

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 **5:30 PM on October 3, 2019.**

Item:

1. Presentation - House Bill 411 - Community Renewable Energy Amendments
2. Rezone Request – 2980 North Church Street Rezone – CP-1 (Planned Neighborhood Commercial) to B-RP (Business Research Park) – Ordinance 19-33 – 2980 North Church Street
3. Discussion - Proposed PRUD Ordinance
4. Closed Meeting to Discuss Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares
5. Mayor's Report

ADJOURN:

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:** _____
Kimberly S Read, 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:

Presentation - House Bill 411 - Community Renewable Energy Amendments

Background:

Representative Steve Handy, Mr. George Humbert, Director of Regional Business Managers for Rocky Mountain Power, Mr. Chris Parker, Utah Director of the Division of Public Utilities and Mr. Wayd Weber have asked for time on the agenda to discuss House Bill 411 from the last Legislative Session.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Rezone Request – 2980 North Church Street Rezone – CP-1 (Planned Neighborhood Commercial) to B-RP (Business Research Park) – Ordinance 19-33 – 2980 North Church Street

Background:

The property proposed for rezone contains a total of 2.386 acres and is located at approximately 2980 North Church Street.

The applicant for this rezone request is Frank Janku of Rantec Power Systems, representing the property owner NFP LLC. It is the applicant's desire to rezone the property from CP-1 to B-RP in order to more closely align the City's permitted/conditional land uses with the prospective tenants of the newly constructed 26,912 sq. ft. building on the site.

Alternatives:

Alternatives are to 1) Adopt Ordinance 19-33 approving the rezone request from CP-1 to B-RP; or 2) Not adopt Ordinance 19-33 denying the rezone request from CP-1 to B-RP.

Recommendation:

On September 24, 2019, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to adopt Ordinance 19-33 approving the rezone request from CP-1 to B-RP. This recommendation is based on consistency with the General Plan's land use recommendation for this property.

Staff supports the Planning Commission's recommendation.

ORDINANCE 19-33
(Rezone, 2980 North Church Street)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL 09-392-0403 DESCRIBED HEREIN, AT APPROXIMATELY 2980 NORTH CHURCH STREET, FROM “CP-1” (PLANNED NEIGHBORHOOD COMMERCIAL) TO “B-RP (BUSINESS RESEARCH PARK); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein below; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from CP-1 to B-RP be approved; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The zoning map is hereby amended by changing the zone classification of the following property from CP-1 to B-RP

PARCEL 09-392-0403:
ALL OF LOT 403, GREYHAWK PLAZA COMMERCIAL SUBDIVISION PHASE 4.
CONTAINING 2.38600 ACRES

SECTION III: Update of Official Zoning Map. The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance shall go into effect immediately upon adoption as noted below.

PASSED AND ADOPTED by the City Council of Layton, Utah, this ____ day of ____, 20__.

SCOTT FREITAG, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

for J. Marcus Fynn

GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

Chad Wilkinson

CHAD WILKINSON, Director
Community & Economic Development



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: City Council

FROM: Tim Watkins, City Planner

A handwritten signature in blue ink, appearing to read "Tim Watkins", is written over a horizontal line.

DATE: October 3, 2019

RE: Rezone Request – 2980 North Church Street Rezone – CP-1 (Planned Neighborhood Commercial) to B-RP (Business Research Park) – Ordinance 19-33

LOCATION: 2980 North Church Street (Approximate)

CURRENT ZONING: CP-1 (Planned Neighborhood Commercial)

PROPOSED ZONING: B-RP (Business Research Park)

DESCRIPTION OF REZONE AREA

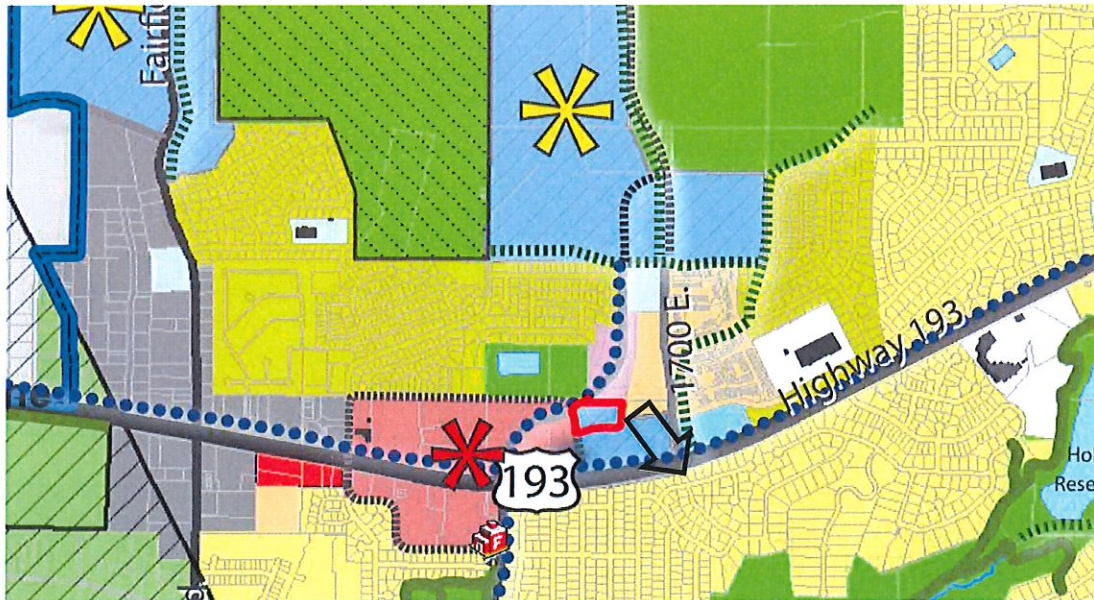
The property proposed for rezone contains a total of 2.386 acres and is located at approximately 2980 North Church Street. Northwest of the subject parcel is A (Agriculture) zoned property owned by the Weber Basin Water Conservancy District on the opposite / west side of Church Street; the Eastgate at Greyhawk apartments with R-M1 PRUD zoning are to the west. Surrounding the property to the north and east are parcels with B-RP zoning, and CP-1 – zoned parcels to the southwest near the intersection of Church Street and Highway 193.

BACKGROUND INFORMATION AND STAFF REVIEW

The applicant for this rezone request is Frank Janku of Rantec Power Systems, representing the property owner NFP LLC. It is the applicant's desire to rezone the property from CP-1 to B-RP in order to more closely align the City's permitted/conditional land uses with prospective tenants of the newly constructed 26,912 sq. ft. commercial building on the site.

The recently adopted General Plan states in Chapter 1 – Principles and Policies that "Layton will continue to support existing industry clusters by bringing new businesses and building on existing strengths and connections. A focus on business recruitment will bring investment in Business Centers, Town Centers, Mixed-Use areas, and other non-residential areas throughout the community." The subject parcel is within an established commercial office and multi-family residential area, and lies between the Gordon and Fairfield Town Center, and the East Gate Business Center. The General Plan also states in Chapter 5: Business Centers that "Business Centers are primarily commercial, providing

locations for corporate office campuses, technology centers, research facilities, with secondary focus on supporting light manufacturing.” Additionally, the plan states the East Gate Business Center “...is a prime location for related aerospace and advanced material industry employers with light manufacturing and flex space uses to support the core suite of businesses.” The General Plan Future Land Use Map provides a land use recommendation of Business/Research Park, as colored blue and highlighted below.



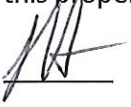
Section 19.04.020 of Layton Municipal Code states “The B-RP zoning district is intended to be an attractive environment for offices, research facilities, and environmentally appropriate assembly uses as well as appropriate amenities supporting employee activity...” Whereas, the CP-1 zoning district “... is intended to provide commercial services to an area of limited size, for basic trade and personal services which occur regularly or frequently.” Church Street is a Collector Street designed to accommodate vehicle trips associated with commercial and residential uses in the area that require access to Highway 193.

PLANNING COMMISSION RECOMMENDATION

On September 24, 2019, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the rezone request from CP-1 to B-RP. This recommendation is based on consistency with the General Plan’s land use recommendation for this property. The Planning Commission voted on a separate agenda item to approve a conditional use request for assembly and testing of power systems and electronic equipment (light manufacturing) as an indoor use, subject to meeting City requirements and contingent on approval of the requested zone change.

STAFF RECOMMENDATION

Staff recommends the City Council adopt Ordinance 19-33, approving the rezone request from CP-1 to B-RP. This recommendation is based on consistency with the General Plan’s land use recommendation for this property.

Engineering 

Planning 

Fire 



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Frank Janku; fjanku@rps-holdings.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: September 4, 2019

SUBJECT: 2980 North Church Street Rezone
Lot 403 Greyhawk Plaza – Westest Building

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of ground containing approximately 2.386 acres at 2980 North Church Street. The applicants are requesting a zoning change from CP-1 to B-RP. The Engineering Department has no concerns or comments regarding the rezone of the property.

Site improvements have been previously addressed with the site plan application for Westest. Said improvements are currently under construction.



