

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 Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on August 6, 2020.**

Item:

1. Council Member Report
2. Presentation - Victim Services
3. Update - Extension of Layton Parkway to 2700 West
4. Development Agreement and Rezone Request – Lamano Rezone – R-M1 (PRUD) (Low/Medium Density Residential, Planned Residential Unit Development) to MU (Mixed-Use) – Resolution 20-50 and Ordinance 20-25 - Approximately 1225 East Gentile Street
5. Proposed Amendments to Layton Municipal Code - Title 19, Zoning; Chapter 19.11, Mobile Home Parks and Travel Vehicle Parks; and Chapter 19.12, Off Street Parking
6. Discussion Items
 - A. Pickleball
 - B. Dog Park
7. 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 WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:

Council Member Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 2.

Subject:

Presentation - Victim Services

Background:

Karen Arroyo, Victim Services Coordinator, has asked for time on the agenda to make a short presentation to the Governing Body on the status and accomplishments of the Victim Services Program. The Layton Victim Services Program is funded largely by a Victims of Crime Assistance (VOCA) grant that is applied for competitively each year. This report to the Governing Body meets the requirements of the VOCA grant.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 3.

Subject:

Update - Extension of Layton Parkway to 2700 West

Background:

The City Council has approved a road improvement project which requires the acquiring of property. This involves the extension of Layton Parkway to 2700 West and the development of 2700 West from Layton Parkway to Gentile Street. Staff will provide the Mayor and Council with an update on this project.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 4.

Subject:

Development Agreement and Rezone Request – Lamano Rezone – R-M1 (PRUD) (Low/Medium Density Residential, Planned Residential Unit Development) to MU (Mixed-Use) – Resolution 20-50 and Ordinance 20-25 - Approximately 1225 East Gentile Street

Background:

The property proposed for rezone contains a total of 2.18 acres and is located at approximately 1225 East Gentile Street.

The applicant for this rezone request is Brian Lamano, owner of the subject property. It is the applicant's desire to rezone the property from R-M1 (PRUD) to MU in order to construct a mixed-use residential project as an integral component of an evolving town center at Gentile and Fairfield. In response to City Council feedback during the July 16, 2020 public hearing, a development agreement is being provided to ensure that open space amenities are established as part of the project for the enjoyment of residents and their guests.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 20-50 approving the Development Agreement for Tuscany Villages LLC; 2) Adopt Resolution 20-50 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 20-50 and remand to Staff with directions.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 20-25 approving the rezone request from R-M1 (PRUD) to MU; or 2) Not adopt Ordinance 20-25 denying the rezone request.

Recommendation:

On June 24, 2020, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the rezone request from R-M1 (PRUD) to MU. This recommendation is based on consistency with the current General Plan's land use designation for this property.

Staff recommends that the Council adopt Resolution 20-50, approving the Development Agreement for Tuscany Villages LLC, and adopt Ordinance 20-25, approving the rezone request from R-M1 (PRUD) to MU.

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

Item Number: 5.

Subject:

Proposed Amendments to Layton Municipal Code - Title 19, Zoning; Chapter 19.11, Mobile Home Parks and Travel Vehicle Parks; and Chapter 19.12, Off Street Parking

Background:

A comprehensive update to Layton's parking ordinance was recommended for Council approval by the Planning Commission on July 14, 2020. The major objectives of the parking ordinance update are to 1) apply best practices and standards, 2) right-size parking ratios and dimensions, 3) improve ordinance consistency and format, and 4) create new parking reduction options. The proposed amendments to Layton's Off Street Parking standards are intended to support the land use vision and housing policies provided in the General Plan. This is a discussion item only and a public hearing will be scheduled for a future City Council Meeting.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 6.

Subject:

Discussion Items

- A. Pickleball
- B. Dog Park

Background:

Ms. JoEllen Grandy, Layton City Parks Planner, will review with the Mayor, Council, and Staff the long-term community plans for pickleball and a dog park.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 7.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS

City Council Report
Layton Victim Services

August 6, 2020

Grant Application

- VOCA (Victims of Crime Act) Victim Services Grant Award: **\$68,413.48**
- VOCA Housing Grant Award: **\$123,721.41**
- VOCA requires grantees to report to their city's governing body twice per year

Goals and Services Provided

- Reduce trauma to victims of domestic violence and other crimes in Layton City
- Assist victims in locating resources and referrals to community partners
- Assist victims in obtaining Protective Orders (PO) or Civil Stalking Injunctions (CSI)
- Assist victims in making claims for restitution or filing for Crime Victim Reparation benefits
- Inform, support, and advocate for victims in criminal court cases

Housing Program Services

- Assist crime victims with emergency rent assistance
- Provide financial assistance to crime victims for emergency needs (i.e. utilities, food, transportation, etc.)
- Provide on-call assistance for Layton PD

Statistics (Victim Services)

- 1165 new victims served from January 1, 2019 to December 31, 2019 (last year 1158)
- Crimes affecting victims served by our program for 2019 calendar year:
 - Domestic Violence: 728 Victims
 - Stalking: 62 Victims
 - Assault: 52 Victims
 - 68% of people served by our program were victims of Domestic Violence or Stalking

Statistics (Housing Program)

- Jan-Jun 2020 – Paid for 19 months of rent for victims, and 15 direct aid services

THE CORPORATION OF
THE PRESIDING BISHOP
OF THE CHURCH OF LATTER
DAY SAINTS
12-110-0145

SUSAN CHEN
12-110-0296

MICHAEL KOLENDRIANOS
12-110-0274

ALLEN LAND COMPANY
12-110-0271

ALLEN LAND
COMPANY
12-110-0272

SPYROS SAM
MANES
12-110-0136

TERRAVENTURE
DEVELOPMENT
12-110-0292

THE CORPORATION OF THE
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
12-110-0053

