S/PRUD rezone.

The annexation/rezone area is directly north of the Barlow PRUD property that was recently annexed into the City. Davis School District property recently purchased for a new Jr. High School is located directly east of the annexation/rezone area. The annexation/rezone area is surrounded by unincorporated county and R-S zoning to the north; A and R-S/PRUD zoning to the east; and unincorporated county to the south and west.

The annexation petition is accompanied by a rezone request for R-S/PRUD zoning to develop a single family detached/attached PRUD with access from 1000 South and a connection to the Barlow PRUD to the south. The PRUD is designed to cater to a senior demographic or empty-nesters.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 16-59 approving the Annexation Agreement; 2) Adopt Resolution 16-59 approving the Annexation Agreement with modifications; or 3) Not adopt Resolution 16-59 denying the Annexation Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 16-21 approving the annexation based on consistency with the Annexation Plan; or 2) Not adopt Ordinance 16-21 denying the annexation request.

Alternatives to the Third Motion: Alternatives are to 1) Adopt Ordinance 16-22 approving the rezone from A to R-S/PRUD based on consistency with General Plan land use recommendations for this property; or 2) Not adopt Ordinance 16-22 denying the rezone request from A to R-S/PRUD.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 16-59 approving the Annexation Agreement and adopt Ordinance 16-21 approving the annexation based on consistency with the Annexation Plan. The Planning Commission also recommends the Council adopt Ordinance 16-22 approving the rezone request to R-S/PRUD subject to the approved conceptual PRUD plan. This recommendation is based on consistency with the General Plan land use recommendation for this property, and with the conceptual PRUD plan requirements of Chapter 19.08 (PRUD Overlay Zone) of the Zoning Ordinance.

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

Item Number: 4.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A