

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 3, 2016; 6:00 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, KENT ANDERSEN AND
THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and mentioned the new fire truck. He turned the time over to Staff.

AGENDA:

**PARTICIPATION AGREEMENT WITH SEAQUEST INTERACTIVE AQUARIUM –
RESOLUTION 16-15**

Kent Andersen, Deputy Director of Community and Economic Development, indicated that Resolution 16-15 was a participation agreement with Seaquest Interactive Aquarium, a new tenant coming to the Mall. Kent introduced Brad Boyle, General Manager of Seaquest, and Linda Kelley with the Mall. Kent said the previous Sports Authority location would be repurposed into the aquarium.

Mr. Boyle stated that they were very excited about the project and indicated that they had signed a lease agreement with the Mall today. He said they were excited about the opportunity to work with the City and County in bringing Seaquest Interactive Aquarium to Layton.

Mr. Boyle said Seaquest would be different than the Draper aquarium in that they would be completely interactive; it would be about touching and feeding the animals. He showed conceptual drawings of the facility and indicated that they would have a tank where customers would have the opportunity to snorkel with stingrays. Mr. Boyle displayed a layout of the facility and explained some of the attractions.

Councilmember Freitag arrived at 6:04 p.m.

Mr. Boyle indicated that the facility would include a birthday room and sunken pirate's ship; a separate snake area; trout ponds; an aviary; an Amazon river room; a California coast area; a Caribbean cove; an Egyptian area; and an area with a concession stand. He said there would be fish pedicures available and a shark lagoon. Mr. Boyle said the entire facility would be very interactive.

Councilmember Freitag asked about the mermaids.

Mr. Boyle said there would be mermaids in the stingray pool.

Councilmember Brown asked about pricing.

Mr. Boyle explained the different prices for various activities.

Councilmember Day asked what the basic admission would be.

Mr. Boyle said \$14.95 for adults and \$9.95 for children. He indicated that a yearly membership would be

very affordable.

Kent asked how many visitors they were anticipating the first year.

Mr. Boyle said they anticipated 150,000 people. He said they had a robust marketing plan; the Texas locations had over 400,000 visitors a year. Mr. Boyle indicated that they would also have a babysitting service; parents could drop their children off at the facility while they were shopping or dining.

Councilmember Brown asked if there was a limit of how many people they let in each day.

Mr. Boyle said that would be based on the Fire Department. He said they would have 60 to 80 stingrays and plenty of animals to accommodate a lot of people.

Councilmember Day asked about the mortality rate of the animals.

Mr. Boyle said it was very good. Their main objective was to keep the animals healthy; they monitored the water very closely.

Kent said this would be a great attraction for the Mall. He said the participation agreement was a good use of taxpayer dollars. The City would fund \$40,000 and waive \$10,000 in building permit fees; Davis County was also participating at the same level. Kent said the City would help with marketing as well.

Councilmember Day asked if the City had done this in the past.

Kent said through the RDA, the City had participated in several other projects.

Mayor Stevenson said this would be a regional draw and pull people in from other areas; it would generate other revenues.

Councilmember Petro asked if they were going outside of Utah for marketing.

Mr. Boyle said yes; he came from Idaho Falls, Idaho, and they would be marketing in Idaho. He indicated that six million people came from Idaho each year to this area; they would also be marketing in western Wyoming and eastern Nevada.

Mayor Stevenson asked Mr. Boyle to present this information in the regular meeting as well.

Councilmember Day asked when they anticipated opening.

Mr. Boyle said they would begin with demolition right away and hoped for an August opening.

Ms. Kelley said the Mall was totally invested in this project; they were very excited for this to come to the Mall. She said they expected a lot of exposure in the media.

Mr. Boyle said they were working with Weber State on internships and getting students involved.

REZONE REQUEST – WIGGILL ESTATES PRUD – A (AGRICULTURE) TO R-1-6 PRUD (SINGLE FAMILY RESIDENTIAL PLANNED RESIDENTIAL UNIT DEVELOPMENT) – APPROXIMATELY 255 SOUTH FAIRFIELD ROAD – ORDINANCE 16-12

Peter Matson, City Planner, said this item was on the Regular Meeting Agenda as a public hearing. He said the rezone request was from the Wiggill Family for 7.41 acres located at approximately 255 South Fairfield Road. Peter said the property was surrounded by single family to the south and east with R-1-6 and R-1-8 zoning, R-M1 zoning to the north, and there were townhomes located to the west.