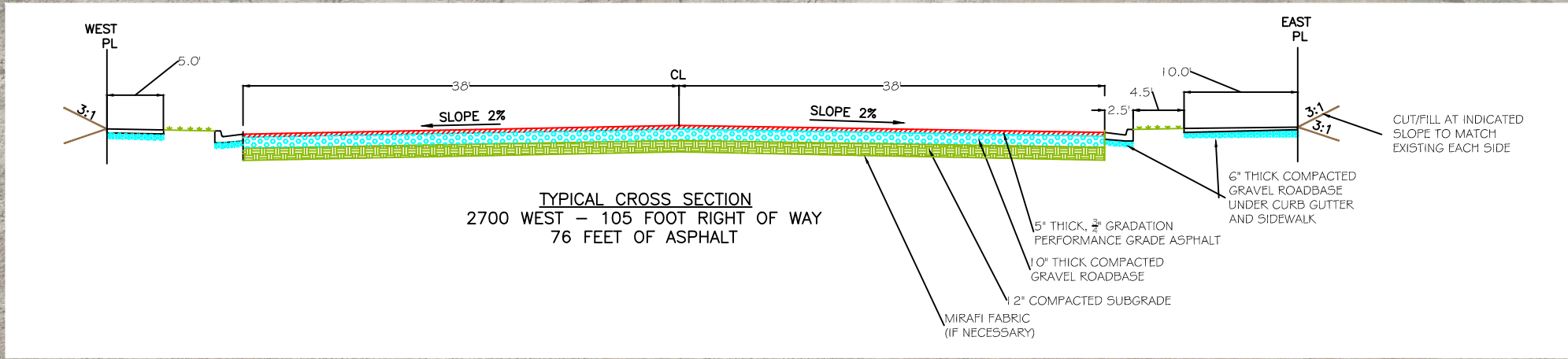
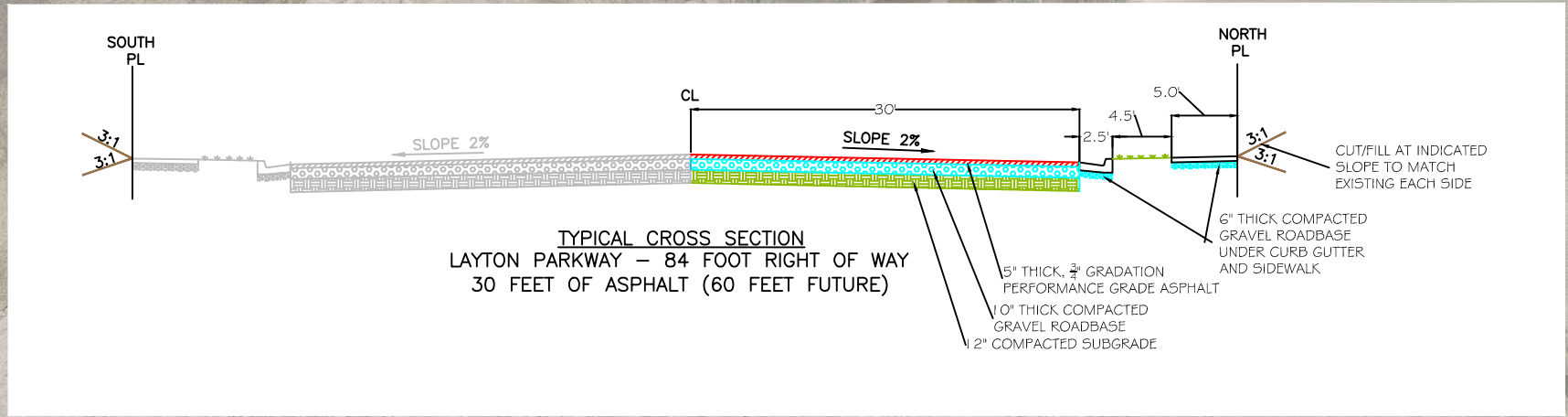
OPEN SPACE
/DETENTION BASIN
RELOCATION

THE CORPORATION OF THE
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
12-110-0100

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CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
12-110-0102

THE CORPORATION OF THE
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
12-110-0194

JOSEPH F & ROZANNA S HILL
FAMILY LIMITED PARTNERSHIP
12-110-0312





August 6, 2020

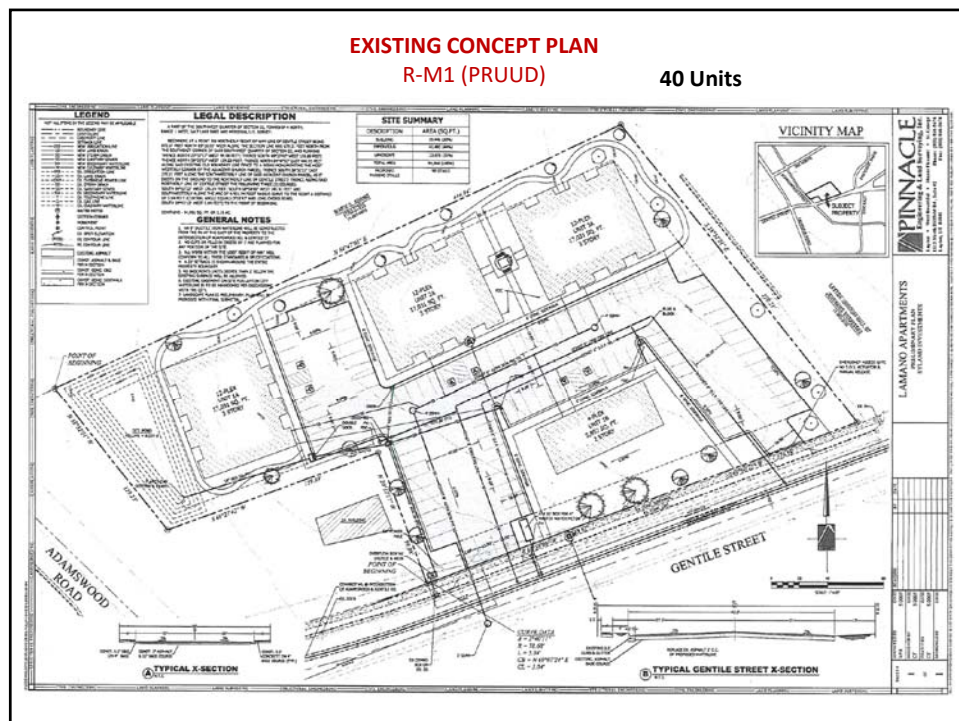
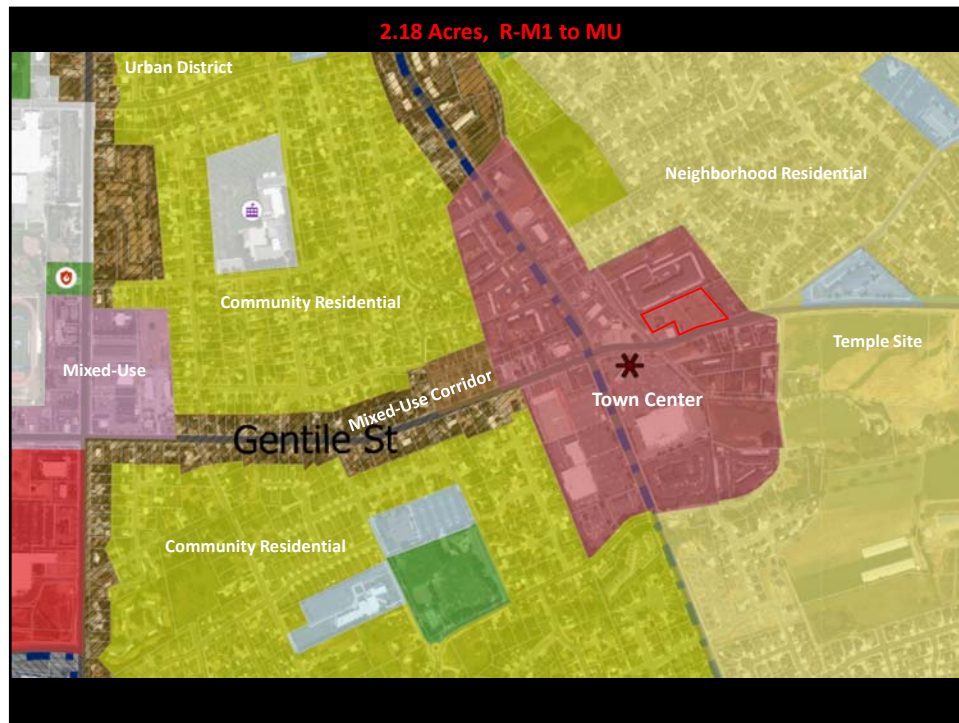
City Council Work Meeting


