

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 17, 2016; 5:35 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

ABSENT:

JOYCE BROWN

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TRACY
PROBERT, TERRY COBURN, BRAD WILKES,
BILL WRIGHT, JAMES “WOODY” WOODRUFF,
RYAN PICKUP, PETER MATSON, KENT
ANDERSEN, NATALIE THOLEN, DAVID PRICE,
JOELLEN GRANDY AND THIEDA WELLMAN**

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

Mayor Pro Tem Freitag opened the meeting and welcomed everyone. He turned the time over to Staff.

AGENDA:

UPDATE – LAYTON COMMUNITY ACTION COUNCIL

Val Stratford thanked the Council for their time. He introduced Natalie Tholen with the Fire Corps. He indicated that Natalie was responsible for the Jr. Fire Safety program, which taught fire safety in the schools; over 1,300 students were taught fire safety each year. Mr. Stratford said the High School Fire Corps had held 33 assemblies this year and 12,000 students were taught fire safety. He gave the Council copies of an activity book that was given to the students.

Mayor Stevenson arrived at 5:38 p.m.

Natalie Tholen mentioned that the books were printed by the Standard Examiner for a discounted price. She said the Fire Corps also provided assistance at fires. Natalie mentioned the reduction in fires since the program was implemented.

Karlene Kidman stated that they were recruiting students for the Youth Court; this was their 19th year. She presented some statistics of the program. Ms. Kidman explained the process for cases that were heard by the Youth Court. She mentioned the reduction of cases that were heard since implementation of the program.

Val Stratford mentioned the Youth Council program. He expressed appreciation to Councilmember Day for his interaction with the Youth Council and Youth Court. Mr. Stratford said Layton Community Action Council was a 501(c) 3 organization. He said their budget was just under \$40,000 a year with most of the funding coming from the City. Mr. Stratford said over the years they had discussed adding programs; they were open to adding other programs the City was interested in having them run. He said their primary focus was to help youth but they would do anything the City wanted.

Councilmember Petro mentioned homeless youth and if that was something they could consider.

Mr. Stratford said he had some discussions with Davis Behavior Health about homelessness, and the youth was part of that discussion.

Gary Crane, City Attorney, mentioned that the Legislature funded 27 million dollars this year for homelessness; this summer cities would be discussing the homeless issue and how cities could help.

Mr. Stratford said Davis Behavior Health had identified 100 youth in Davis County that were homeless and attending school.

Mr. Stratford thanked the Mayor and Council for their continued support.

DISCUSSION – CONFERENCE CENTER SIGNAGE

JoEllen Grandy, Parks Planner, said revisions had been made to the proposed signage based on comments from the last meeting. She said Staff had revised boundaries of the area to include the areas by Red Lobster and I-15 and Antelope Drive that were mentioned at the last meeting. JoEllen displayed conceptual drawings of the revised signage with “Midtown.” She said the Council needed to make a final decision on a name for the area; Midtown or Midtown Layton. JoEllen displayed examples of banners that would go on existing street lamps and would be different than the signs. She indicated that the banners could be changed if there was something going on in the area that they wanted to highlight. JoEllen said there would be 44 light poles with banners and 22 permanent signs in the area.

JoEllen displayed a map of where the signs and banners would be located. She displayed an example of how the signs would look on the streets.

Council and Staff discussed the two names; Midtown and Midtown Layton.

Alex Jensen, City Manager, said adding Layton promoted a brand; the more people heard or said Layton the more they connected to it. Over time, Layton would probably be dropped to just Midtown.

Council and Staff discussed colors of the signage.

Councilmember Freitag asked what it would cost to put solar lighting on the poles.

Woody Woodward, City Engineer, said it would be about \$2,000 for the pole including lighting.

Bill Wright, Community and Economic Development Director, said the lettering would be reflective.

Mayor Stevenson said Staff could look into lighting the signs, which could be added at a later time.

Woody said there was electrical access in most of these areas.

Discussion suggested that Councilmembers Petro and Freitag preferred Midtown Layton. Councilmember Day said he didn’t think either one would be bad. Councilmember Davis said people would already know they were in Layton and they would drop the Layton piece; he would lean toward Midtown.

Councilmember Petro said she could change her mind to only Midtown.

Mayor Stevenson asked if anyone was against just Midtown.

