

**MINUTES OF LAYTON CITY COUNCIL
JOINT STRATEGIC PLANNING WORK
MEETING**

MAY 29, 2014; 5:30 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

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

PLANNING COMMISSION MEMBERS

PRESENT:

**GERALD GILBERT, L.T. WEESE, BRIAN
BODILY, ROBERT VANDRUNEN, AND BRETT
NILSSON**

STAFF PRESENT:

**ALEX JENSEN, BILL WRIGHT, PETER MATSON,
JAMES (WOODY) WOODRUFF, BRANDON
RYPIEN, KENT ANDERSEN AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting.

MISCELLANEOUS:

Councilmember Brown said the Home Town Heroes recognition this year would be for Desert Storm veterans. She said applications were being accepted through June 20th and applications were available on the City's website and at any First National Bank.

Councilmember Brown said "Go and Play Layton" was being promoted through the elementary schools. She said prizes would be awarded to elementary age children for accumulating tags. Tags would be received for participating in activities such as fishing or going to the library. Councilmember Brown said tags had been printed for the City Councilmembers and the Mayor that they could hand out. She gave the Mayor and Council tags. Councilmember Brown said this Saturday was the big kick off at Ellison Park from 10:00 a.m. to 2:00 p.m. She said there would be free activities, including Mud, Suds and Floods, where the kids could play in the mud, the Fire Department would be making suds that the kids could play in, and then the Fire Department would hose them down. Councilmember Brown said the Recreation Department would like the Mayor and Council's support in handing out tags.

Mayor Stevenson had everyone introduce themselves. He turned the time over to Staff

TRANSPORTATION MASTER PLAN AND TRANSPORTATION CAPITAL FACILITY PLAN

James (Woody) Woodruff, City Engineer, indicated that Horrocks Engineering had been selected to help with updating the City's Transportation Master Plan. He introduced Steven Lord and Tom Dorian with Horrocks Engineering. Woody gave a brief overview of the types of things they were reviewing in the Plan.

Steve Lord gave an overview of where they were in the process. He indicated that everyone had copies of

the maps created as part of the Plan, which he would be reviewing. Mr. Lord said the first map identified all the areas in the City where they had traffic data; most of the data was gathered by the City's Engineering Department. He said the City's Staff did an amazing job of collecting the traffic data.

Councilmember Petro asked when the counts were taken.

Mr. Lord said the counts were from 2012 up to this past month.

Mayor Stevenson asked what the numbers signified.

Mr. Lord said it was a 24-hour 2-way traffic count that was taken from Tuesday through Thursday, which was an average week day. He explained how they predicted future traffic demands based on current data. Mr. Lord reviewed existing roadway networks based on the function of the roads.

There was discussion about the function classifications of roads and about the classification of Antelope Drive from Woodland Park Blvd. to 2200 West.

Woody indicated that Antelope Drive would become a principal arterial road once the improvements were completed.

Mr. Lord displayed a map of existing levels of service; the acceptable level of service was D, which was what they tried to achieve. He identified the F grade streets, which included I-15 and Antelope Drive, and a few other areas in the City.

Commissioner Vandrunen asked if Fairfield Road was close to failing.

Mr. Lord said it was close.

Mr. Lord displayed a map that showed the conditions of the roads if no additional road work was done. He displayed a map of where failure points would be in the future and roads that were planned to solve those problems.

Mayor Stevenson asked if the intersection of Hill Field Road and 2200 West were to become a commercial node, how would that area be accessed. He said if the West Davis Corridor interchange was at 2200 West instead at 2700 West, would the same thing be accomplished.

Mr. Lord said the volumes on 2200 West would be higher than they would be at 2700 West because having the intersection at 2700 West caused the traffic to spread out. He said there was a small difference between a minor arterial and a minor collector; the main difference was limiting access on arterials.

Woody explained that access was limited on 2700 West and it hadn't been on 2200 West.

Mayor Stevenson discussed 2200 West north of Hill Field Road to Antelope Drive and asked if there would end up being a problem on 2200 West if that area became a commercial node.

Bill Wright, Community and Economic Development Director, said the commercial area was between 2700 West and 2200 West on Hill Field Road.

