

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

AUGUST 18, 2016; 7:03 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, BILL WRIGHT,
TERRY COBURN AND THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and excused Councilmember Brown. He led the Pledge of Allegiance. Councilmember Day gave the invocation. Scouts and students were welcomed.

MINUTES:

MOTION: Councilmember Freitag moved and Councilmember Davis seconded to approve the minutes of:

**Layton City Council Work Meeting – July 21, 2016; and
Layton City Council Meeting – July 21, 2016.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Petro mentioned that Layton FEST would be tomorrow. She said for this one time, residents could bring their dogs to the park. There would be demonstrations from local businesses and the Fire Department.

Councilmember Petro said this Saturday night the Collin Raye concert was sold out. She said there were only two more concerts left this season.

Mayor Stevenson mentioned that the Family Recreation Program would be holding their Movie Night on September 2nd; they would be showing the new Star Wars movie. He said the Halloween Bash would be held on October 28th and the Surf 'n Swim party would be held on August 26th; anyone that had participated in the Go 'n Play program and collected 10 tokens could get their family in for free.

CITIZEN COMMENTS:

Kevin and Barbara Sampson, 1237 Nalder Street, and Don Jones, 1111 Nalder Street, mentioned the storm drain repairs in their area. The contractors had indicated that they would only be patching the street where the cuts were made and the entire street would not be repaired. The damage would not be sufficiently repaired with patches.

Terry Coburn, Public Works Director, said the road would be overlaid when the pipe project was complete.

Mr. Sampson said Mark Stenquist with the Engineering Department had stated that the street would only be repaired and not overlaid. He said the condition of the road was critical; he had contacted the City each year and was told that they were on the 5 year list. Mr. Sampson said he wondered when that would happen.

Terry said it would have been a waste of taxpayer's money to do any type of extensive road repair in the area

until this pipe project was complete. He said Mr. Stenquist worked for him, but he would check on what the contractor was supposed to do relative to repairing the road. Terry said once the pipe project was completed, if needed, the City would overlay the road this year.

Mr. Sampson said the City did a great job with snow removal.

CONSENT AGENDA:

BID AWARD – HIDDEN PEAK ELECTRIC – CONSTRUCTION OF PEDESTRIAN CROSSINGS AND TRAFFIC SIGNALS – VARIOUS LOCATIONS THROUGHOUT CITY – RESOLUTION 16-53

Terry Coburn said Resolution 16-53 authorized the execution of an agreement with Hidden Peak Electric for the construction of pedestrian crossings and a traffic signal project. He said the project included the construction of a traffic signal at Wasatch Drive and Fairfield Road; two pedestrian school crossings on Gordon Avenue, one at E.G. King Elementary and one at Hill Boulevard; and four HAWK crossings on the D&RG Trail. Terry said three bids were received with Hidden Peak Electric submitting the lowest responsive, responsible bid of \$292,625; the engineer's estimate was \$190,000. He said Staff recommended approval.

BETTERMENT AGREEMENT BETWEEN LAYTON CITY AND UDOT FOR THE SR-232 (HILL FIELD ROAD) AND I-15 INTERCHANGE MODIFICATION – RESOLUTION 16-58

Terry Coburn said Resolution 16-58 authorized the execution of an agreement with UDOT for a betterment agreement at Hill Field Road and the I-15 interchange. He said the costs shown in the agreement encompassed the additional work associated with the project. The betterments included decorative light poles that would be provided by the City and used at the Hill Field Road and I-15 interchange; moving the City's water line on Hill Field Road to avoid storm drain conflicts; various conduit, wire and powder coating of signal poles; and landscaping and aesthetics in the area.

Terry said Resolution 16-58 would incorporate and replace Resolution 16-10, which was passed and adopted by the Council on February 18, 2016, in the form of a credit of \$48,000, for water line maintenance and construction to be deducted from the betterments referenced in the agreement. He said subject to the provisions, the City agreed to reimburse UDOT for these betterment items in the amount of \$119,766.22. Terry said the City had budgeted \$220,000 for these items. He said Staff recommended approval.

Councilmember Freitag asked for an update on the Hill Field Road construction project.

Terry said the City Engineer attended a meeting today. This was not a Layton City project, it was a UDOT project. He said they were getting ready to pour the cement road from the Hill AFB gate to the Sizzler Restaurant next week. Terry said in an effort to help with traffic leaving Northridge High School, they would be bringing food trucks into the high school during the lunch hour to try and keep the kids at the school and limit traffic on the road. He said the City's portion of the project was completed earlier.

EXEMPTION TO THE RELOCATION REQUIREMENTS OF LAYTON CITY'S FRANCHISE REQUIREMENTS FOR UTILITIES LOCATED WITHIN THE CITY'S RIGHT OF WAY, IN CONJUNCTION WITH THE UDOT PROJECT "LAYTON I-15 CROSSING" RESOLUTION 16-51

Gary Crane, City Attorney, said this related to the UDOT project for a flyover that would be constructed from north of the Mall, over I-15, to south of Kohl's. He said most utilities in these areas were located within private easements that the utility companies owned. Gary said the City had franchise agreements with most of the utility companies; Century Link had never signed franchise agreements with most cities as they felt they had a preemptive right. He said Resolution 16-51 covered utility companies that had a franchise agreement with the City and allowed the Mayor to sign a waiver for certain provisions of those franchise agreements; for those that did not have franchise agreements with the City it provided assurance to them that

the City would treat them in exactly the same way as those with franchise agreements when it came to this exemption.