Discussion suggested that no one had any problems with using Midtown only.

David Price, Parks and Recreation Director, said as soon as Staff had the Council’s blessing, they would move forward. He said the signage should be in by late spring. David said Staff would have a mockup of the sign portion for Council to review.

Councilmember Petro said they should be ready in time for the air show.

Councilmember Day asked what the total cost would be.

David said about \$229,000 including installation by a contractor. He said the County would put in 100,000; the City's portion would be \$129,000.

Alex said the idea was to continue to provide amenities to the area to make it a nice attractive area. He said the City had already received the money from the County.

David said the County was very excited to move this forward.

Councilmember Davis complimented Staff on the great work.

Councilmember Freitag asked about a ribbon cutting ceremony for the new park.

David said as soon as the grass was growing and the hard structures were in, he would let Council know.

Woody gave the Mayor and Council an update on the flyover by Kohl's. He said UDOT was pushing the project and wanted to begin construction next year, beginning in January. Woody said the design phase was underway; Staff had met with area businesses, and they were very excited. He said the biggest impact would be at the connection on Main Street. Most businesses were very happy with the connection. He indicated that the road would need to be named; Midtown Crossing was very popular.

Woody said UDOT would hold a public meeting on April 20th at Lincoln Elementary as part of the EIS process. He said Staff would be meeting with residents along Angel Street and there would be additional striping and improvements along that roadway because additional traffic would impact neighborhoods to the west of Main Street. UDOT would bid the project in September. Woody said UDOT was not planning on putting a signal at the Hill Field Road connection, but the road would probably meet warrant for a light in the near future. He said there would be a roundabout at 700 West. He said the aesthetics would be similar to the Hill Field Road and Layton Parkway interchanges. The road would be striped with a bike lane.

Council and Staff discussed some of the businesses in the area.

Woody said this would be a great project for the City.

ANNEXATION AGREEMENT, ANNEXATION AND REZONE REQUEST – BARLOW CORPORATION – A (AGRICULTURE) TO R-S PRUD (RESIDENTIAL SUBURBAN PLANNED RESIDENTIAL UNIT DEVELOPMENT) – APPROXIMATELY 1700 WEST WEAVER LANE – RESOLUTION 16-03, ORDINANCE 16-10 AND ORDINANCE 16-11

Bill Wright said this was an annexation agreement, an annexation and a rezone for the Barlow Corporation represented by Ovation Homes. He said the Planning Commission had spent a lot of time reviewing this project. The property was located within the City's Annexation Plan and the zoning being requested was R-S PRUD, which was consistent with the General Plan. The property was adjacent to a future Jr. High School. Bill said there would be a public street off of Weaver Lane; the developer would have to complete construction of Weaver Lane in conjunction with the School District.

Bill said Ovation Homes built a very popular product in the City marketed to 55+ residents. They were proposing some twin homes, 3-unit attached structures, and one 4-unit structure. He said the development would be located between the new Jr. High School and the West Davis Corridor. The property had Kays Creek running through it and the Kays Creek Trail would be continued and connected to the trail that would be developed as part of the West Davis Corridor. Bill said all of the units would be single family ownership products.

Bill displayed photos of a similar project located in Kaysville. He said there was a lot of public

infrastructure involved in the project, which was spelled out in the annexation agreement. Bill mentioned that Davis County Flood Control and the City would be installing a very large culvert in the road to accommodate the creek. He said a twin home would be built on the south side of the creek with frontage on Weaver Lane.

Bill said because of concerns with Phase 2 possibly never developing and that portion of Weaver Lane not being developed, Section 4.5.4 of the agreement had been changed to indicate that whenever Phase 1 of the project was platted, there needed to be bonding for the street improvements west of the culvert. If Phase 2 wasn't underway within 18 months, the City would have the right to call the bond and put in the street improvements.

Councilmember Freitag said the Kays Creek Estate Park to the south was a fairly large park.

David Price said it was a little over 12 acres.

Councilmember Freitag expressed concerns with the separate twin home located on Weaver Lane, which would be disconnected from the balance of the development, and Kays Creek would be separated from the larger park area to the south.

Staff explained pedestrian connectivity in the area and the advantages of having homes on the street adjacent to the park.

Councilmember Freitag expressed concerns with the two homes on the street away from the other homes being orphaned and becoming transient in nature.

