

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 21, 2024; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, WESTON APPLONIE, ZACH KADIN, STEPHEN JACKSON, ALLEN SWANSON, KARL KUEHN, ED FRAZIER, AND KIM READ

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced the following events:

- A program would take place for the State of Utah's Vietnam Veterans Recognition Day on Friday, March 29, beginning at 11:00 AM at the Vietnam Memorial Wall Replica.
- Young Automotive Headquarters Open House was scheduled for that same date and time. The Council was invited to both of those events.
- Davis County's Homeless Task Force was required to submit a new plan by August 1, 2024 identifying how Code Blue situations and providing a solution to housing the homeless within the County. She didn't believe a definitive location had yet been identified.
- She informed the Council of recent legislation dealing with the homeless population within the City. She mentioned the designated temperature had been modified for Code Blue. Additionally, changes were also made regarding the enforcement of camping ordinances and indicated she would learn more during a future meeting and stated this issue was gaining traction.

COUNCILMEMBER REPORT

Councilmember Bloxham commented on the professionalism of City Staff and the information it provided. He was appreciative of the information and discussions that had taken place during the Budget Meeting.

Councilmember Smith Edmondson reported Communities that Care (CTC) Data Committee had received the SHARP (Student Health and Risk Prevention) data for school students that fed into Northridge and Layton High Schools and mentioned the Data Team would be presenting the information to the Community Action Board to determine future programming. She reminded the Council a decision had been made last year to work with Big Brothers/Big Sisters for mentoring youth within the City and reported it had been an unsuccessful partnership. The Executive Board had recently met to determine how the remainder of grant funding could be appropriated before the deadline in June which concluded it be appropriated in the form of mini grants to elementary schools providing after-school programs. She specifically mentioned the program at Vae View Elementary. Robby Kinghorn, Director, Davis Community Schools, identified small school communities for the elementary school sixth graders which supported the programming of the coalition. She explained the challenges associated with the Big Brothers/Big Sisters program. She further explained how the mini grants associated with Davis School District's Community Schools program could be implemented to meet the grant criteria.

Councilmember Morris informed the Council the RAMP (Recreation, Arts, Museum, and Parks) Commission had one last meeting scheduled for Monday, March 25, 2024, to finalize appropriations for the grant funding. He mentioned OPPA (On Pitch Performing Arts) had been invited to address questions from the Commission regarding its grant submission. He pointed out the Commission understood its role and accepted the responsibility very seriously in approving grant funding.

Mayor Petro presented treats to acknowledge Councilmember Smith Edmondson's birthday.

ACCEPT A PROPOSAL FOR AN AGREEMENT BETWEEN LAYTON CITY AND HOGAN & ASSOCIATES CONSTRUCTION FOR CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR SERVICES FOR A NEW 9-1-1 EMERGENCY COMMUNICATIONS CENTER AND EMERGENCY OPERATIONS CENTER – RESOLUTION 24-10

Karl Kuehn, Dispatch Communications Manager, announced the milestone of reaching 100,000 calls in the four and a half months of operating on the countywide Spillman system.

He shared a visual illustration and reviewed the timeline associated with the selection process for the construction management/general contractor services for the City's Emergency Communications Center. He also reviewed a conceptual plan of what the new facility would resemble. He identified the criteria used to evaluate the submitted proposals and announced Staff was recommending the proposal submitted from Hogan & Associates and reminded the Council, Hogan had successfully constructed Fire Station 54. He asked if there were any questions.

Councilmember Morris asked if the City had a Staff member who would be acting in a similar capacity as Brad Wilkes, Fire Department, did in assisting the construction process of Fire Station 54, which benefitted the City with successfully completing the project with a significant cost savings. Alex Jensen, City Manager, explained how City Staff would be approaching this construction process. A discussion followed with the Council expressing its support for Staff's decision.

GORDON AVENUE AND HIGHWAY 89 TOWN CENTER MASTER PLAN, AMENDING AND UPDATING THE GENERAL PLAN – ORDINANCE 24-06

Chad Wilkinson, Community and Economic Development Director, shared a visual illustration and reminded the Council the property had always been designated as a town center and was reflected as such in the General Plan. He explained this process would determine the appropriate zoning and allowed entitlements for the town center and reminded the Council of the timeline associated with this approval process. He pointed out Staff had taken into consideration public comments shared during previous meetings under advisement and indicated some had been implemented in the proposed concept plan. He emphasized this particular property had been designated, following previous public processes, for a town center in the General Plan for a number of years and clarified that wasn't the purpose of the public hearing. He suggested the area had generally functioned as a town center for many years.

