

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 6, 2014; 5:41 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TRACY
PROBERT, TERRY COBURN, JAMES (WOODY)
WOODRUFF, BILL WRIGHT, PETER MATSON,
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:

FISCAL YEAR 2013-2014 BUDGET AMENDMENT REVIEW AND SET THE PUBLIC HEARING

Tracy Probert, Finance Director, presented information on proposed mid-year amendments to the budget. He said the budget could be amended at any time, but Staff had made a commitment to make mid-year amendments. Tracy reviewed the proposed amendments included in the packet information. He reviewed amendments in the general fund and other funds. Tracy said in the regular meeting he would ask that the Council set a public hearing for approval of the proposed amendments for February 20th.

Councilmember Freitag asked if the fire engine refurbishment was still on time.

Alex said yes.

Councilmember Freitag asked Gary if the ULCT had taken a position on the bill being considered by the Legislature relative to changes to the 911 surcharges.

Gary Crane, City Attorney, said he wasn't sure but he could find out.

Councilmember Freitag explained that Senate Bill 48 was trying to increase the amount of revenue collected for the 911 surcharge on phones to improve the next generation 911 system throughout the State. He said the City would see an increase in the rate and in the percentage it received, if the bill passed.

Gary said the ULCT was monitoring the bill, but they hadn't taken a position on the bill.

Mayor Stevenson asked how much the rate would go up.

Councilmember Freitag said the City's percentage would go from 80% to 83% and the rate would increase 3 cents per month per line.

Mayor Stevenson asked Councilmember Freitag if the bill would be a good thing.

Councilmember Freitag explained the revenue shortfall and the importance of going to the next generation 911 system, which would allow for pinpoint location.

Gary asked Councilmember Freitag if he wanted the ULCT to take a position on the bill.

Councilmember Freitag said he thought that it should be supported.

ADOPTION OF THE 2013 LAYTON CITY MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT – RESOLUTION 14-06

Terry Coburn, Public Works Director, said Resolution 14-06 was adoption of the 2013 Annual Municipal Wastewater Planning Program Report. He said this was a report the City was required to turn into the State relative to the City’s sanitary sewer system. Terry said the City was always in good standing with the State, and the report addressed things such as maintenance, equipment, long term master planning, and certification of employees. He said the City had nine employees certified in the sanitary sewer area, which was uncommon; most cities Layton’s size only had two or three certified employees.

STORM DRAIN IMPROVEMENTS PAYBACK AGREEMENT – OVATION HOMES – COTTAGES AT FAIRFIELD SUBDIVISION – FAIRFIELD ROAD AND CHURCH STREET – RESOLUTION 14-05

Terry Coburn said Resolution 14-05 was a payback agreement with Ovation Homes for the storm drain they were putting in as part of their development on Church Street at Fairfield Road. He said Ovation Homes would be putting in the storm sewer line and the City would enter into a payback agreement that as other property owners developed and connected to the line they would pay their proportional share back to Ovation Homes.

Mayor Stevenson asked if the line would run down Church Street.

Terry said yes.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – GREEN AND GREEN – R-S (RESIDENTIAL SUBURBAN) TO PB (PROFESSIONAL OFFICE) – 836 SOUTH ANGEL STREET – RESOLUTION 14-01 AND ORDINANCE 14-01

Mayor Stevenson asked if there were any questions relative to this development agreement and rezone.

Councilmember Brown said on Gordon Avenue where the businesses came out by E G King, they added a line and “stop” on the parking lot before crossing the sidewalk. She asked if that could be done for this development.

Gary said it could be added to the development agreement.

Mayor Stevenson said they would come back to this discussion after the UDOT presentation about the Park and Ride.

UDOT DISCUSSION – PARK AND RIDE

Patrick Cowley, representing UDOT, explained the Antelope Drive extension to Highway 89 project. He said as part of that project, he would be discussing the proposed Park and Ride. Mr. Cowley distributed a conceptual drawing of the proposed Park and Ride. He reviewed information about the proposed project that had been reviewed in previous meetings. Mr. Cowley indicated that UTA anticipated that 25 to 33% of the patrons using the Fruit Heights Park and Ride lot would begin using the Layton Park and Ride lot.

He said the Fruit Heights lot was currently exceeding capacity by 20 to 25%. Mr. Cowley said in talking with UTA it wasn't so much why they would want a Park and Ride lot here, but it was more about why the citizens of Layton City would want a Park and Ride lot here. He said the bus stops on Highway 89 were hazardous for pedestrians and automobiles. Mr. Cowley said the Park and Ride would allow the buses to have an easy access onto and off of Highway 89, and would allow for an area for those using the bus system to have a place to safely access the buses and have a place to park.

Mayor Stevenson asked where the cars were going if the Fruit Heights Park and Ride lot was at 25% overfill.

Mr. Cowley said they parked on the frontage street.

Mayor Stevenson asked how the City would resolve that problem if in the future this lot was over capacity.

Mr. Cowley said they tried to alleviate problems like that. He said they knew there was a capacity issue at Fruit Heights; this lot would help alleviate that and future projects would look at aiding that as well.

Mayor Stevenson asked if there would be signage about parking outside of the lot.

Mr. Cowley said that would be up to the City.

Woody Woodruff, City Engineer, said there would be signage not allowing parking on the frontage road.

Mayor Stevenson said he thought signage should be added upfront so that people were aware that it wouldn't be allowed.

Mayor Stevenson asked if there were about 6 stops on either side of Highway 89.

Mr. Cowley said from Cherry Lane north there were two or three on the east side, and two on the west side.

