

**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 Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **6:00 PM on May 21, 2015.**

**Item:**

1. Wastewater Master Plan – Resolution 15-31
2. Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-13 – Approximately 2300 West Gentile Street
3. Rezone Request – Stewart/Updwell Development – R-S (Residential-Suburban) to R-1-6 (Single Family Residential) – Ordinance 15-14 – 191 East Phillips Street
4. Development Agreement and Rezone Request – Barlow (Service Mortgage Inc.)/Ovation Homes – A (Agriculture) to R-1-6 (Single Family Residential) – Resolution 15-11 and Ordinance 15-06 – Approximately 2100 East Oakridge Drive

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:**

Wastewater Master Plan – Resolution 15-31

**Background:**

Resolution 15-31 authorizes the review and adoption of the Wastewater Master Plan by the Council. This portion of the Sewer Master Plan, also designated as the System Evaluation and Capacity Assurance Plan (SECAP), has been prepared by Bowen Collins and Associates, Inc. and has been reviewed and approved by the Layton City Engineering Staff. This SECAP is a written document that provides recommended improvements to resolve existing and projected future deficiencies in the wastewater collection system based on the City's current General Plan.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 15-31 authorizing the review and adoption of the Wastewater Master Plan; 2) Adopt Resolution 15-31 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-31 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 15-31 authorizing the review and adoption of the Wastewater Master Plan and authorize the Mayor to execute the necessary documents.

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

**Item Number:** 2.

**Subject:**

Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-13  
– Approximately 2300 West Gentile Street

**Background:**

The applicant, Castle Creek Homes, is requesting to rezone 9.78 acres of vacant farm land. The property has R-1-10 PRUD zoning to the southwest and setback from Gentile Street, Agricultural zoning to the west, north and east.

The proposal is to develop a single family subdivision similar to the many R-S lot averaged subdivisions in Layton City. At the request of the applicant, the rezone area has been reduced from the original request to rezone 15.65 acres. By reducing the rezone area, the applicant will not have frontage on 2200 West and will not have to await a decision concerning the street designation of 2200 West or the location of the West Davis Corridor interchange. If the rezone is approved by Council, the applicant can then move forward with preliminary plat review. The applicant may request a rezone of the remaining 6.13 acres of property in the future once a decision has been made concerning 2200 West.

The Land Use Element of the General Plan indicates that low density single family dwelling developments are appropriate for this area of Layton City.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 15-13 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 15-13 denying the rezone request.

**Recommendation:**

On April 28, 2015, the Planning Commission voted unanimously to recommend the Council adopt Ordinance 15-13 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

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

**Item Number:** 3.

**Subject:**

Rezone Request – Stewart/Updwell Development – R-S (Residential-Suburban) to R-1-6 (Single Family Residential) – Ordinance 15-14 – 191 East Phillips Street

**Background:**

The property proposed for rezone includes 2.31 acres located on the north side of Phillips Street. The rezone area is across the street and north of the Blaine Jensen RV facility in Kaysville. The boundary between Layton City and Kaysville City in this area is the centerline of Phillips Street. The rezone area is surrounded by R-S and R-1-8 zoning to the north, R-1-8 and R-1-6 zoning to the east, Kaysville City (Blaine Jensen RV) to the south, and R-S, R-1-8 and R-1-6 zoning to the west.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 15-14 approving the rezone request from R-S to R-1-6 based on General Plan land use and density recommendations; or 2) Not adopt Ordinance 15-14 denying the rezone request.

**Recommendation:**

On April 28, 2015, the Planning Commission voted by a margin of 5 to 1 to recommend the Council not adopt Ordinance 15-14 denying the rezone request from R-S to R-1-6.

Staff does not support the recommendation of the Planning Commission. Staff believes the R-1-6 zoning district is consistent with the General Plan and policies for this property. In the alternative, the R-1-8 zoning district is also consistent with the General Plan. The nature of this infill property is more difficult to develop under the R-1-8 zoning regulations. The current R-S zoning is not consistent with the General Plan for this property.

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

**Item Number:** 4.

**Subject:**

Development Agreement and Rezone Request – Barlow (Service Mortgage Inc.)/Ovation Homes – A (Agriculture) to R-1-6 (Single Family Residential) – Resolution 15-11 and Ordinance 15-06 – Approximately 2100 East Oakridge Drive

**Background:**

The property proposed for rezone contains 5.381 acres located south of Oakridge Drive at approximately 2100 East. The rezone area is north of Valley View Golf Course and is surrounded by R-1-10, R-1-10 PRUD and R-M1 zoning to the north, R-1-10 zoning to the east, A zoning to the south, and A and R-1-10 zoning to the west. The rezone area is situated directly north of where Gordon Avenue will extend from the eastern boundary of Andy Adams Park (approximately 1725 East) to 2550 East on the south end of Orchard Grove Subdivision (see attached Map 2 and Map 3).

The rezone request is accompanied by a development agreement that outlines the City and owner's undertakings relative to utilities (both on and off-site), streets, land uses, and housing types within the rezone area. The applicant for the rezone is Ovation Homes (Brad and Norm Frost) representing Duncan Barlow (Service Mortgage, Inc.) owner of the 5.381-acre rezone area.

**Alternatives:**

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 15-11 approving the Development Agreement; 2) Adopt Resolution 15-11 approving the Development Agreement with modifications; or 3) Not adopt Resolution 15-11 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-06 approving the rezone request to from A to R-1-6 subject to the approval of the Development Agreement; or 2) Not adopt Ordinance 15-06 denying the rezone request from A to R-1-6.

**Recommendation:**

The Planning Commission recommends the Council adopt Resolution 15-11 approving the Development Agreement and adopt Ordinance 15-06 approving the rezone requests from A to R-1-6 based on consistency with the with the General Plan land use and density recommendations for this area of the City.

Staff supports the recommendation of the Planning Commission.