Community & Economic Development Department



LAMANO REZONE R-M1 PRUD to MU


Community & Economic Development Department





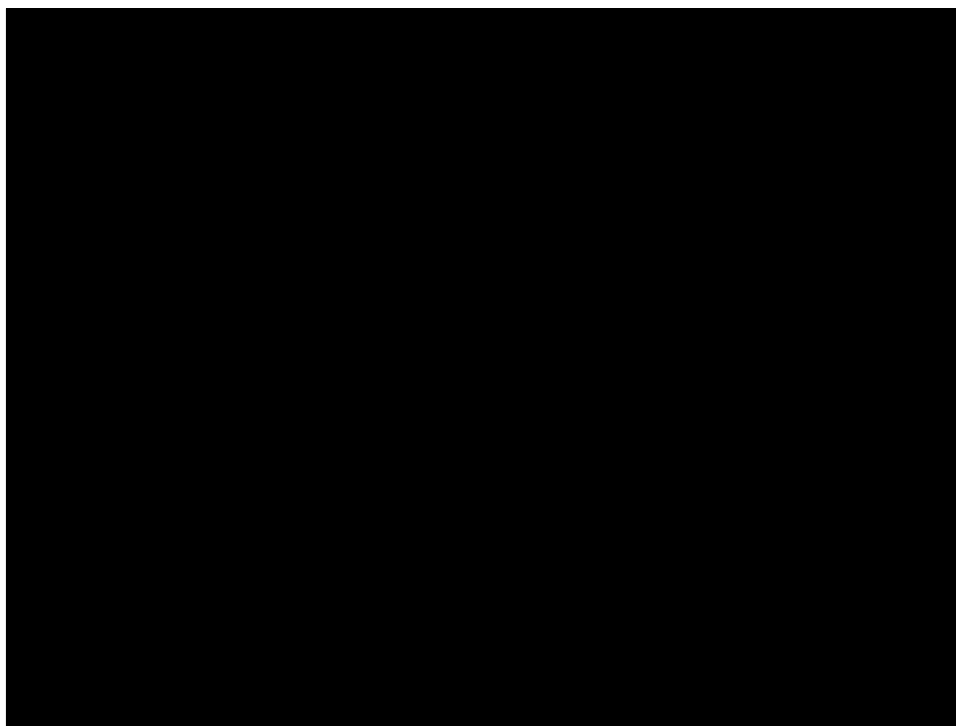
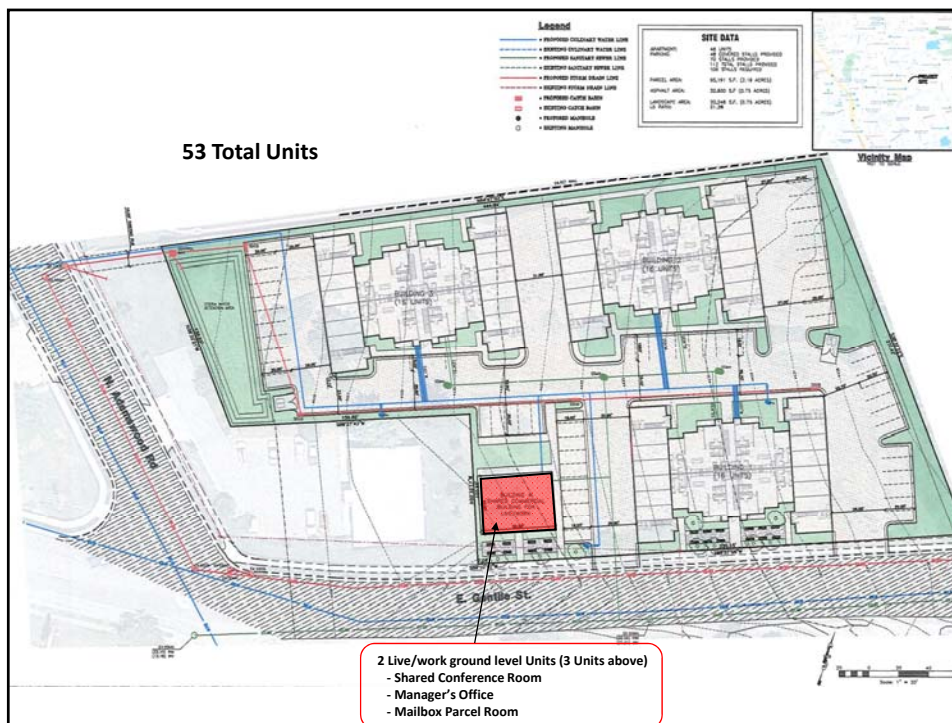
Recommended modifications to the Development Agreement . . .

4.1 **Zoning.** Zoning and development of the Development Area shall comply with Article II. Once the Subject Property is zoned in accordance with Article II, development of the Development Area shall comply with all applicable City rules, regulations and codes.

- 4.1.1 The development shall be consistent with the concept plan shown in Exhibit B, including the approximate area and location of open space with designed and programmed amenity areas as shown including the construction of a front courtyard area, pedestrian circulation pathways, bowery and child play area, bike rack, dog park area and grass volleyball court, pickle ball court, basketball half court or equivalent in the storm water detention area. Preliminary plans shall be reviewed by the City's Design Review Committee to provide support and recommendations to the Staff regarding the successful application of applicable standards and requirements.
- 4.1.2 The fence color shall not be white or other bright color with a light-reflecting glare.