Mayor Stevenson said basically from Highway 193 to Mutton Hollow there would be no bus stops; they would either have to use the Fruit Heights, Layton or Weber County lots to access a bus.

Mr. Cowley said that was his understanding.

Councilmember Freitag asked about the capacity at the South Weber lot.

Mr. Cowley said it was about 200 parking stalls.

Councilmember Freitag asked what its use was.

Mr. Cowley said the South Weber lot was primarily used in the morning by students going to Weber State, but it was not at capacity.

Councilmember Brown said she anticipated that some of those students were Layton residents, and that they would begin using the Layton lot.

Mayor Stevenson said the City had a number of concerns, and asked Mr. Cowley to address some of those concerns.

Mr. Cowley said as part of the project, UDOT would pay for installation of the Park and Ride, including lighting and landscaping; and UDOT would be responsible for resurfacing and restriping the parking lot as needed. He said the City would be responsible for general maintenance and cleanup, maintenance of the landscaping, maintenance of the lighting, signage and snow removal. Mr. Cowley said the City would install the lighting but UDOT would pay for the cost of the installation.

Woody said Staff had been working with the lighting consultant on a good lighting plan that wouldn't be over lit, but that would be appropriate because there would obviously be safety concerns. He said the lighting would be focused in the parking lot and along the east side of Hobbs Creek Drive, which was the frontage road.

A resident asked about an increased amount of break-ins or other safety concerns.

Mr. Cowley said they did talk with the Davis County Sherriff's Office and there were no greater issues. He said the crime rate did not go up after the Park and Ride was installed in Fruit Heights.

A resident asked if security would be the responsibility of the City. She said there were security issues at the parking lot by Adams Canyon.

Mayor Stevenson said the Adams Canyon lot was a little different because the City didn't own that property.

Several residents made comments about safety issues relative to the Park and Ride lot. There were questions about the availability of security cameras.

Mr. Cowley said there would be a UDOT camera at this location. He said it was not directly tied to the Park and Ride, but it was a camera that could be accessed from the website.

Mayor Stevenson asked about overnight parking.

Mr. Cowley said typically the heaviest use was in the morning hours; it was typically 50% or less during the afternoon. He said in the evening hours the lots were virtually empty.

Mayor Stevenson asked if it was okay to park a car overnight in the lot.

Mr. Cowley said it was acceptable, but it could be signed to not allow for that.

A resident asked about people that worked a night shift; their car could be there overnight.

There was discussion about Van-Share riders parking the vans overnight.

A resident asked about semi-trucks parking in the lot.

Mr. Cowley said UDOT was working with the City to restrict truck traffic on Antelope Drive; it would be illegal to access the lot from Antelope Drive.

A resident commented that trucks would have access to the frontage road from Highway 193.

Woody said if Antelope Drive was restricted the frontage road would also be restricted.

Several residents repeated their concerns about the Park and Ride that had been expressed in earlier meetings. A resident expressed his support of the Park and Ride.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – GREEN AND GREEN – R-S (RESIDENTIAL SUBURBAN) TO PB (PROFESSIONAL OFFICE) – 836 SOUTH ANGEL STREET – RESOLUTION 14-01 AND ORDINANCE 14-01 (CONTINUED)

Bill Wright, Community and Economic Development Director, said this item was on the regular agenda under unfinished business. He reviewed the owners undertakings in the development agreement and the limitations included in the development agreement. Bill said the building could be no bigger than 7,500 square feet and one story, which was a result of discussion during the December meeting. Bill said the access would be to the southern end of the property to provide a safe distance from the Parkway intersection.

Mayor Stevenson asked if the rock wall on the Parkway ended or dipped down closer to this property.

Bill said that was correct. He said Staff's opinion was that it was better to not have the wall here with a commercial use. The wall was meant to be a buffer for residential uses from the arterial street.

Mayor Stevenson said with the day spa across from Northridge High School, there was a lot of on street parking from the spa. He asked if this property was rezoned to PB, could there be additional parking required in the lot so that there was no temptation to park on the street.

Bill said parking would not be allowed on the Parkway along the frontage of this property because there was a turning lane, but it could be an item of negotiation in the development agreement for other areas.

Councilmember Brown asked if Angel Street could be painted red to indicate no on-street parking.

Woody said there wasn't room on Angel Street for parking; they would be in the lane of traffic.

Councilmember Freitag said the agreement did not preclude a basement.

Bill said that was correct.

Councilmember Brown asked if something could be included in the development agreement to limit the basement uses to non-public uses, such as storage, a break room, etc.

Bill said it could be included in the agreement, but oftentimes utilities and storage were common uses. He said there were examples of medical buildings in the community that had uses in the basement. Bill said a lab occupied one of the basements, but they had very little public interaction.

Mayor Stevenson said it could be restricted to labs or employee based uses.

Gary Crane said the difficulty was that they couldn't comply with ADA requirements.

Councilmember Brown asked Gary if he meant that that wouldn't need to be added to the development agreement.

Gary said yes; employees could access the basement area, but it would have to be ADA compliant to have the public access that area.

Mayor Stevenson said relative to the size, one of the concerns had been the 7,500 square feet. He said he thought 6,000 square feet would be more acceptable. Mayor Stevenson asked if that could be included in the motion.

Gary said yes.

Councilmember Brown asked if there was anything in the agreement to indicate no electronic message boards.

Bill said there was nothing in the agreement, but it could be added. He said there were a lot of restrictions on electronic message boards relative to size and hours of operation.

The meeting adjourned at 6:57 p.m.

Thieda Wellman, City Recorder