

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 Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on June 19, 2014.**

Item:

1. Presentation - Fireworks Restrictions July 2014
2. Bid Award – ACME Construction Inc. – Project 14-56 – Antelope Drive Intersection Improvements – Resolution 14-38 – Antelope Drive at the Intersections of Church Street and Oak Forest
3. Memorandum of Understanding between Layton City and Weber Basin Water Conservancy District for Installation of Water Line - Resolution 14-43
4. Final Approval Extension Request – Tuscany Villas PRUD – Approximately 1225 East Gentile Street
5. Ordinance Amendment – Title 19 Zoning, Chapter 19.02, Section 19.02.020 Definitions; Chapter 19.06, Section 19.06.010 Table 6-1 and Table 6-2; and Section 19.06.220 Regulations Specific to Small Dealerships - Ordinance 14-08

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 - Fireworks Restrictions July 2014

Background:

Each year Layton City establishes restrictions on the use of fireworks by Layton City residents within Layton City boundaries. The restrictions for 2014 will remain the same as those established in 2013. Residents are not allowed to use fireworks in restricted areas of East Layton. Several parks have been designated as areas where residents living in the restricted areas can use their legal fireworks.

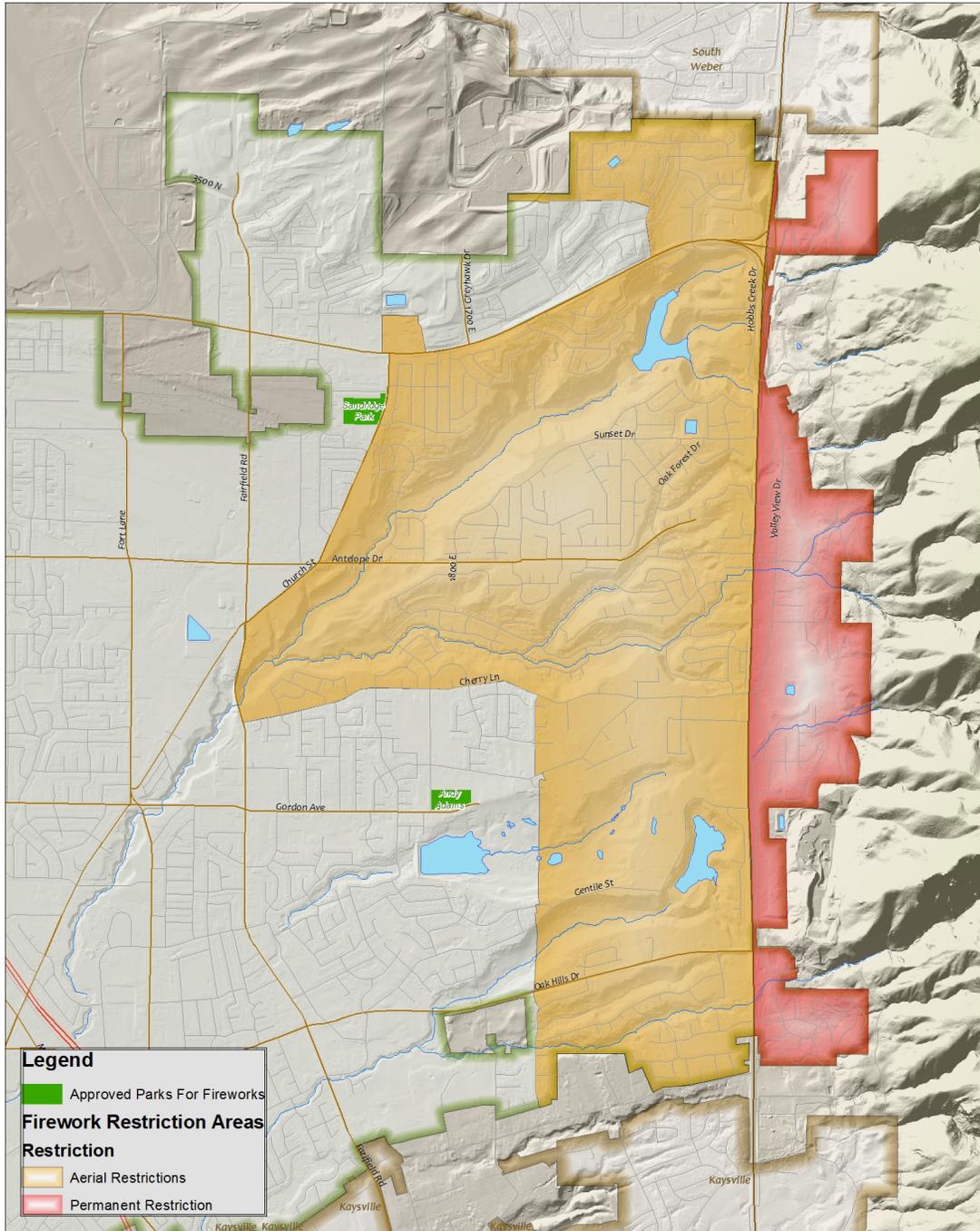
Please see attached map.

Alternatives:

N/A

Recommendation:

N/A



Firework Restriction Areas



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

Item Number: 2.

Subject:

Bid Award – ACME Construction Inc. – Project 14-56 – Antelope Drive Intersection Improvements – Resolution 14-38 – Antelope Drive at the Intersections of Church Street and Oak Forest

Background:

Resolution 14-38 authorizes the execution of an agreement between Layton City and ACME Construction Inc. for the Antelope Drive Intersection Improvements, Project 14-56. This project includes the construction of a mini roundabout at Antelope Drive and Oak Forest, a roundabout at Antelope Drive and Church Street, and the relocation of associated utilities within these areas. This project will improve site distances to the east, provide traffic calming, and create more efficient and safe intersections for vehicles and pedestrians.