5.2 **Completion Date.** The Owner shall build the proposed amenities in conjunction with the construction of the development and shall complete the amenities prior to the final certificate of occupancy for any residential units above the total count of 32 units, or two buildings.







August 6, 2020

City Council Work Meeting

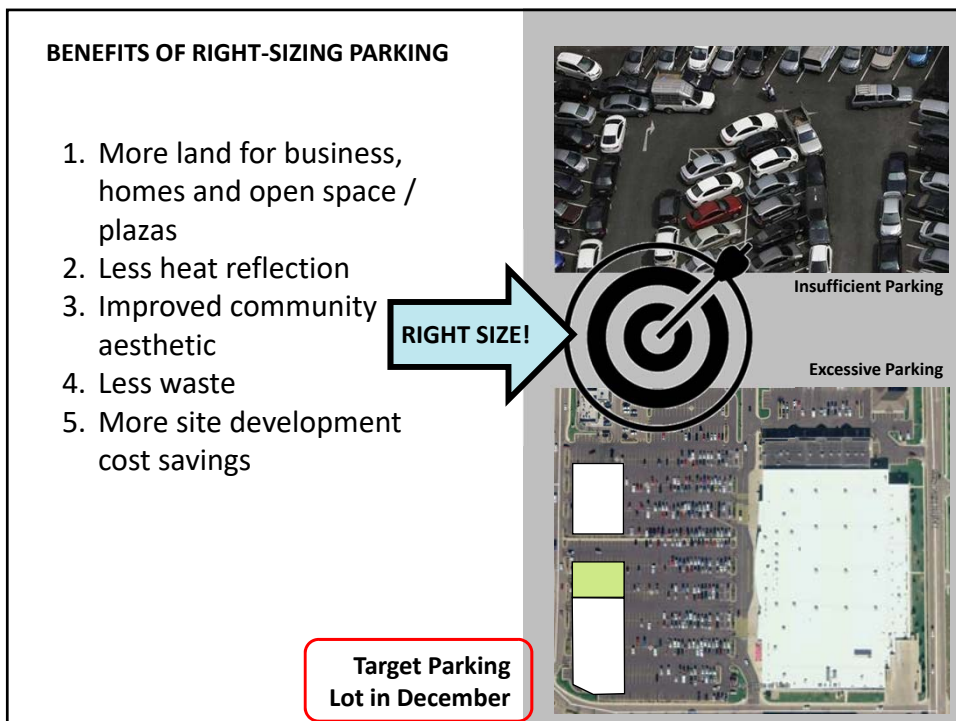
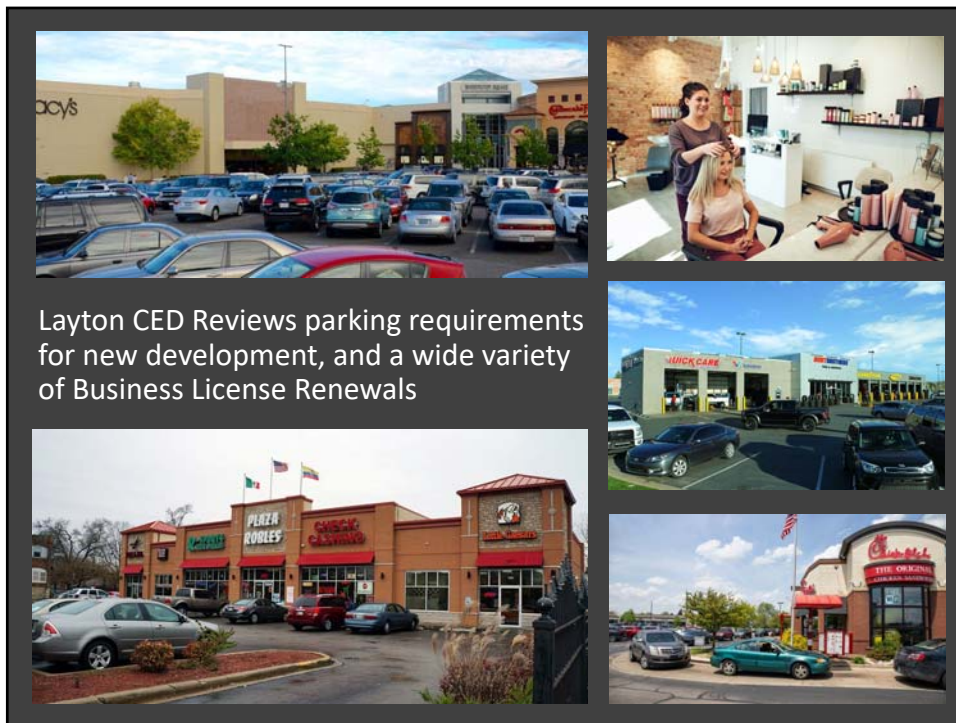

Community & Economic Development Department

OFF-STREET PARKING CHAPTER Comprehensive Amendment

Objectives:

- Apply best practices & standards
- Right-size ratios & dimensions
- Improve consistency and format
- Create new parking tool options





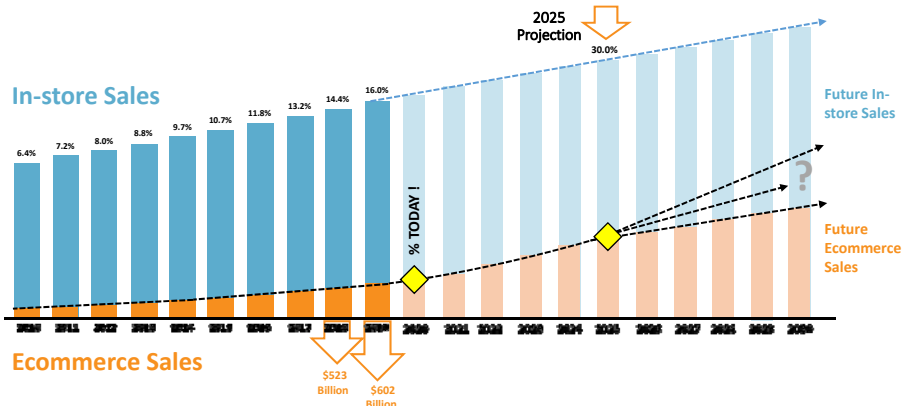
EMERGING LAND USE TRENDS INFLUENCE DRIVING / PARKING DYNAMICS

1. Public transportation options
2. Tele-commuting options
3. Increasing housing & car ownership costs
4. E-Commerce / retail



Total Retail Sales Increase 2010 to 2020 - and Beyond!