David Price mentioned the need to have street access to the pump station at the end of the proposed Weaver Lane.

Bill mentioned that this was just a conceptual drawing; the City was not tied to allowing 29 units. It could change.

Councilmember Day said usually the developer had to construct the trail. In this instance the developer was providing the property, but the City would construct the trail. Why was this situation different?

David said Staff didn't want to put the burden of building the trail on the developer if there wasn't anywhere for the trail to go. He said Staff felt that it was more appropriate to acquire the easement and then build the trail in conjunction with the trail that would be part of the future North Davis Corridor.

Councilmember Day suggested that the developer could bond for the future trail.

David said that was a possibility, but Staff felt that this was appropriate and wanted to concentrate on getting the road improvements taken care of; it was somewhat of a trade-off.

Councilmember Day said he was not a real fan of private roads. He said he would prefer that the stub road in the development be a public road, even if it meant allowing for more 2 and 3-plex units in the development since the property was sandwiched between the school property and the future West Davis Corridor.

Councilmember Petro said she agreed.

Councilmember Freitag asked if the developer was required to have a certain number of single family detached units.

Bill said it was suggested that there be a mix of units. This was similar to their Kaysville project and they spoke favorably of that.

Mayor Stevenson asked what the concerns were with the private road.

Councilmember Day said homeowners eventually had issues with maintenance and snow removal on private roads. Second owners very often didn't understand ownership issues.

Mayor Stevenson said there were private roads all through the City.

Bill said this road would function more like a private driveway or lane.

Norm Frost, Ovation Homes, said maintenance of the private road would be shared by the entire development through an HOA. He said Ovation Homes had them in other developments and didn't have issues.

Councilmember Petro asked how snow removal was handled.

Mr. Frost said they hired private snow removal, but they also handled snow removal on the driveways; it wasn't just the road that was contracted for snow removal.

Councilmember Freitag asked if street lights or sidewalks were required on the private lane.

Bill said for an Ovation Homes project on the east side of the City, a street light was required at the corner and at the end, but sidewalks were not required on the private drive.

Mr. Frost said they had no problem with installing lights.

Bill said all of those details would come at a later date. This was only the annexation, rezone and annexation agreement.

Peter Matson, City Planner, said ultimately density would be determined later.

BUDGET DISCUSSION

Tracy Probert, Finance Director, said Staff would be presenting information on the EMS Fund. He indicated that Brad Wilkes with the Fire Department would present information about the \$189,000 ambulance that was recommended in the budget.

Councilmember Day said this was the first he had heard about that.

Alex said the ambulance was included in the capital projects list that was presented during the March 8th budget meeting. He said the intent this evening was to go over all of the enterprise funds. Alex said in the EMS Fund, they were requesting to replace an ambulance.

Councilmember Freitag asked what the subsidy was for the EMS Fund.

Alex said the EMS Fund was self supporting.

Councilmember Day asked if the ambulance was something that had been planned for a couple of years.

Alex said the ambulances were on a replacement schedule. As new ones were purchased and put on the frontline, the older ambulances were used as backup. Alex said the proposed unit would be a 4-wheel drive unit that would be stationed at the Church Street Station, which covered the east bench area. This would give the City two 4-wheel drive units, which was important in the winter months.

Councilmember Freitag asked how many ambulances were remounted last year.

Brad Wilkes said none. He said the City purchased a new demo unit. Brad explained that the City had gone away from vans to a Ford chassis; there had been issues with the vans. He said the City was going away from custom builds to package ambulances. Brad said the demo that was purchased last year was only \$5,000 more than a remount. He explained the advantages of going away from the van to a Ford chassis. Brad said they were receiving 5,400 ambulance calls a year and were putting several thousand miles a year on the vehicles.

Councilmember Day asked how many vans remained in the fleet.

Brad said two. He said those could be used for an additional 8 years in a reserve position. Brad said it was not uncommon to have 4 ambulances out at a time.

Alex said the money for this came from the fees for ambulance services and some of the money collected by the County; they were not funded with general fund dollars. Alex said the City tried to keep the equipment in good shape with a responsible replacement schedule.

Brad said the \$189,000 would purchase a new complete unit.

The meeting adjourned at 6:58 p.m.

Thieda Wellman, City Recorder