Council and Staff discussed congestion in the 2200 West and Hill Field Road area in the future. Discussion suggested that if the West Davis Corridor interchange was changed to 2200 West it would need to become a 5 lane road; leaving the interchange at 2700 West caused the traffic to disperse. They

discussed the impacts to existing homes on 2200 West and the costs associated with widening 2200 West.

Woody explained issues with widening 2200 West including homes and the railroad tracks. There was discussion about the number of homes on 2200 West north of Gordon Avenue. There was additional discussion about future traffic on 2200 West.

Mr. Lord displayed a map of where improvements were needed, which included new construction and widening or restriping of existing roads. He discussed problems on Gentile Street east of I-15.

Mayor Stevenson asked if the viaduct on Gentile Street would need to be widened in the future.

Mr. Lord said yes.

Mayor Stevenson asked how that would impact future development on property in the area.

Woody said the plan was to do some widening on Gentile Street, on the south side, specifically at the intersections. He said this would have to be looked at in the near future. Woody said this would have a major impact to the City; the widening of Gentile Street was his biggest concern. He said the City would be working with UDOT to move this project forward.

Councilmember Freitag asked about the railroad tracks; was there any consideration about improving Gordon Avenue or Hill Field Road to go over the tracks.

Mr. Lord said not yet, but only because they hadn't gotten to that point yet. He said it would be looked at in the future. Mr. Lord said they could take a closer look at that; the solution was not to widen the roads

Mr. Lord presented information relative to pedestrians and bikes. He displayed a map that identified bike and pedestrian friendly areas. Mr. Lord displayed conceptual drawings of various types of bike lanes.

Woody said an open house would be held in June to get community comments on the Plan.

Mr. Lord said the next step would be to get approval on the future network; they needed to get to the point where the Council was comfortable with the street network proposal.

Mayor Stevenson said 2200 West needed to be looked at further.

Woody said this presentation information would be put in the Dropbox for the Council and Planning Commission to review. He said the tentative schedule was to bring this back to the Planning Commission in July and the Council in August.

The meeting suspended at 7:06 p.m.

The Meeting reconvened at 7:11 p.m.

Commissioner Weese presented information about Sounds of Freedom.

LAYTON CITY GROWTH SCENARIOS AND VISIONING PROJECT

Peter Matson, City Planner, presented information relative to the growth scenarios and visioning project, and inventory and analysis of multi-family residential housing in the City.

Peter said as part of the growth scenario and visioning project, the City requested \$40,000 in grant funding from the Wasatch Front Regional Council (WFRG), and received \$30,000. Peter said the process included identifying and engaging stakeholders, gathering and analyzing data for scenario development, community coordination and engagement, technical analysis, and vision and implementation. He said they would begin a public input process in August or September and have refined vision reports after the first of the year. Peter said there would be an update of the General Plan based on the preferred scenario determined by the study, with implementation early next year.

Bill Wright said the WFRC put together a pool of consultants that the City would tap into including Vision Utah. He said the WFRC had some technical staff that could be available and Zions Bank could analyze the fiscal impact of various growth scenarios. The goal was to engage the community early in the process.

Peter said part of the charge to Staff in adopting Resolution 14-07 last month was to perform an inventory and analysis of multi-family residential housing. He displayed a pie chart from 2010 census information that indicated that multi-family units made up 16.7% of the City's housing stock; today that was probably closer to 19%. Peter discussed the different categories of multi-family housing in the 2010 census information, which included everything that was 2 units and above. He said part of the process would be to do an infrastructure analysis relative to future development.

Peter reviewed housing type information that had been reviewed in several previous meetings. He indicated that the idea was to have no more than 5% in high density zoning, and no more than 20% in total multi-family zoning.

Councilmember Freitag said single family homes that were owned or rented had not been addressed in any of the studies. He asked if there were any restrictions in the City for renting a home.

Peter said no.

Mayor Stevenson said some HOAs had restrictions on renting.

Peter said Staff would like to bring information back to the Council, relative to Resolution 14-07, at the end of July.

Mayor Stevenson said he struggled with apartment complexes; were there some models around the State that the City could promote, such as bungalow homes or mansion homes.

Peter said yes. He mentioned various multi-family housing types.

Mayor Stevenson said as ground become less available, how soon would development go to smaller lots.

Bill said the market was generally headed in that direction; smaller lots with bigger homes. He mentioned Ovation Homes and the success of their developments.