Changing retail trends influence parking demand



Parking Demand Data Sources



Urban Land Institute
National Parking Association
ICS International Council of
Shopping Centers



KEY UPDATES

- ## 1. Complete List of Land Uses / Parking Ratio Standards

OFFICE (General Use Category)		
Land Use	Spaces Required	Details
		
Specific Uses	Standards	Clarifications

[illegible]

KEY UPDATES

2. Bike Parking

Retail-Office: 1 / 3,000 SF GFA

Civic-Industrial: 2 / 10,000 SF GFA

Multi-Family: 1 Bikes / 10 Bedrooms (BR)

130 Apartment Units

50 x 1 BR = 50 BR

80 x 2 BR = 160 BR

Total BR = 210

210 ÷ 10 = 21 Bicycle Spaces



KEY UPDATES

3. Dimensions, definitions and diagrams for parking design

Angle or Style of Parking	Space Width (A)	Space Depth (B) ¹	Space Length (C) ²	One-way Aisle Width (D)	Two-way Aisle Width (E)
Standard Size					
Parallel ³	8'	8'	22'	12'	22'
45 Degree	9'	20.5'	18'	13'	20'
60 Degree	9'	22'	18'	16'	22'
90 Degree ⁴	9'	18'	18'	24'	24'
Motorcycle ⁵	4'	8'	8'		
ADA Accessible (see 12.12.070)	8', Van 11' with 9' unloading / loading area		18'		
Semi-Compact					
45 Degree	8.5	20.5	17.5	13'	20'
60 Degree	8.5	22'	17.5	16'	22'
90 Degree	8.5	18'	17.5	24'	24'
Compact Size⁶					
45 Degree	8'	19.5'	17'	11.5'*	20'*
60 Degree	8'	21'	17'	13.5'*	20'*
90 Degree	8'	18'	17'	22'*	24'*
Fire Lane					26'

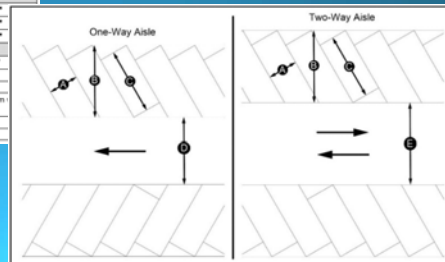
See Figure 12.2 - Illustrative example of parking space and drive aisle measurements.

¹ Measured perpendicular to aisle.

² The paved parking space length may be reduced by two feet if the vehicle can overhang landscaping that has a minimum of 4 feet or a paved walkway that is 6 feet or wider.

³ End spaces may be reduced to 18' in length.

⁴ Measured from the face of the curb.



KEY UPDATES

7. Structured parking standards



Parking Spaces Required for Specified Land Uses Table 12-1

[19.12.060 Parking Spaces Required for Specific Land Uses \(Table 12-1\)](#)

TABLE 12-1		
RESIDENTIAL		
Land Use	Spaces Required	Details
Accessory Dwelling Units	1 per unit	The property owner must occupy either the primary or the accessory dwelling unit.
Apartments or Stacked Units	Studio = 1.25 1 BR = 1.40 2 BR = 1.75 3 BR = 1.90	- Parking per unit include visitor parking. 50% of spaces shall be enclosed or covered. A minimum of one stall per unit shall be covered or enclosed. - Garages provided in conjunction with multi family development shall be used for parking vehicles and cannot be used exclusively as storage facilities.
Residential Facility for Elderly (8 or Less)	1 per 2 beds	
Residential Facility for Persons with a Disability	1 per staff + 1 per vehicle to transport + 2 for visitors	
Single Family Detached	2 per dwelling unit	Spaces shall be within an enclosed garage.
Townhomes or Side by Side Units	2 .25 per unit (may be reduced near mass transit)	50% of spaces shall be enclosed or covered. - Garages shall only be used for parking vehicles and cannot be used exclusively as storage facilities. - Guest parking shall be scattered in small groups to conveniently serve the various blocks within the development.
RECREATIONAL AND ENTERTAINMENT		
Land Use	Spaces Required	Details
Auditorium, Stadium, Sports Arena or Live Theater, Movie Theater	1 per 4 seats	

Multi-family Peak Parking Demand Study

Since Early March 2020

	Peak Parking Use	Peak Demand Vacancy	Peak Demand Vacancy	Actual Parking Demand	Parking per BR	Distribution of Apartment Units			Unit Total	Apartment Vacancy Adjustment	
						1BR	2BR	3BR			
Eastgate at Greyhawk	138	88	39%	1.41	0.62	24	54	30	108	98	9.3%
Seasons of Layton	269	77	22%	1.76	0.91	60	76	28	164	153	6.7%
Fox Creek	267	79	23%	1.40	0.82	60	132	0	192	191	0.5%
→ Twin Tree	79	7	8%	1.88	0.62	0	1	42	43	42	2.3%
Villas On Main	228	68	23%	1.62	0.79	36	72	36	144	141	2.1%
Clearfield Station	318	74	19%	1.52	0.78	66	108	42	216	209	3.2%
Kays Crossing	230	30	12%	1.51	0.98	78	78	0	156	152	2.5%
	1529	423	22%	1.55		324	521	178	1023	986	4.3% Total Ave. Vacancy
						Vacant Apartment Units					
						10	23	11			
						314	498	167		979	Adjusted Units / Occupancy
						1BR	2BR	3BR			
						0.80	1.00	1.035			Parking Ratio Distribution by Bedroom Type
						1.40	1.75	1.90			

KEY UPDATES (TO CHAPTER 12 AND CHAPTER 11)

8. Mobile Home / RV Standards





Recommended Next Steps . . .

City Council Work Meeting – Detailed Review:
August 20th

City Council Public Hearing:
September 3rd



Community & Economic Development Department

PICKLEBALL LONG-RANGE PLANNING

Parks & Recreation Department

August 6, 2020

Pickleball



**Neighborhood
Park Amenity**

**Community
Park Amenity
(Outdoors)**

**Community
/ DSD Gym
Amenity
(Indoors)**

Neighborhood
Park Amenity

CHAPEL PARK (4 Courts) – 152 Chapel Street, Layton



Community
Park Amenity
(Outdoors)



FARMINGTON PICKLEBALL COMPLEX (8 Courts) – approx. 294 S. 650 W., Farmington

**Community/
DSD Gym
Amenity
(Indoors)**



LEGACY JR. HIGH GYM (8 Courts) – 411 N. 3200 W., Layton



EXISTING & PROPOSED

Neighborhood
Park Amenity

Community
Park Amenity

Community &
DSD Gym
Amenity

1 – Grey Hawk Park (2
Courts)

2 – Chapel Park (4 Courts,
Lighted)

3 – Vae View Park (4 Courts)

4 – Andy Adams Park (4
Courts, Lighted; Slated for
Construction)

