

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

OCTOBER 6, 2016; 7:10 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, BILL WRIGHT,
TIM WATKINS, TERRY COBURN, DAVID PRICE,
ALLEN SWANSON, DOUG BITTON 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. Councilmember Day gave the invocation. Scouts and students were welcomed.

MINUTES:

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

Layton City Council Meeting – September 1, 2016.

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown indicated that the Family Recreation Annual Halloween Bash would be held on October 28th at the Central Davis Jr. High gymnasium. She said the event would include a costume parade, prizes, music, refreshments and carnival games. Councilmember Brown said the Surf 'n Swim Pumpkin Dunk would be held the next day; admission would be \$1.

Councilmember Brown mentioned that the Layton City website now had a community calendar available. She said citizens could add community events to the calendar.

CONSENT AGENDA:

**AMEND TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE, AMENDING THE
CONSOLIDATED FEE SCHEDULE – ORDINANCE 16-41**

Gary Crane, City Attorney, said Ordinance 16-41 would amend the Consolidated Fee Schedule relative to a water provision for construction. He said the City had traditionally provided water for construction trucks at the Public Works Shop. The City had constructed a new facility just east of the May Trucking facility that was a super fast filling station for construction trucks. Gary said the amendment to the Fee Schedule provided rates for the water. He said contractors had agreed to the rates; they were happy to have a facility where they were able to fill their trucks very fast. He said Staff recommended approval.

**OPTION AGREEMENT WITH WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT
– APPROXIMATELY 3900 NORTH FAIRFIELD ROAD – RESOLUTION 16-66**

Gary Crane said Resolution 16-66 was an option agreement with Wasatch Integrated Waste Management District that the City had entered into for the option to purchase 25 acres of property just north of the Janicki facility that would be an integral part of the Business Park. He said the option allowed for a similar price that the City purchased property in the area in 2007 where Kihomac was currently located. Gary said this was a

really good deal for the City. He said Staff recommended approval.

ANNEXATION REQUEST – JAMES W. AND LILLIAN S. REDFORD – ACCEPTANCE AND CERTIFICATION OF THE PETITION – APPROXIMATELY 1868 WEST 1000 SOUTH – RESOLUTIONS 16-60 AND 16-61

Bill Wright, Community and Economic Development Director, said this was an annexation request from James and Lillian Redford for property located at approximately 1868 West 1000 South, in the southwest portion of the City. He said the property contained 3.24 acres of vacant property. Bill said the property was identified in the City's Annexation Policy Plan. The petition came with a rezone request to rezone the property to R-S for a single family development. Bill said Resolution 16-60 would accept the annexation petition and Resolution 16-61 would accept the City Recorder's certification of the annexation petition. He said Staff recommended approval.

AMENDED PLAT – WOODLAND PARK SUBDIVISION, FIRST AMENDMENT – 1528 NORTH WOODLAND PARK DRIVE

Bill Wright said this was an amended plat request for the Woodland Park Subdivision located at 1528 North Woodland Park Drive. He said this was a Brighton Homes project. Bill said the amended plat would allow for the improvement of 2.65 acres of property that was currently additional parking for the area. The property is surrounded by offices to the north, open space to the east and the Best Western Hotel and restaurants to the south. The purpose was to develop an additional office building. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

PRELIMINARY PLAT – SUNRIVER DEVELOPMENT PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) – 2181 NORTH HILL FIELD ROAD

Bill Wright said this was a preliminary plat approval for the SunRiver PRUD located at 2181 North Hill Field Road. He said the property was rezoned on July 21st from agriculture to R-M1 PRUD. The property contained approximately 6 acres of mostly vacant land. Bill displayed a conceptual development proposal of the property that contained 87 attached townhome units. He said the proposal would require a 5% density bonus.

Bill said Staff would like to do a feasibility study for a pedestrian bridge over Hill Field Road, which would require a land trade agreement with the property owner and moving 4 of the units to the north to property owned by the City that currently contained a detention pond. The detention pond would be moved to the south of this development property. Staff would like to continue to study that possibility between now and the time that a final plat would be brought back to the Council for approval. He said Staff would request that that be included in the motion.

Bill said this would be beneficial to the community and the developer. He said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson said this item would be pulled from the consent agenda and voted on separately.

FINAL PLAT – WILLOW RIDGE SUBDIVISION, PHASE 2 – 3450 WEST HILL FIELD ROAD

Bill Wright said this was final plat approval for the Willow Ridge Subdivision, Phase 2, located at 3450 West Hill Field Road. He said this was a Nilson Homes project on 4.37 acres of vacant land that was zoned R-S. Bill said the proposed 12 lots met all requirements of the zone. He indicated that lot 207 of this phase had an encumbrance of a temporary turnaround; a permit for building on that lot would be postponed until an alternative turnaround could be accommodated. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

MOTION: Councilmember Freitag moved to approve Item E of the Consent Agenda, the preliminary plat approval for the SunRiver Development, including a joint study with the Developer and the City to look at the feasibility of a fully vetted plan for the consideration of a final plat that would consider an overhead pedestrian bridge on the east side of the development and the possibility of swapping land with the Developer and the City to accommodate both parties' needs. Councilmember Brown seconded the motion, which passed unanimously.

MOTION: Councilmember Brown moved to approve Items A, B, C, D and F of the Consent Agenda as presented. Councilmember Freitag seconded the motion, which passed unanimously.

The meeting adjourned at 7:29 p.m.

Thieda Wellman, City Recorder