

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

JANUARY 15, 2015; 7:01 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, BILL WRIGHT,
PETER MATSON, TERRY COBURN 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 Brown moved and Councilmember Day seconded to approve the minutes of:

**Layton City Council Work Meeting – November 20, 2014;
Layton City Council Meeting – November 20, 2014;
Layton City Council Work Meeting – December 4, 2014; and
Layton City Council Meeting – December 4, 2014.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown indicated that Family Recreation would be sponsoring a family skate night at the South Davis Recreation Center this Saturday from 7:00 p.m. to 9:00 p.m. She said in past years skate rental had been \$1 and there had been refreshments.

CITIZEN COMMENTS:

Steven and Michelle Simpson, 1499 North 125 East, raised concerns with the City's ordinance that prohibited animals in parks. They said they would like the Council to change the ordinance to allow dogs in the parks; dogs were important to families. Mr. Simpson indicated that walking dogs was healthy; walking dogs in a park was safer than walking them on the sidewalks or streets; more and more municipalities were building dog parks; people were already walking their dogs in the parks in the evening; dogs in parks was part of America; and dog waste stations would eliminate some of the concerns.

Councilmember Brown said dogs were allowed on the City's trails on a leash; the City did provide waste stations along the trails.

Mr. Simpson said those were fantastic, but they were looking more toward neighborhood parks.

Mayor Stevenson said there had been some discussion about a dog park. He said as many people as would like to see dogs in the parks there were as many people that didn't want to see them. Mayor Stevenson said there would continue to be discussions about a dog park.

Councilmember Petro asked how far they would be willing to drive to get to a dog park.

Mr. Simpson said they wouldn't want to drive they would want to walk there.

Mayor Stevenson thanked the Simpsons for their comments.

PRESENTATIONS:

YOUTH COUNCIL SWEARING IN

Mayor Stevenson invited members of the Youth Council to come forward.

Carolyn Hunter, Youth Council Advisor, explained the Youth Council program and mentioned some of the events the Youth Council had been involved with.

Thieda Wellman, City Recorder, administered the oath of office to the Youth Council. The Youth Council came forward to shake hands with the Mayor and Council.

CONSENT AGENDA:

PARTIAL RELEASE OF EASEMENT – HILTON HOME2 SUITES – RESOLUTION 15-01

Gary Crane, City Attorney, said Resolution 15-01 would release a partial easement that was located behind the Home2 Suites that was currently being used for parking for the facility. Gary said this transaction took place several years ago with Home2 Suites paying the City for the easement, but the City never conveyed the release of easement to them. He said the easement contained approximately 29,000 square feet.

Councilmember Brown asked if the public was able to use the parking area.

Gary said yes.

BID AWARD – WHITAKER CONSTRUCTION COMPANY – LAND DRAIN MANHOLE REHAB PROJECT – LAKELAND AND EASTVIEW SUBDIVISIONS – RESOLUTION 15-02

Terry Coburn, Public Works Director, said Resolution 15-02 authorized the execution of an agreement between Layton City and Whitaker Construction Company for the land drain manhole rehab project. Terry said the project included the rehab of 57 land drain manholes in the Lakeland and Eastview Subdivisions. He said it included replacing the gravel floors of the existing manholes with concrete. Terry said the project would improve the ability for the land drain lines to be flushed and maintained. He said three bids were received with Whitaker Construction submitting the lowest responsive, responsible bid of \$69,895; the engineer's estimate for the project was \$70,000. Terry said Staff recommended approval.

BID AWARD – WIDDISON TURBINE SERVICE LLC – LAYTON CITY SHOP WELL REHABILITATION – 1925 NORTH FORT LANE – RESOLUTION 15-03

Terry Coburn said Resolution 15-03 authorized the execution of an agreement between Layton City and Widdison Turbine Services, LLC for the Layton City Shop well rehabilitation project. He said the project included the rehabilitation of the well and all associated items for a fully functioning system. Terry said the project would clean and chemically treat the well to help insure continued water production at optimum performance from the well in the future. He said an advertisement requesting qualifications was published with Widdison Turbine Service being the only contractor to submit a statement of qualifications and a bid in the amount of \$146,140; the engineer's estimate for the project was \$150,000. Terry said Staff recommended approval.

Mayor Stevenson asked Terry to explain to the audience what happened with this process.

Terry said the City had six deep wells in the City that were drilled to about 700 feet deep. He said over time the screens in the wells became plugged with minerals. Terry said they were originally slatted so that the

water could flow through the casing where it could be pumped. He said over time the minerals diminished those slots. Terry said the rehab process involved pulling of 700 feet of pipe, the pump and motor, and then swabbed the casing with brushes and chemicals that cleaned the casing so that the water could better flow into the casing. He said when the Fort Lane well was rehabbed, it more than doubled the capacity of the well.

MOTION: Councilmember Petro moved to approve the Consent Agenda as presented. Councilmember Brown seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

REZONE REQUEST – BAC LAYTON, LLC – R-1-10 (SINGLE FAMILY RESIDENTIAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – SOUTHEAST CORNER OF GORDON AVENUE AND COLD CREEK WAY – ORDINANCE 15-01

Peter Matson, City Planner, said this was a rezone request submitted by BAC Layton LLC. He said the property was located on the southeast corner of Cold Creek Way and Gordon Avenue, north of Ellison Park Elementary. Peter said the request was to rezone the property from R-1-10 to R-1-8. He said the difference in the zones was 10,000 square foot lots as opposed to 8,000 square foot lots. Peter said the recommendation of the General Plan was for 2 to 4 units per acre; the proposed rezone was within those recommendations. Peter said the property was impacted by some surrounding land uses that were unique to a single family subdivision. He said to the north there was professional business zoning on an arterial street, the D & R G Rail Trail and M-2 zoning was located to the east, and there was an elementary school to the south. Peter said the Planning Commission recommended approval of the rezone and Staff supported that recommendation.

Mayor Stevenson said most of the lots were more than 10,000 square feet.

Peter said that was correct. He said about 55 feet of the rear yards of the lots along the trail would be impacted by easements.

Councilmember Brown asked if there could be gates between the back yards and the trail.

Peter said no.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Freitag moved to close the public hearing and approve the rezone request, Ordinance 15-01. Councilmember Brown seconded the motion, which passed unanimously.

Mayor Stevenson said next Friday at 7:00 p.m. at the Conference Center there would be an art program that would be a presentation of art from high schools throughout the County. He said this would be a free event and would include food.

Councilmember Brown said students had until January 22nd to enter the art contest. She said there was prize money.

The meeting adjourned at 7:33 p.m.

Thieda Wellman, City Recorder