

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 5, 2016; 5:33 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, TRACY
PROBERT, BILL WRIGHT, JOELLEN GRANDY,
RYAN PICKUP, PETER MATSON AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and welcomed everyone. He turned the time over to Staff.

AGENDA:

**DISCUSSION – DEVELOPMENT AGREEMENT, GENERAL PLAN AMENDMENT AND
REZONE REQUEST – 193 ASSOCIATES, LLC/ANDERSON HOLDINGS – B-RP (BUSINESS
RESEARCH PARK) TO R-1-8 AND R-1-6 (LOW DENSITY RESIDENTIAL) –
APPROXIMATELY 1374 EAST 3100 NORTH**

Peter Matson, City Planner, indicated that Staff wanted to brief the Council on an item that would be on the May 19th agenda. He said this property was located in the northeast area of the City in the East Gate area. Peter said previously, Anderson Holdings had submitted a request for a rezone of the property, but the initial request was to rezone the entire 31 acres to residential. He said the current General Plan Amendment and rezone proposal was a result of several meetings with Staff, and included some R-1-6 and R-1-8 zoning, similar to the surrounding residential developments, and leaving 6.7 acres as B-RP. Peter said Church Street would continue through the property.

Peter said 193 Associates had indicated that they had difficulty marketing the entire property as B-RP with the topography of the property. He said neighbors were supportive of residential zoning because it would provide connectivity for existing subdivisions and the school to the east. Peter discussed utility connectivity onto the property.

Peter displayed a conceptual drawing of the property and identified the residential areas and the B-RP area. He indicated that the development agreement was heavily dedicated to utilities on the property. Peter said the LDS Church owned some property adjacent to the property that would eventually house a church.

Mayor Stevenson asked if there were any LDS churches under construction in the City.

Bill Wright, Community and Economic Development Director, said none right now.

Kent Andersen, Deputy Director of Community and Economic Development, said Ed Green owned some adjacent property as well.

Council and Staff discussed the future alignment of Church Street and 1700 East in the area.

Peter identified property that Wasatch Integrated Waste Management had purchased.

Bill said Staff felt that this proposal put the property to better use.

Kent said this proposal would help address some of the infrastructure issues in the area and make other property in the area more accessible.

Councilmember Freitag arrived at 5:47 p.m.

Peter said Staff had met with Brighton Homes and they were interested in purchasing the residential area of the property. The east/west connection road from Church Street to 1700 East would be required when the residential area received final plat approval.

Bill mentioned a possible land trade between Anderson Holdings and Ed Green to accommodate the extension of Church Street; without the extension of Church Street the residential development wouldn't happen.

Kent mentioned a South Weber waterline in the area.

Council and Staff discussed an easement in the area for a trail.

Peter identified some mid block connections in the subdivision to the trail. He discussed the location of a future regional detention basin.

Council and Staff discussed aspects of the development agreement. The residential development area would be contributing to an existing payback agreement.

Bill said at the Planning Commission meetings, no one spoke to the proposal. He said the proposal would benefit surrounding neighborhoods for connectivity.

DISCUSSION – LAYTON CITY PARKS, RECREATION, TRAILS, OPEN SPACE AND CULTURAL FACILITIES MASTER PLAN

JoEllen Grandy, Parks Planner, presented the Parks and Recreation Master Plan. She reviewed the purpose of the Plan update and she reviewed information included in the Plan.

Council and Staff discussed the various trail types in the City.

Mayor Stevenson asked if it showed any cost estimates to improve the amphitheater, such as a roof or additional seats.

JoEllen said the amphitheater was not part of the Master Plan study.

Councilmember Petro asked about a pocket park near Peacefield, on the property by the water tank.

Councilmember Day said that property was owned by Peacefield.

Council and Staff discussed the need for upkeep of that area.

Councilmember Day asked if there was a plan in place to purchase property in the area on the southwest side of the City where there was a gap in park coverage.

Alex Jensen, City Manager, said the City tried to take advantage of opportunities as they came up and purchase property when it became available. Nothing was on the table at this point.

DISCUSSION – AMENDING THE LAYTON MUNICIPAL CODE PROVIDING FOR LIMITED USE OF SOME CITY PARKS FOR PERSONS AND THEIR LEASHED DOGS

Ryan Pickup, Parks Superintendent, said the proposed amendment to the Municipal Code to allow leashed dogs in some parks was the result of a recent study. He said 83% of the people surveyed supported allowing leashed dogs in the parks; 17% opposed it.

Ryan reviewed some of the comments received in the survey, both for and against dogs in the parks. He reviewed cost estimates to have waste stations and signage in the parks. Ryan said Staff's recommendation was to allow dogs on leashes in all the parks except Ellison Park and Commons Park.

Councilmember Davis asked if there was an estimate of ongoing costs.

Ryan said Staff didn't have that information; the initial cost would be \$6,600.

Councilmember Freitag asked about water being available for the animals.

Ryan said Staff hadn't looked at that, but there were drinking fountains in the parks.

Councilmember Brown asked if there was less mess to clean up with the dog care stations.

Ryan said yes; he was surprised.

Alex said if the Council approved the change, it wouldn't require an ordinance amendment. This was simply a policy change and Staff could make the change when Council wanted it to start. He said the City would probably want to advertise the change on social media so that the public was aware of it.

Consensus was to move forward with the change.

Councilmember Petro suggested having an event at Layton Fest promoting dogs and educating residents of what would be allowed with the policy change.

TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 – RESOLUTION 16-29

Tracy Probert, Finance Director, handed out copies of the tentative budget. He explained the layout of the book and the information that was included. Tracy said the total proposed budget was \$74,900,000; the general fund budget was \$32,600,000. He said there would be some changes in the utility fund projects before the final budget was presented in June.

Tracy said there was not a property tax increase proposed in the budget. He said the final budget would be adopted on June 16th and there would be some decreases in expenditures before adoption of the final budget. He indicated that the budget included RAMP funds and Prop 1 funds.

Council and staff discussed the City's bond debt. They discussed transfers from utility funds to the general fund.

Tracy indicated that he would be bringing budget amendments for the current year budget to the Council at the end of the fiscal year.

Dave Weaver, RAMP Commission Chair, reviewed 22 requests the Commission had received for funding this year. He indicated that the requests were evaluated based on eligibility, the number of citizens served, community value, and matching available funds. Dave said the Commission recommended funding 11 of the requests. He reviewed information about those applications recommended for funding.

Dave indicated that they were working on a website for the RAMP Commission; the City's IT

Department was helping with that process.

Council and Staff discussed anticipated funding for this year and next year.

MAYOR'S REPORT

Mayor Stevenson said relative to the wind storm, the City had been picking up the cost of taking green waste to the Wasatch Integrated Waste Management facility. He said there had been 250 loads that had come in under this program. Mayor Stevenson said he had received good feedback.

The meeting adjourned at 6:59 p.m.

Thieda Wellman, City Recorder