He recognized Zach Kadin, Planner, and Weston Applonie, City Planner, for their contributions with the project thus far, and complimented Stephen Jackson, City Engineer, and other Engineering Staff for their efforts.

Mr. Applonie, shared an artist rendering of what the Town Center might resemble and explained the purpose of the Town Center was to provide distinctive neighborhood services. He added the town center concept followed the Wasatch 2040 Planning Model, a regional model for managing growth along the Wasatch Front. He mentioned the City received thousands of comments from the public and the majority of those were positive for a town center. He explained the difference between a commercial center and town center, which was designed to be a walkable, mixed-use center integrating different land uses in a compact area with a focus on building design and pedestrian connectivity. Town centers provided an effective way to balance growth throughout a City.

He shared the illustration of this Town Center Concept Plan and reviewed it with the Council identifying the different buildings and proposed uses which included: an anchor grocery store, gas station associated with the grocer, mixed-use buildings with residential above a commercial use, a variety of housing products, pedestrian underpass providing connectivity to housing across a street, a stream, and trail system.

Mr. Wilkinson addressed comments he believed would be made during the public hearing. He suggested the Council might have received an email from a citizen representing a group of residents and reported Staff wasn't in objection to any of the items included in the email. He mentioned the Market Study and stated its purpose was to establish sustainable square footage for the Town Center and emphasized it was never meant to identify a minimum or maximum amount of multi-family housing units. He pointed out its intent was to create a sense of 'place' including the residential component resulting in a walkable town center. The other concern would be specific to traffic and pointed out the traffic analysis reflected most of the traffic would predominantly take place between Highway 89 and the entrance to the Town Center development. He mentioned the City's Engineering Staff had completed analysis and concluded the roads were designed to accommodate for that amount of traffic. He also spoke to the percentage and number of vehicular trips projected which was included in the completed analysis.

He asked if there were any questions. The Council asked questions and discussions took place regarding the following:

- The ease and access for the fuel station near Highway 89.
- The location of the fuel station associated with the grocery store. Mr. Wilkinson emphasized the location of the gas station would be refined during the development concept.
- The intended and projected pedestrian flow associated with the proposed development.
- Landscaping within the development and the types of trees which would be allowed or encouraged. Mr. Wilkinson mentioned that would also be addressed within the Development Agreement.
- Comparison of the proposed Town Center to Station Park and the Holladay Town Center.
- The suggested housing component proposed for the area on the farthest northern side of the development. Mr. Wilkinson emphasized the Market Study didn't identify a minimum number of rooftops; rather, it was intended to support the design of the town center component. It would also contribute toward the proposed 'walkable' connectivity within the commercial uses/properties. He clarified the vacant property north of possible proposed development would eventually be developed and City Staff had planned for the location of a proposed road connection.
- Clarification regarding the open and/or gathering space within the Town Center. Mr. Wilkinson shared an artist's rendering of what something like this could resemble and a suggestion was made to consider including a 'softer' or 'green space' amenity.
- The proposed creek/river amenity located at the southern portion of the development. Mr. Wilkinson clarified its intention as an overflow or detention basin required as mitigation/buffer for the adjacent subdivision. Mr. Wilkinson identified its proximity to the adjacent residential component and the discussion continued regarding the mixed housing components which would support the development.
- Zoning classification and lot sizes for the variety of housing.
- Participation of UDOT (Utah Department of Transportation).

Mr. Wilkinson emphasized the interested developer for the project had a vested interest in creating a successful development and amenity for the City.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

CLOSED MEETING:

MOTION: Councilmember Roberts moved to adjourn the meeting and convene in a closed meeting at 6:36 p.m. to discuss the Pending or Reasonably Imminent Litigation. Councilmember Morris seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 7:06 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:06 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **21st day of March, 2024**, was to Discuss Pending or Reasonably Imminent Litigation.

Dated this 6th day of June, 2024.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder