

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

APRIL 18, 2013; 5:53 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR J. STEPHEN CURTIS, MICHAEL
BOUWHUIS, JOYCE BROWN, BARRY FLITTON
AND JORY FRANCIS**

ABSENT:

SCOTT FREITAG

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, DAVE PRICE AND THIEDA
WELLMAN**

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

Mayor Curtis opened the meeting and turned the time over to Alex Jensen, City Manager.

AGENDA:

**AMENDMENT TO TITLE 19, SECTION 19.06.010 (TABLE 6-2) AND SECTION 19.14.100
ADDING ANIMAL CLINIC OR PET HOSPITAL AS A CONDITIONAL USE IN THE CP-1
ZONING DISTRICT – ORDINANCE 13-08**

Bill Wright, Community and Economic Development Director, said this amendment proposal was a request from an applicant. He said currently animal clinics were not allowed in the CP-1 zone; they were allowed in other commercial zones. The CP-1 zone was typically closer to residential areas. Bill displayed a map of the CP-1 zoning areas in the City.

Bill said the proposal was to make the use a conditional use so that there would be a Planning Commission review of site specific conditions. He said the proposed amendment included some specific conditions in an effort to clarify expectations. Bill said they included no outdoor boarding of an animal; animals could not be boarded unless they were receiving treatment; additional noise attenuation would be required in the building; refuse would be required to be double bagged; and there could be no disposal of animals. He said animals would be required to be on a leash if walked outside for relief.

Councilmember Brown said she noticed that that could only be one animal at a time.

Bill said that was discussed at the Planning Commission meeting. He said the applicant indicated that two animals from one family could be taken out together and not be disturbing to surrounding uses. Bill said he didn't think that would violate the intent of the ordinance amendment.

Councilmember Brown said she didn't think it would be very often when two animals from the same family would be receiving treatment at the same time.

Councilmember Flitton asked if there had been any input from the local residents.

Bill said no.

Councilmember Flitton asked if the Planning Commission vote was unanimous.

Bill said that it was.

Councilmember Bouwhuis said the conditional use for additional protection was a good move.

GENERAL PLAN AMENDMENT AND REZONE REQUEST – VILLAS ON MAIN – C-H TO R-M2 PRUD – APPROXIMATELY 1425 N. MAIN STREET – ORDINANCES 13-14 AND 13-09

Bill Wright said this was a General Plan amendment and rezone request involving the Villas on Main. He said the City Council approved a PRUD for the original phase of the Villas last year and the project was currently under construction, with approximately 50% of the project being occupied. Bill said Staff received an application for an expansion that would add .964 acres of property to the project that was located to the south of the original phase.

Bill said the property was located to the back portion of the property, with the front portion remaining a commercial use. He said it would be difficult to put a commercial use on the back portion of the property; it would probably end up being a storage area. Staff felt that this would be a good use of the property.

Bill said Staff received a letter from the School District stating that the additional development would not overburden the surrounding schools.

Bill said 24 additional units would be built on the property and would meet all of the standards in the first phase of the project. Bill said Staff anticipated that the addition of this property to the project would allow for an additional access onto Main Street, which would help with traffic flow. He said UDOT would probably approve a second access onto Main Street, which they were hesitant to do with the first phase.

Mike Schultz, Developer, explained the rental history of the project. He stated that it was going better than they anticipated.

BID AWARD – WASATCH WEST CONTRACTING LLC – SPLASH PAD AT ELLISON PARK – 650 NORTH 2200 WEST – RESOLUTION 13-17

Dave Price, Parks and Recreation Director, said Resolution 13-17 authorized the execution of an agreement with Wasatch West Contracting for the construction of the splash pad. He said four responsible bids were received ranging from \$217,600 to \$250,400; the engineer's estimate for the project was \$200,000. Dave said Staff recommended approval.

Mayor Curtis asked when construction would begin.

Dave said tomorrow; Staff had already done some excavation to the site. He said the project would be completed about mid June with a grand opening ceremony planned for the weekend before July 4th.

CLOSED DOOR:

MOTION: Councilmember Francis moved to close the meeting at 6:15 p.m. to discuss the character, professional competence, or physical or mental health of an individual. Councilmember Flitton seconded the motion, which passed unanimously.

MOTION: Councilmember Bouwhuis moved to suspend the closed door meeting for the regular meeting at 7:00 p.m. Councilmember Flitton seconded the motion, which passed unanimously.

The closed door meeting reconvened at 7:56 p.m.

MOTION: Councilmember Flitton moved to open the meeting at 9:00 p.m. Councilmember Francis seconded the motion, which passed unanimously.

The meeting adjourned at 9:00 p.m.

Thieda Wellman, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **18th day of April, 2013**, was to discuss the character, professional competence, or physical or mental health of an individual.

Dated this 16th day of May, 2013.

ATTEST:

J. STEPHEN CURTIS, Mayor

THIEDA WELLMAN, City Recorder