1 – Harmony Place Park (4
Courts, Coming 2021)

2 – Woodward Park

3 – Chelsie Meadows Park

4 – Kay's Creek Estates Park

5 – Boynton Park

6 – Snow Canyon Park

1 – Ellison Park Community
Sports Complex (12 – 16 Courts,
Outdoor)

1 – Shoreline Junior High
Gym (6 Courts, Indoor)

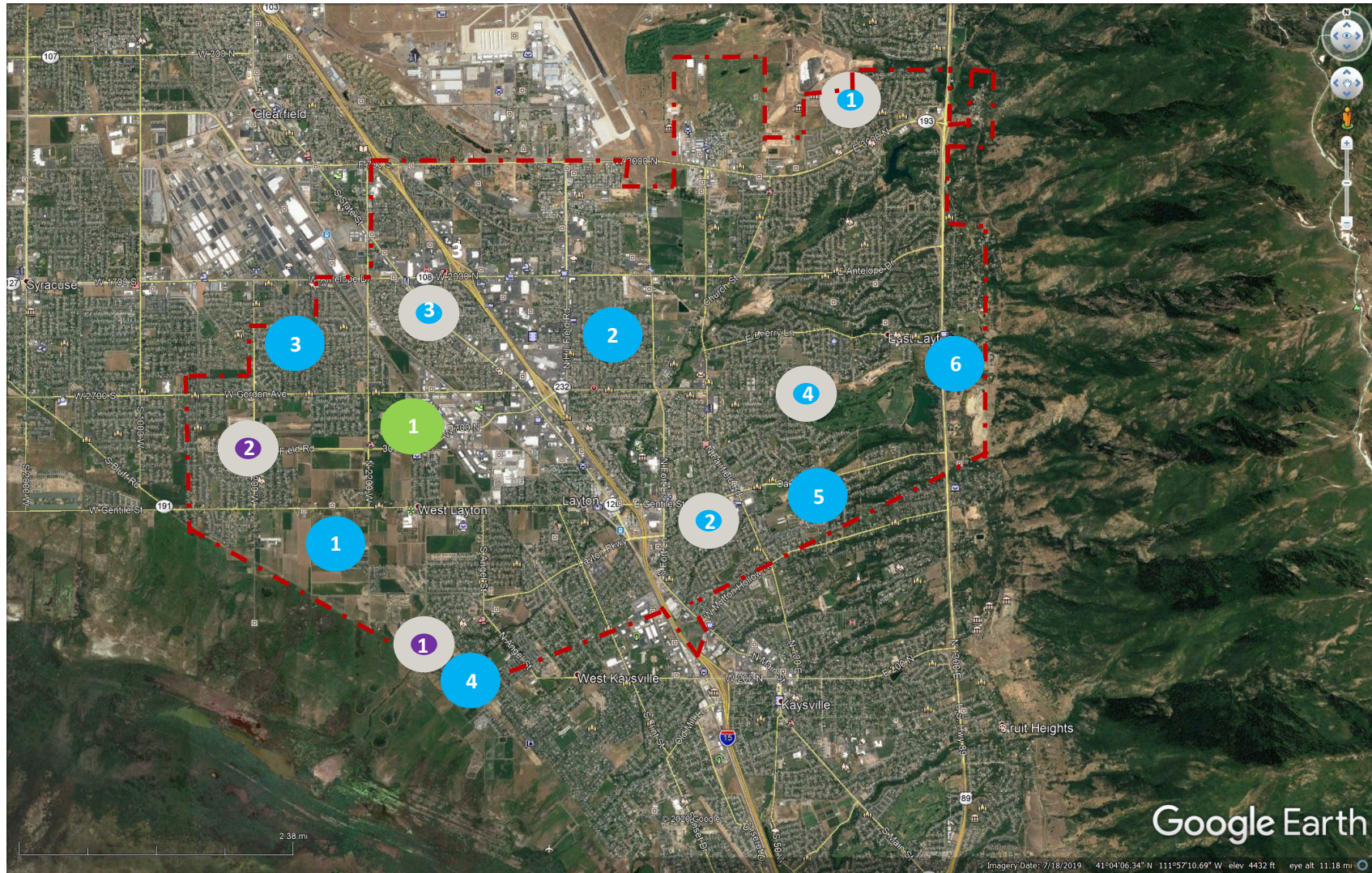
2 – Legacy Junior High Gym
(8 Courts, Indoor)

EXISTING

PROPOSED

PROPOSED

EXISTING



EXISTING & PROPOSED

Neighborhood
Park Amenity

Community
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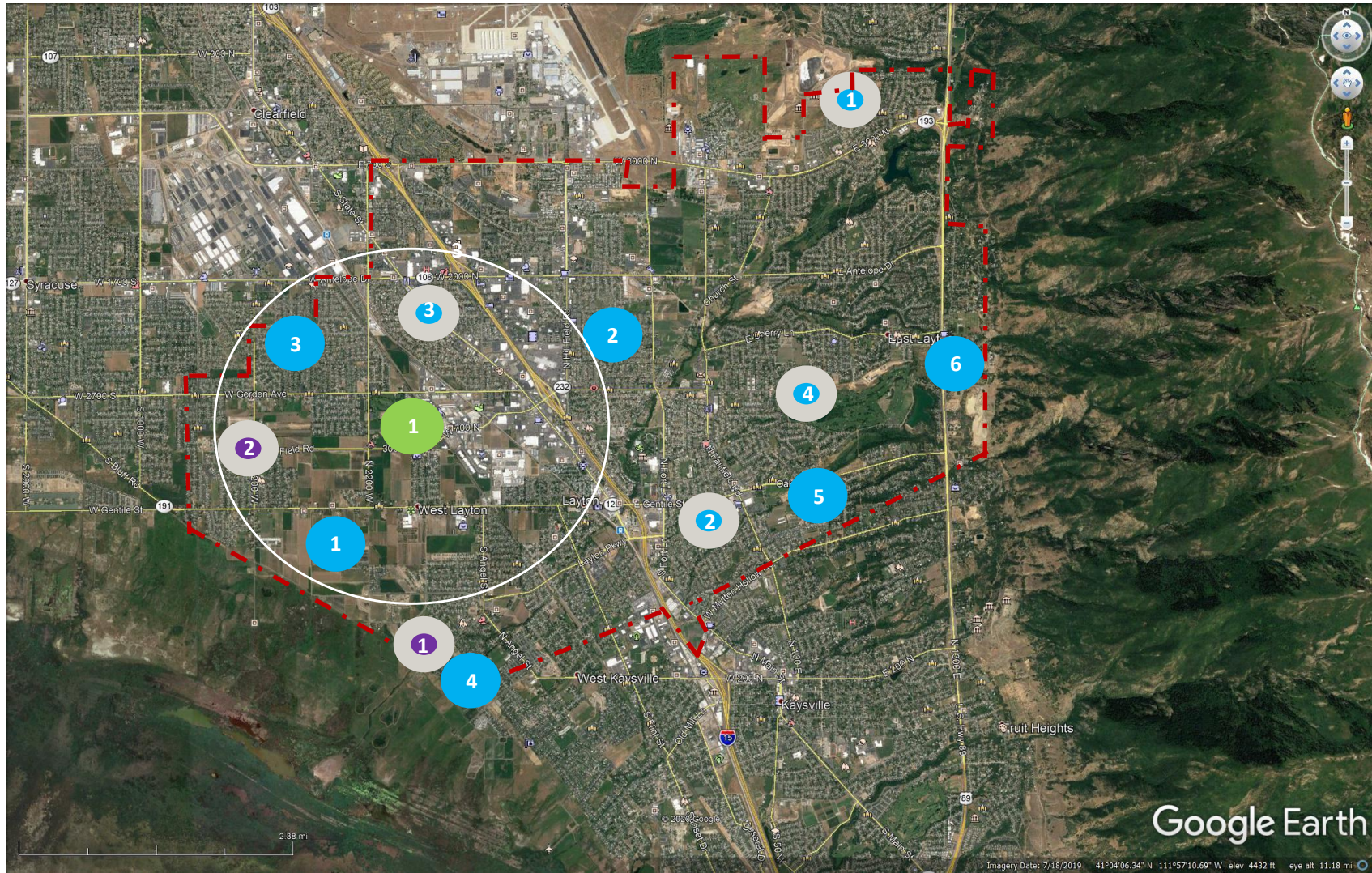
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EXISTING

PROPOSED

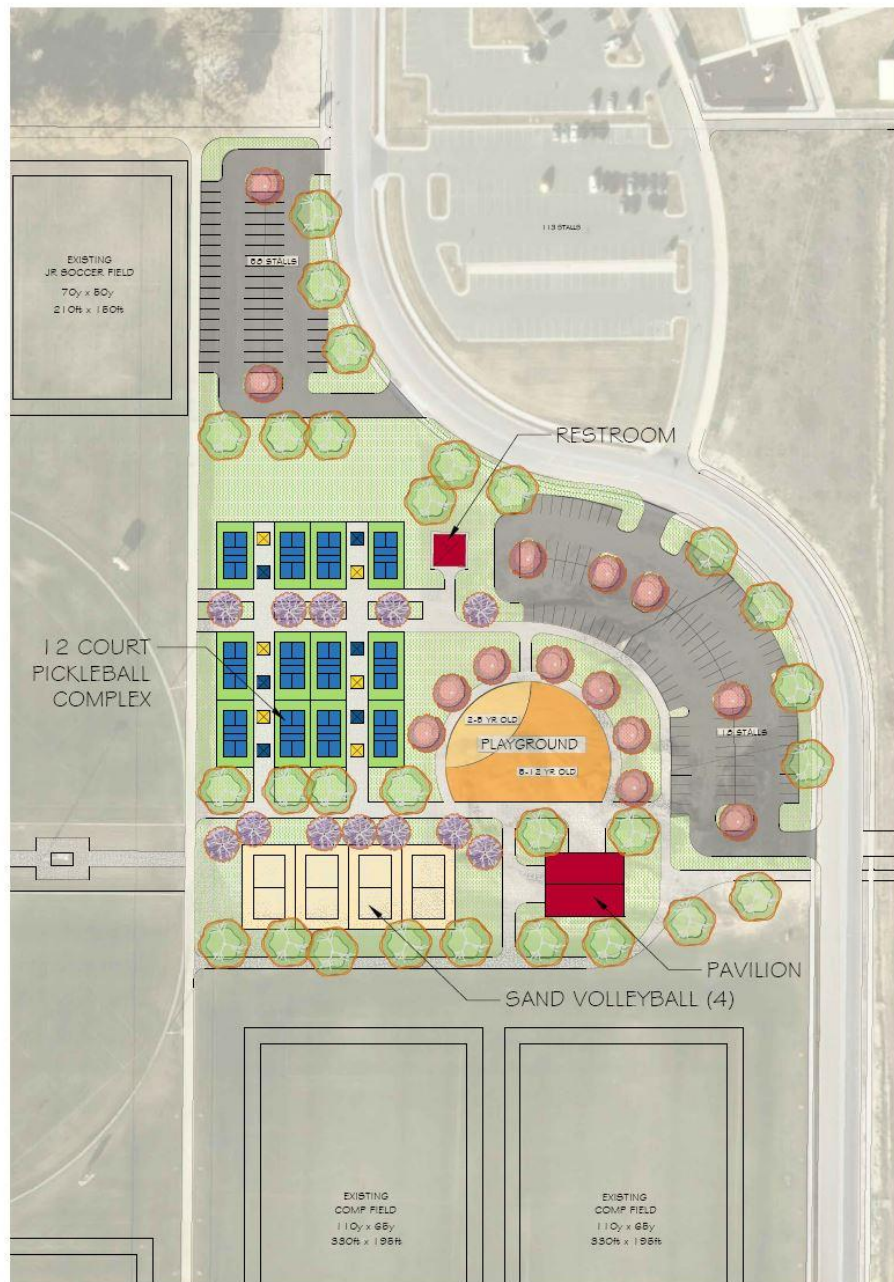
PROPOSED

EXISTING



Google Earth

Community Sport Complex Amenity



East Ellison Park
700 North 2200 West Layton, UT 84041



ELLISON EAST PARK: WEST COLD CREEK SECTION PICKLEBALL COMPLEX AREA COST ESTIMATE

Task	Quantity	Units	Unit Cost	Total
Project Startup				
General Conditions	1	LS	\$50,000.00	\$50,000.00
Construction Documents	1	LS	\$18,000.00	\$18,000.00
Construction Staking	1	LS	\$7,500.00	\$7,500.00
Testing	1	LS	\$7,500.00	\$7,500.00
Subtotal				\$83,000.00
Demolition Work				
Clear & Grub Site	63,315	SF	\$0.06	\$3,798.90
Strip and Stockpile Topsoil (4")	782	CY	\$3.00	\$2,345.00
Subtotal				\$6,143.90
Earthwork				
SWPPP	1	LS	\$2,500.00	\$2,500.00
Site Grading	782	CY	\$4.22	\$3,298.63
Screen & Place Topsoil (4")	782	CY	\$5.00	\$3,908.33
Subtotal				\$9,706.96
Site Utilities				
Subtotal				
Site Concrete				
Walkways - Concrete	26,441	SF	\$6.00	\$158,646.00
Subtotal				\$158,646.00
Asphalt Paving				
Subtotal				
Site Development				
Pickleball Court	12	EA	\$22,500.00	\$270,000.00
Pickleball Court Lighting	1	LS	\$300,000.00	\$300,000.00
Pickleball Court Shade Structures	12	EA	\$3,800.00	\$45,600.00
Pickleball Court Benches	24	EA	\$1,065.00	\$25,560.00
Irrigation System	17,575	SF	\$0.90	\$15,817.50
Fine Grading	17,575	SF	\$0.05	\$878.75
Seeding - Grass Areas	17,575	SF	\$0.12	\$2,109.00
Trees	8	EA	\$450.00	\$3,600.00
Subtotal				\$663,565.25
Buildings & Recreational Amenities				
Subtotal				
SUBTOTAL				\$921,062.11
Contingency (15%)				\$138,159.32
GRAND TOTAL				\$1,059,221.42