Commissioner Gilbert said he felt that they were fairly close to what the Council wanted. He said they could do some refining in the various types of multi-family housing and occupancy percentages.

Mayor Stevenson said it wasn't just the ratio; it was identifying other types of multi-family units such as mansion homes that could be presented to a developer that was coming in wanting to do large apartment complexes.

Councilmember Freitag said the inventory only looked at a 10 year period; this might not be the best data set since things had changed significantly over the past 30 years. He said within the past 10 years, the City had changed a ton. Councilmember Freitag stated that the West Layton Plan was last updated in 2003; the General Plan needed to be reviewed constantly.

Mayor Stevenson asked Councilmember Day of his thoughts of the Plans changing.

Councilmember Day said some things changed, but some didn't. The challenge was balancing that out; there needed to be a discussion on building philosophies and the impacts to the City now and into the future.

Council and Staff discussed the need to update the General Plan and review it more frequently. They discussed the conflict between the General Plan and the West Layton Plan and inconsistencies between the two Plans.

Councilmember Day said he didn't see the need for a separate West Layton Plan; there should be one General Plan. He said everything needed to be looked at, not just apartments. Councilmember Day said they should look at the entire General Plan.

Alex Jensen, City Manager, said for clarification, there needed to be a little more refinement relative to the multi-family issue, including occupancy data that may give some direction to the percentage, but also write language in the General Plan to reflect this, realizing that that was only step one in modifying the entire General Plan. He said at least this issue could be put to bed and it would give the protections the Council wanted to have on multi-family development. Alex said from there, the Council would move forward with a broader look at the General Plan. He said some of that may dovetail with the growth scenarios.

Peter said from his perspective the growth scenarios should be the basis for changes to the General Plan.

ECONOMIC DEVELOPMENT UPDATE

Mayor Stevenson said they had continually been in conversations with WinCo, and they were interested in getting something going in Layton. He said they were to the point that it should move forward.

Bill displayed conceptual drawings of the development plan from 2010 and conceptual drawings of the building elevations approved in 2010. He displayed conceptual drawings of the building WinCo now wanted to build and he explained the differences between their proposed building and what was approved in 2010. Bill said in 2010 their mentality was to put the nicest store on the ground; corporate philosophy now was that they were a value oriented store and that should be conveyed in the building. He said this would have to go through the Planning Commission approval process because the size of the building was a conditional use.

Mayor Stevenson talked about the plainness of Costco buildings and the perception of a Costco building versus a WinCo building. He mentioned the traffic impacts of a Costco versus a WinCo.

Commissioner Nilsson said this could be a negotiation tool.

Council and Staff discussed the conditional use approval process.

Councilmember Brown said the development agreement was still in place. She suggested having WinCo give up some of their parking to allow for widening of Gentile Street, in exchange for the lesser building.

Councilmember Brown said she felt that the balance of the property should be held to the development agreement to make it look nice.

Bill identified the property lines within the development area, and the complications of making adjustments to the parking area.

Mayor Stevenson said the City should talk to WinCo about doing something to dress up the long face of the building, and giving up some of their parking. He asked if the Planning Commission would be willing to work with them on the building.

Commissioner Gilbert said the Planning Commission would consider it. He said they would take recommendations from the Staff and the Design Review Committee.

Councilmember Freitag said the development agreement was between the City and Kevin Garn and Doug Durban; they had to be a party to any changes. He said if the City allowed WinCo to dumb down their building, the same considerations would have to be given to the balance of the development.

Mayor Stevenson said that was not necessarily true. He said the City had been in discussions with Mr. Garn's group; they knew that no one would come into the development until after the big guy came in.

Councilmember Francis said he agreed with Councilmember Freitag. He said the elevation they were presenting was not what he wanted to represent Layton City.

Council and Staff discussed the development and receiving information about the entire package.

Mayor Stevenson said more information would be brought back to the Council.

MISCELLANEOUS: (continued)

Mayor Stevenson mentioned the focus group meeting that was held last night relative to UTOPIA. Council and Staff discussed feedback from the audience and what types of information they needed to get out to the public.

Council and Staff discussed various aspects of the Macquarie proposal.

The meeting adjourned at 9:42 p.m.

Thieda Wellman, City Recorder