Mayor * Scott Freitag
City Manager * Alex R. Jensen

Fire Department
Kevin Ward * Fire Chief
Telephone (801) 336-3940
Fax: (801) 546-0901

*(801) 336-3940 * FAX: (801) 546-0901 Fire Department
* 530 North 2200 West * Layton, Utah 84041

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development

FROM: Douglas K. Bitton, Fire Marshal 

RE: Rantech Power Systems – Light Manufacturing
2980 N Church Street

CC: 1) Engineering
2) Frank Janku fjanku@rps-holdongs.com

DATE: September 19, 2019

I have reviewed Conditional use packet and exhibits received on September 5, 2019 for the above referenced project. The Fire Department, with regard to the conditional use, does not have any comments at this time.

These plans have been reviewed for Fire Department requirements only. Other departments may review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DB\#4Conditional Use Plan # S19-133 District #11
Project Tracker #LAY1909052924 ERS#11771



Memorandum

To: Frank Janku
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: September 13, 2019
Re: 2980 N. Church St, Rezone – 2980 N. Church St.

The property located at 2980 North Church Street (Tax ID# 09-392-0403) is within the existing service areas of Grey Hawk Park and Sandridge Park. The applicant's proposed rezone from CP-1 to B-RP would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted and has no comments or concerns regarding the approval of the rezone.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



**CITY
COUNCIL**

Rezone

2980 North
Church Street

2.386 Acres

CP-1 to B-RP

Legend



City Boundary



Rail Lines



APZ



Interstate 15



Lakes



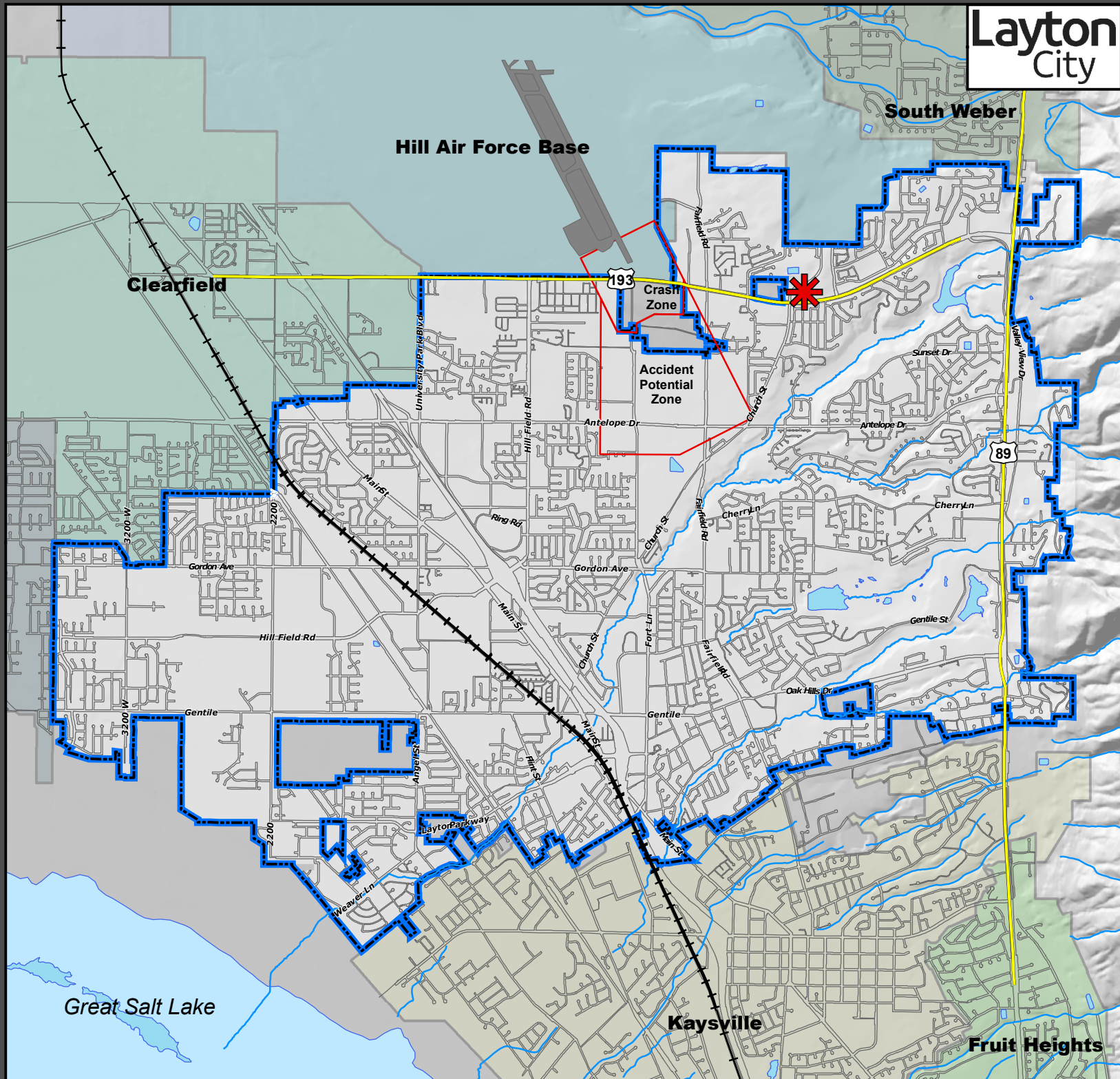
Streams



- Project Site



Map 1



**CITY
COUNCIL**

Rezone

2980 North
Church Street

2.386 Acres

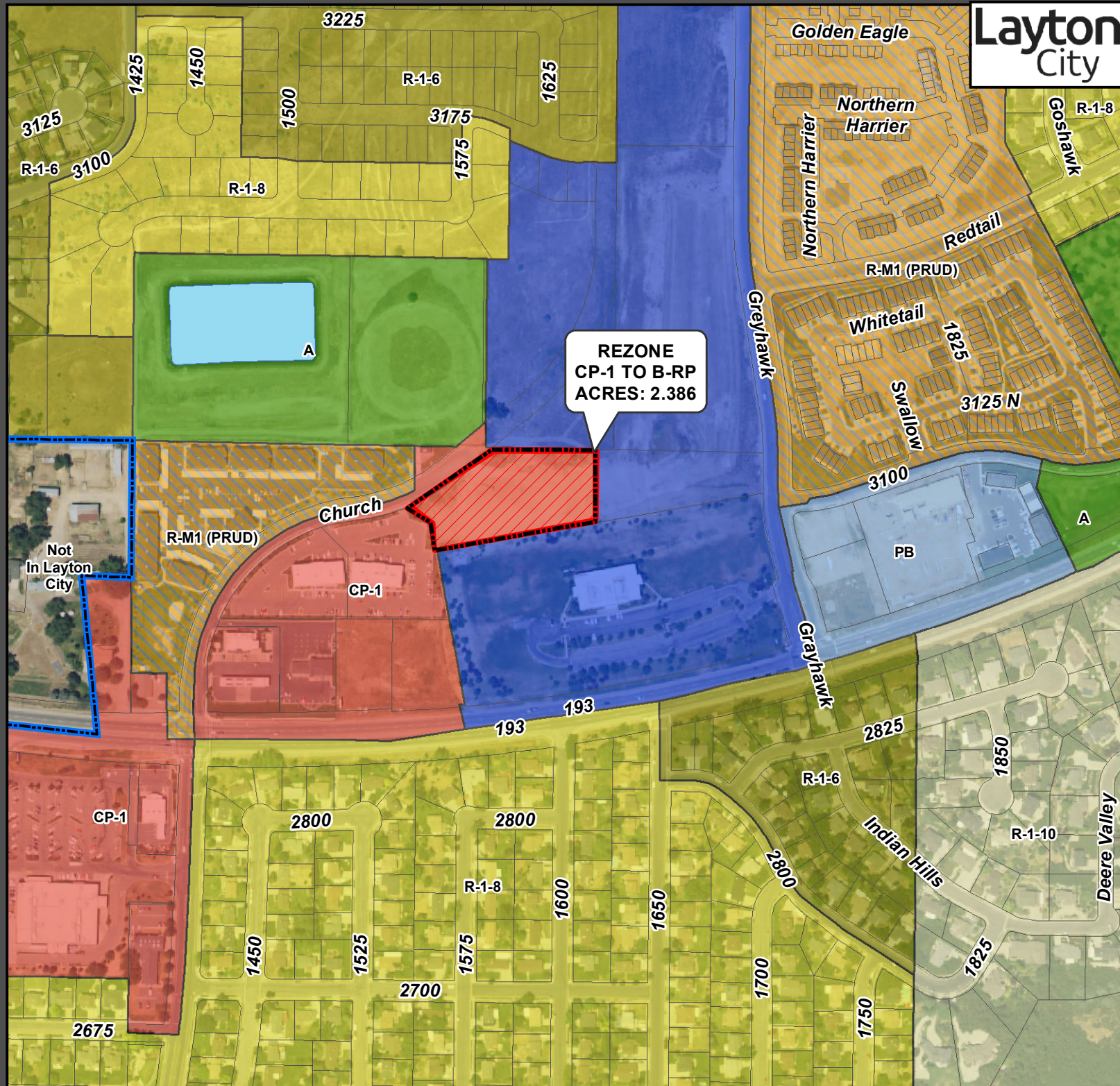
CP-1 to B-RP

Legend

-  Highways
-  Interstate 15
-  City Boundary
-  Streams
-  Lakes

 - Project Area

Map 2



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

Item Number: 3.

Subject:

Discussion - Proposed PRUD Ordinance

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 4.

Subject:

Closed Meeting to Discuss Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A