Gary said UDOT requested that where ever there was a utility in a private easement, which they would have to pay for, that the City allow them to relocate those utilities into the roadway. This would eliminate the cost of those private utility easements. Gary said the City would also assure the utility companies that in the future they would never have to acquire private easements to relocate their utility for the purpose of this project. He said this would be a significant savings for UDOT.

Gary said this was not significant to the City because the City located utilities in the City's rights of way anyway. He said basically, through this exemption, the City had provided UDOT a reduction in costs in their overall costs of the flyover. Gary said Staff recommended approval.

APPOINTMENT OF GEORGE WILSON AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION – RESOLUTION 16-62

Mayor Stevenson said three candidates had been interviewed for an alternate opening on the Planning Commission. He said Mr. Wilson was being recommended and he asked for the Council's support.

PRELIMINARY PLAT – FIDDLER'S CREEK MEADOWS PRUD – APPROXIMATELY 255 SOUTH FAIRFIELD ROAD

Bill Wright, Community and Economic Development Director, said this was a preliminary plat submitted by Elite Craft Homes; Jerry Preston was the developer. He said the project was located at approximately 255 South Fairfield Road.

Bill said in April the Council approved a rezone of this property from agriculture to R-1-6 PRUD. He said at that time there was considerable conversation with neighboring homeowners. Bill said Staff believed that this had resulted in an excellent subdivision plan that responded to the issues the Council received that night. He said when the rezone was approved, the concept plan had 31 lots; as it had gone through preliminary engineering it had dropped to 30 lots, which met the density requirements and would not require a density bonus for the project.

Bill said the project had 30 single-family detached homes. Ownership would be by the pad site as outlined; the land surrounding the pads would be common open space and maintained by an HOA. The open space was 44.7% of the site, which met Code requirements. He said the Design Review Committee reviewed the plat layout and architecture and made some recommendations that had been addressed by the applicant. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

FINAL PLAT – HARMONY PLACE PRUD PHASES 2 AND 3 – APPROXIMATELY 2500 WEST 400 SOUTH

Bill Wright said this was final plat approval for Harmony Place PRUD, Phases 2 and 3, located at approximately 2500 West 400 South. He said Phase 1 was under construction and they were now ready for final approval of Phase 2 and Phase 3, which would continue developing infrastructure to the south.

Bill said Phase 2 contained 4.67 acres and Phase 3 had 4.53 acres; approximately 9 acres overall. He said the proposal was for 16 lots in each phase. Bill said an important aspect of these phases was that it would continue development toward the elementary school site and would have the infrastructure developed for the frontage of the school and part of the City park project. He displayed a conceptual drawing of the project. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

FINAL PLAT – WINDMILL SUBDIVISION PHASES 2A AND 2B – APPROXIMATELY 200 SOUTH 3300 WEST

Bill Wright said this was a final plat request for the Windmill Subdivision, Phases 2A and 2B, located at approximately 200 South 3300 West. He displayed a conceptual drawing of the area. Bill said the preliminary plat for the overall area was approved on July 14, 2015; Phases 2A and 2B were part of that overall plan.

Bill said these phases would continue the project to the west and south and connect into the Island View Subdivision. He said this would provide for good traffic circulation in the area. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

MOTION: Councilmember Freitag moved to approve Items A, B, C, D, E, F, and H of the Consent Agenda as presented. Councilmember Day seconded the motion, which passed unanimously.

FINAL PLAT – THE VINEYARDS SUBDIVISION PHASE 4 – APPROXIMATELY 1200 NORTH 2200 WEST

Mayor Stevenson indicated that his mother owned this property and he would recuse himself. He left the meeting.

Bill Wright said this was a final plat request for the Vineyards Subdivision, Phase 4, located at approximately 1200 North 2200 West. He said the applicant, Elda Stevenson, was requesting final plat approval for six lots on 1.87 acres. Bill said the other phases of the subdivision were developed between 2003 and 2005. He displayed a map of the area and explained that this phase would finish off a stub to the east and allow for a stub street to the south into a future phase of the development. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

MOTION: Councilmember Petro moved to approve Item G of the Consent Agenda as presented. Councilmember Davis seconded the motion, which passed unanimously.

Mayor Stevenson returned to the meeting.

Mayor Stevenson suggested having a free weekend over the Labor Day weekend at Surf ‘n Swim to say thank you to the community for tolerating all of the road construction. He said the City was trying to improve as many roads as possible with the amount of money that was available and citizens had been pretty patient. Mayor Stevenson said when all of it was done it would really help transportation movement in the City.

Discussion suggested that this was a good thing to do.

Mayor Stevenson asked about putting news notes in the utility bills.

Alex said the next cycle that it could happen would be September.

Mayor Stevenson asked if Lynn Arave was going to make a presentation on different formats to the Council.

Alex said Mr. Arave had reviewed the proposal and had some opinions that he would like to share with the Council. He said it was a matter of getting Mr. Arave scheduled.

Mayor Stevenson indicated that at a recent COG meeting, they were informed that the County would be bringing movie brokers to the City to review possible movie sites.

Mayor Stevenson mentioned that Dave Weaver resigned from the RAMP Committee in order to fulfill his Planning Commission commitment.

Mayor Stevenson said Rick Smith was an alternate on the RAMP committee and would step into that vacancy for now.

Councilmember Petro indicated that applications for RAMP funding for 2017 were open, but would close on October 1st.

The meeting adjourned at 7:44 p.m.

Thieda Wellman, City Recorder