Community
Sport Complex
Amenity

ELLISON EAST PARK COST ESTIMATE \$1,060,000

EXISTING & PROPOSED

Neighborhood
Park Amenity

Community
Park Amenity

Community &
DSD Gym
Amenity

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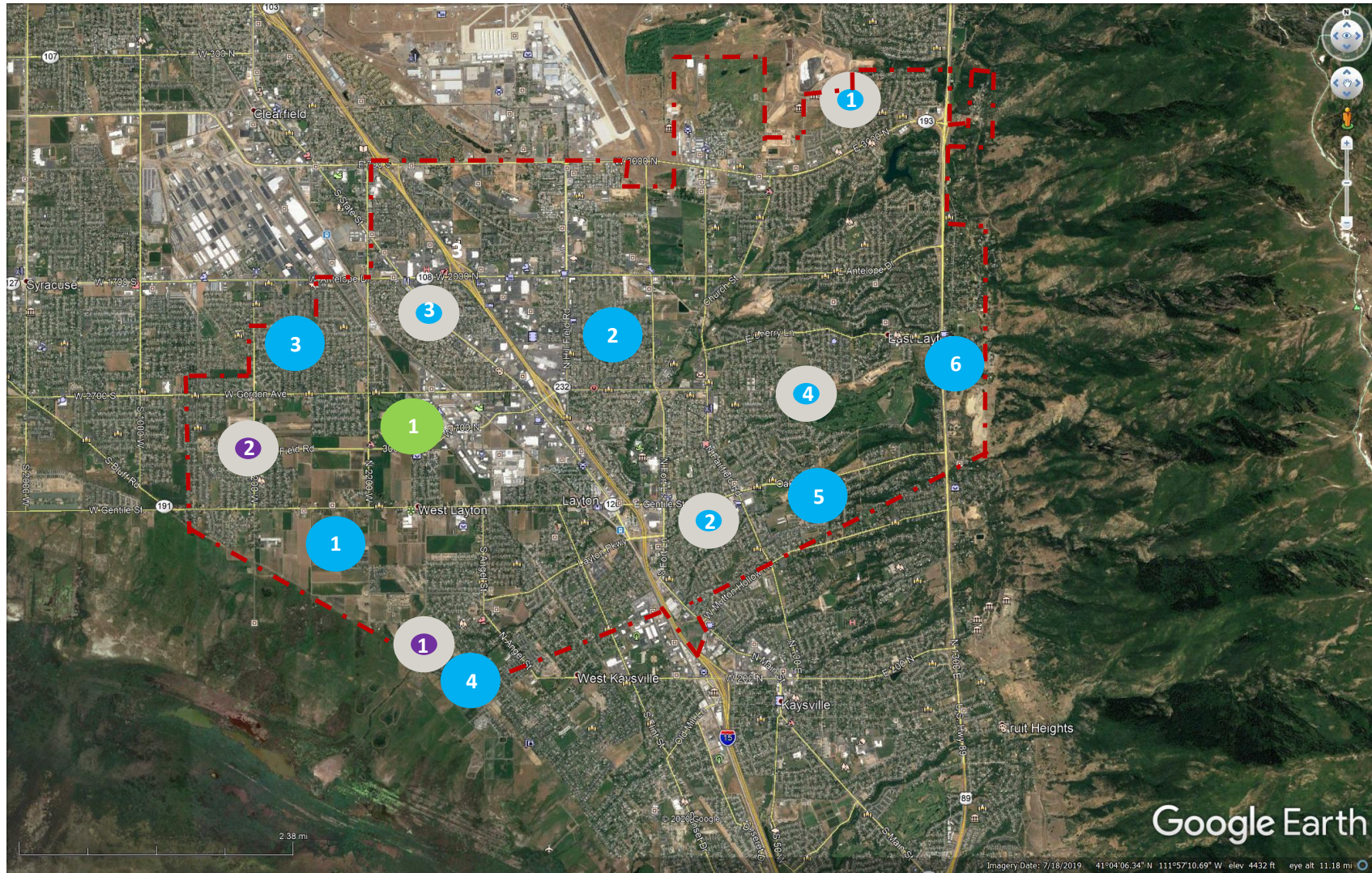
2 – Legacy Junior High Gym
(8 Courts, Indoor)

EXISTING

PROPOSED

PROPOSED

EXISTING



Surrounding City Pickleball Amenities

DAVIS COUNTY PICKLEBALL AMENITIES

Municipality	Total Courts	Park	Outdoor	Indoor
Clinton	TBD	Meadows Park	TBD (Coming 2021)	N/A
West Point City	0	N/A	N/A	N/A
South Weber	0	N/A	N/A	Make-shift 2 courts
Clearfield	22 to 24	Steed Park	16	N/A
		Clearfield Rec. Center	N/A	6-8 indoor courts
Syracuse	12	Founders Park	6 (Coming in October)	N/A
		Tuscany Park	2 (Tennis Overlay; bring own net)	N/A
		Community Center	N/A	4 courts
Layton	32	Grey Hawk Park	2	N/A
		Chapel Park	4	N/A
		Vae View Park	4	N/A
		Andy Adams Park	4	N/A
		Harmony Place Park	4 (Coming in 2021)	N/A
		Shoreline Jr. High Gym	N/A	6
		Legacy Jr. High Gym	N/A	8
Kaysville	13	Barns Park	11	2 courts
Fruit Heights	0	N/A	N/A	N/A
Farmington	12 to 16	Park next to Farmington Gymnasium	8 (16 eventually)	N/A
		Farmington Gymnasium	N/A	4 to 8
South Davis (Centerville, Bountiful, West Bountiful, Woods Cross, North Salt Lake)	2	Bountiful Rec. Center	N/A	Sundays Only: 2 courts on Basketball Courts