

WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH
May 2, 2013 – 5:30 PM

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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.

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

Item Number: 1

Subject: Presentation – Davis and Weber Canal Company

Background: Mr. Ivan Ray, General Manager of Davis and Weber Canal Company, has asked for time on the agenda to discuss water shortages and water conservation for 2013.

Alternatives: N/A

Recommendation: N/A

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

Item Number: 2 (reg mtg – pg 40/5A)

Subject: Development Agreement and Rezone Request – Barlow/Frost – A (Agriculture) to R-1-6 (Single Family Residential) – Resolution 13-21 and Ordinance 13-10 – Northeast Corner of Church Street and Fairfield Road

Background: The applicant, Ovation Homes, is requesting to rezone 9.95 acres from A to R-1-6. The concept plan shows a proposal to develop 32 single-family lots with one story style homes. The subdivision would be marketed towards an adult living community, a subdivision for seniors to own a smaller lot that can be maintained by a homeowners association for the front yards while the homeowner maintains the side yards and the rear yard. Covenants are required to ensure maintenance of the private drive, utilities, landscape buffers along the street frontages of Fairfield Road and Church Street, front yards and the required detention basin.

The General Plan gives a recommendation of 2 to 4 units per acre in this area of Layton City. The R-1-6 zone yields a maximum density of 5.5 units per acre. The proposed concept plan has an overall density of 3.21 units per acre. Therefore, the R-1-6 zone for the proposed development, with the accompanying Development Agreement, meets the General Plan requirements for this area.

The Development Agreement is very similar to those approved with the R-1-6 zoning for the Cottages at Chapel Park Subdivision. The Development Agreement ensures that the density of the project is consistent with the General Plan and that the landscaping and design of the project will enhance the neighborhood.

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 13-21 approving the Development Agreement; 2) Adopt Resolution 13-21 approving the Development Agreement with any amendments or modifications the Council deems appropriate; or 3) Not adopt Resolution 13-21 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 13-10 approving the rezone from A to R-1-6 subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 13-10 denying the rezone request.

Recommendation: On April 9, 2013, the Planning Commission voted unanimously to recommend the Council adopt Ordinance 13-10 to rezone from A to R-1-6 subject to meeting all Staff requirements as outlined in Staff memorandums and subject to approval of the Development Agreement.

Staff supports the recommendation of the Planning Commission.

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

Item Number: 3

Subject: Financial Update

Background: Mr. Tracy Probert, Finance Director, will provide the Council with a financial update.

Alternatives: N/A

Recommendation: N/A

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

Item Number: 4 (reg mtg – pg 38/4F)

Subject: Adopt Tentative Budget for Fiscal Year 2013-2014 – Resolution 13-20

Background: Utah State Code Section 10-6-111 requires the Governing Body to adopt a tentative budget on or before the first regularly scheduled meeting in May.

The Governing Body must set a public hearing on the tentative budget and adopt a final budget on or before June 22nd. The tentative budget must be available for public inspection at least ten days before the public hearing and adoption of the final budget.

Staff has met with the Mayor and Council in several budget work meetings and has prepared the tentative budget document for adoption.

A copy of the tentative budget will be provided to the Council Dropbox prior to the meeting.

Alternatives: Alternatives are to 1) Adopt Resolution 13-20 approving the tentative budget and setting a public hearing for June 20, 2013, at 7:00 p.m.; 2) Adopt Resolution 13-20 with changes to the tentative budget and/or the public hearing date; or 3) Remand to Staff with directions.

Recommendation: Staff recommends the Council adopt Resolution 13-20 approving the tentative budget and setting a public hearing for June 20, 2013, at 7:00 p.m.