Three bids were received, with ACME Construction Inc. submitting the lowest responsive, responsible bid in the amount of \$885,262.65.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-38 awarding the bid to ACME Construction Inc. for the Antelope Drive Intersection Improvements, Project 14-56; 2) Adopt Resolution 14-38 with any amendments the Council deems appropriate; or 3) Reject all bids and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-38 awarding the bid to ACME Construction Inc. for the Antelope Drive Intersection Improvements, Project 14-56 and authorize the City Manager to execute the agreement between Layton City and ACME Construction Inc.

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

Item Number: 3.

Subject:

Memorandum of Understanding between Layton City and Weber Basin Water Conservancy District for Installation of Water Line - Resolution 14-43

Background:

The City and Weber Basin Water Conservancy District (the District) desire to enter into an agreement identifying the mutual obligations of the parties in regards to the installation of approximately 6,500 lineal feet of water line (the Project) under public roads within the City. The District seeks to initiate and complete the construction of this Project between April and October of 2014. The District has given the City assurance that the subsequent repairs to those roads will include a mill and overlay in 2015 in order to place the roads back in the same or better condition as when the Project began. The Memorandum of Understanding outlines the terms of the agreement between the City and the District.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-43 authorizing the City to enter into the Memorandum of Understanding between Layton City and Weber Basin Water Conservancy District for the installation of water line; 2) Adopt Resolution 14-43 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-43 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-43 authorizing the City to enter into the Memorandum of Understanding between Layton City and the Weber Basin Water Conservancy District for the installation of water line and authorize the Mayor to sign the necessary documents.

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

Item Number: 4.

Subject:

Final Approval Extension Request – TuscanY Villas PRUD – Approximately 1225 East Gentile Street

Background:

TuscanY Villas PRUD is located in an R-M1 (Low/Medium Density Residential) zoning district. This project was first approved on August 20, 2009, as one phase consisting of 40 units (three 12-plex units and one 4-plex unit). On June 7, 2012, the plat was amended to consist of four phases with Phases 1, 2 and 3 consisting of 12 units each and Phase 4 consisting of 4 units for a total of 40 units.

Per Title 18, Chapter 18.16 Section 18.16.040 of the City Code, the Zoning Administrator may grant a single one-year final approval extension. Any further extensions must be granted by the Council. On June 25, 2013, the Zoning Administrator granted a one-year final approval extension for TuscanY Villas PRUD due to economic conditions and the securing of financing preventing progress on the subdivision. This final approval will expire on June 25, 2014.

The developer, Brian Lamano, has requested an additional one-year extension to this amended plat in order to find an equity partner to secure financing.

Alternatives:

Alternatives are to 1) Grant final approval extension request for TuscanY Villas PRUD to June 25, 2015, for good cause; or 2) Deny final approval extension request for TuscanY Villas PRUD.

Recommendation:

Staff recommends the Council grant final approval extension request for TuscanY Villas PRUD to June 25, 2015, for good cause.

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

Item Number: 5.

Subject:

Ordinance Amendment – Title 19 Zoning, Chapter 19.02, Section 19.02.020 Definitions; Chapter 19.06, Section 19.06.010 Table 6-1 and Table 6-2; and Section 19.06.220 Regulations Specific to Small Dealerships - Ordinance 14-08

Background:

Over the years, the Planning Commission has reviewed and approved several conditional use permits for small-scale auto sales in commercial and manufacturing zones. Unlike larger new/used car sales lots typically located along Main Street, these smaller auto sales businesses are many times located in office-warehouse buildings in manufacturing zones.

The impacts of these small-scale auto sales businesses are considerably less than a traditional auto dealership. The Planning Commission and Staff determined that it would be more efficient and effective to establish a separate land use category for small auto dealerships, allow them as a permitted use, and provide for an administrative review and approval process.

Ordinance 14-08 proposes amendments to the Zoning Ordinance (Title 19) providing a definition and a land use category for small dealerships together with a set of regulations specific to small dealerships. Small dealerships are proposed as a “permitted use” in the CP-3, C-H, M-1 and M-2 zones and will be approved administratively by Staff. Traditional dealerships will continue to be addressed through the conditional use process.

This ordinance also removes traditional dealerships from the M-1 zoning district. There has been an increasing concern for the number of dealerships locating in the M-1 zone. The M-1 zoning district is limited to either side of Fairfield Road, north of 2500 North and in a couple other scattered areas around the City. Many of these M-1 zones are in close proximity to residential and may not be suitable for a traditionally sized dealership. Additionally, due to the limited amount of light industrial land in the City, it is important to preserve these areas for businesses that require the facilities this zone provides. Staff and the Planning Commission discussed and analyzed these points before the Planning Commission gave their recommendation. This change would effectively make two existing dealerships nonconforming businesses.

Alternatives:

Alternatives are to 1) Adopt Ordinance 14-08 amending Title 19, Sections 19.02.020, 19.06.010 Table 6-1 and Table 6-2 and Section 19.06.220 adding regulations specific to small dealerships; 2) Adopt Ordinance 14-08 amending Title 19, Sections 19.02.020, 19.06.010 Table 6-1 and Table 6-2 and Section 19.06.220 adding regulations specific to small dealerships with modifications; or 3) Not adopt Ordinance 14-08 leaving the existing regulations for auto dealerships/sales in place.

Recommendation:

On May 27, 2014, the Planning Commission unanimously recommended the Council adopt Ordinance 14-08 amending Title 19, Sections 19.02.020, 19.06.010 Table 6-1 and Table 6-2 and Section 19.06.220 adding regulations specific to small dealerships.

Staff supports the recommendation of the Planning Commission.