Peter said the proposal was to develop an R-1-6 PRUD project on the property. He indicated that Jerry Preston was the developer; Mr. Preston had developed several projects in the City.

Peter displayed a conceptual site plan for the project and indicated that the R-1-6 zone allowed for a density of 5.5 to 7.7 units per acre. The proposal was to develop 41 units on the property, which would be a density of 5.7 units per acre. No density bonus was being proposed. The project included twin homes with some 3-plex units and two 4-plex units. The streets would be public streets with connections to the south and north, and onto Fairfield Road. The area around the units would be common area and a detention basin would be located on the southwest corner of the property.

Peter displayed elevation drawings of similar projects in Kaysville and Farmington. He reviewed policy recommendations on arterial streets; the General Plan indicated that consideration could be made for higher density in these areas. Peter indicated that the units would be single family type housing. He indicated that a typical subdivision would have issues on the property with roads; this would provide a reasonable transition from the arterial street to the single family developments in the area.

Bill Wright, Community and Economic Development Director, explained issues with the depth of the lots with traditional single family development on the property; there would be double fronted lots with a traditional single family development.

Councilmember Freitag asked how many total units there would be.

Peter said 41.

Councilmember Freitag asked how many units there would be without the PRUD.

Mr. Jerry Preston, indicated that it would be 33. He said if the layout was a typical R-1-6 development, they could only get 21 lots on the property because of the roads that were required to the north and south.

Councilmember Brown said one citizen sent an email indicating that this property had already been zoned R-1-8 or R-1-6, but it was actually agricultural zoning.

Peter said that was correct.

Councilmember Davis asked about the remaining property owned by the Wiggill Family to the north.

Peter said there were existing homes and an out building on the property, and a creek ran through it. He said it contained more than an acre. He said that property could accommodate 16 units and was zoned R-M1. He explained zoning history in the area.

Peter reviewed information in the General Plan that talked about a variety of densities in these types of uses along arterial roads.

Councilmember Freitag said while the recommendation was multi-family along arterial streets, the City had not done that all along Fairfield Road. There was single family to the south. He questioned whether it made sense from a planning perspective to squeeze this multi-family development in an area that had developed as single family.

Councilmember Brown said she wasn't as concerned with the PRUD, but she had problems with the 3-plexes and 4-plexes where it would be between two single family neighborhoods. This project wasn't buffering single family homes from the arterial street. She said she would be okay with the PRUD to allow for a few more units, but the twin homes in her area didn't sell very well.

Councilmember Davis said he wondered about this proposal fitting with the existing neighborhoods.

Mayor Stevenson said to connect all of the roads impacted the property; the roads cut the property up. He said it made it very difficult to develop the property.

Councilmember Brown said twin homes were okay, but she had concerns with 3 and 4-plexes.

Councilmember Day said there were a lot of odd shaped properties in the City. He said it didn't make sense to zone based on that; the City needed to look at what was best for the City.

Mayor Stevenson said as the City filled in, they had to figure out how to make that work. This would happen all through the City as it built out; was the City afraid of multi-family units. He asked what the value of the homes would be.

Mr. Preston said they would be between \$260,000 and \$350,000.

Mayor Stevenson said the value of homes didn't make good neighbors; people made good neighbors. The existing homes in the area would not be higher priced than these homes. He said he didn't know how someone would be able to connect the roads and make this property work for single family homes.

Councilmember Freitag said he didn't know if there were other options; he hadn't seen any other plans. He said the developer was looking at maximizing the number of units they could put on the property. Councilmember Freitag said the Council didn't allow this type of development on the property to the south 8 years ago. He said there were enough questions and concerns that he didn't think the Council was ready to make a decision on this rezone.

Councilmember Brown said she wasn't concerned about how this would impact the schools and she was not worried about the traffic on Fairfield, or the PRUD. Her concerns were with the 3 and 4-plexes. She said one citizen had commented about sitting down with the developer; had that happened.

Mr. Preston said at the Planning Commission meeting he invited residents to meet with him after the meeting; he had met with one resident.

The meeting adjourned at 7:00 p.m.

Thieda Wellman, City Recorder