

**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 public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **6:00 PM on August 18, 2022.**

AGENDA ITEMS:

1. Councilmember Report
2. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation
3. Mayor's Report

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- 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 this public body. The anchor location for the meeting shall be the Layton City Council Conference Room, 437 North Wasatch Drive, Layton City. Elected Officials at remote locations may be connected to the meeting electronically.
- 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 COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:
Councilmember Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 2.

Subject:

Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 3.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

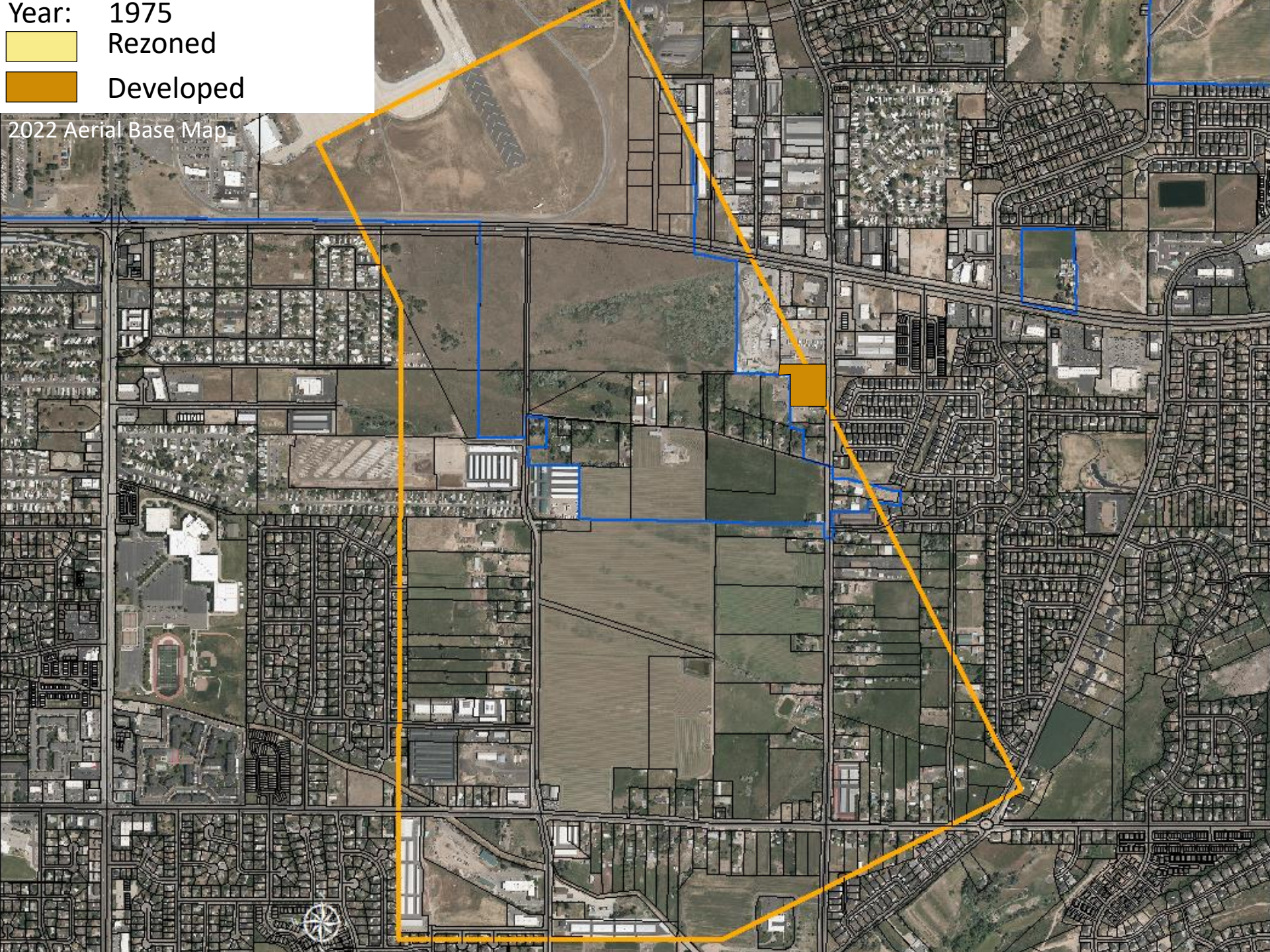
ADDITIONAL

PACKET

ATTACHMENTS

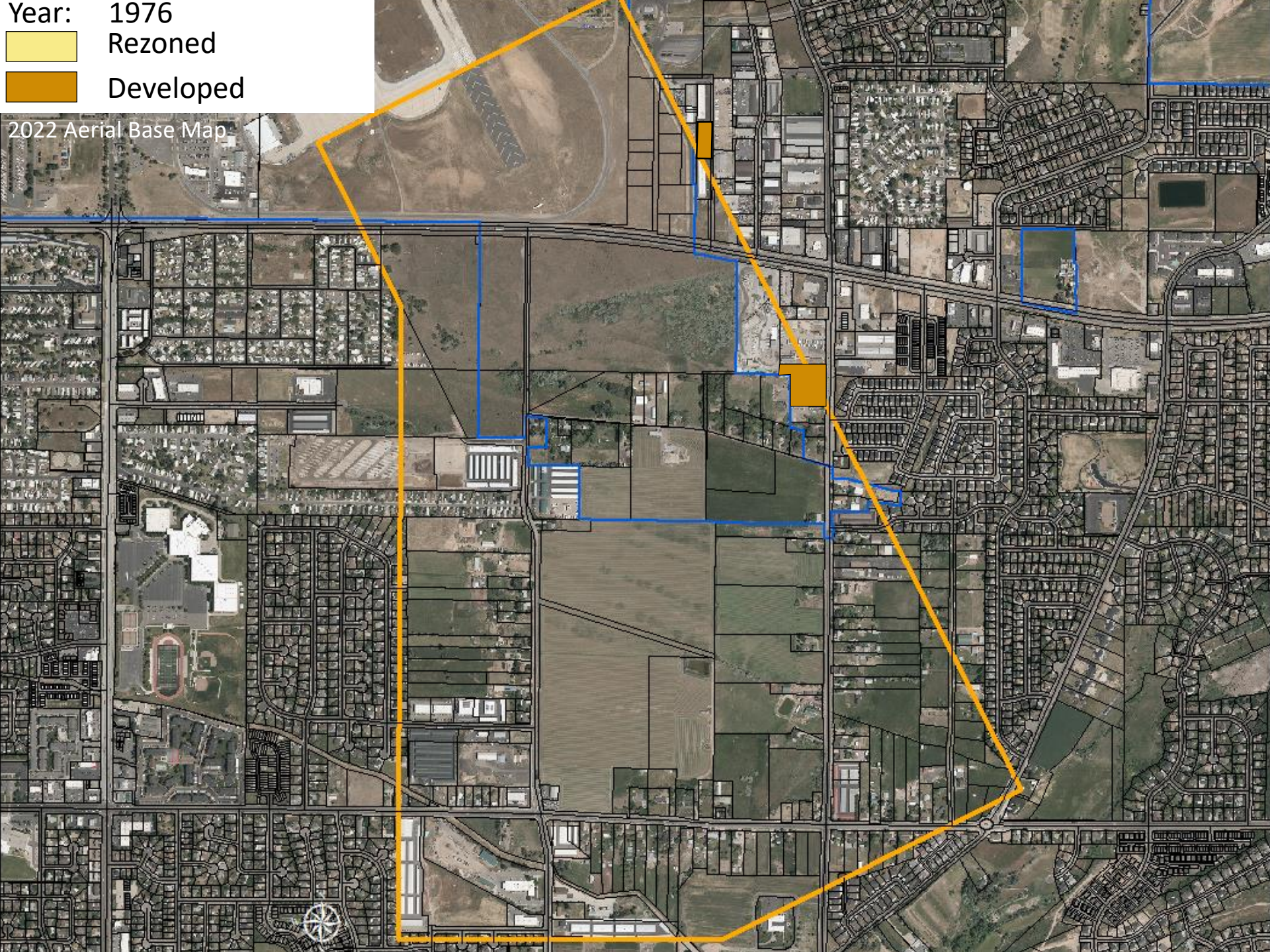
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Rezoned
Developed

2022 Aerial Base Map



Year: 1976
Rezoned
Developed

2022 Aerial Base Map



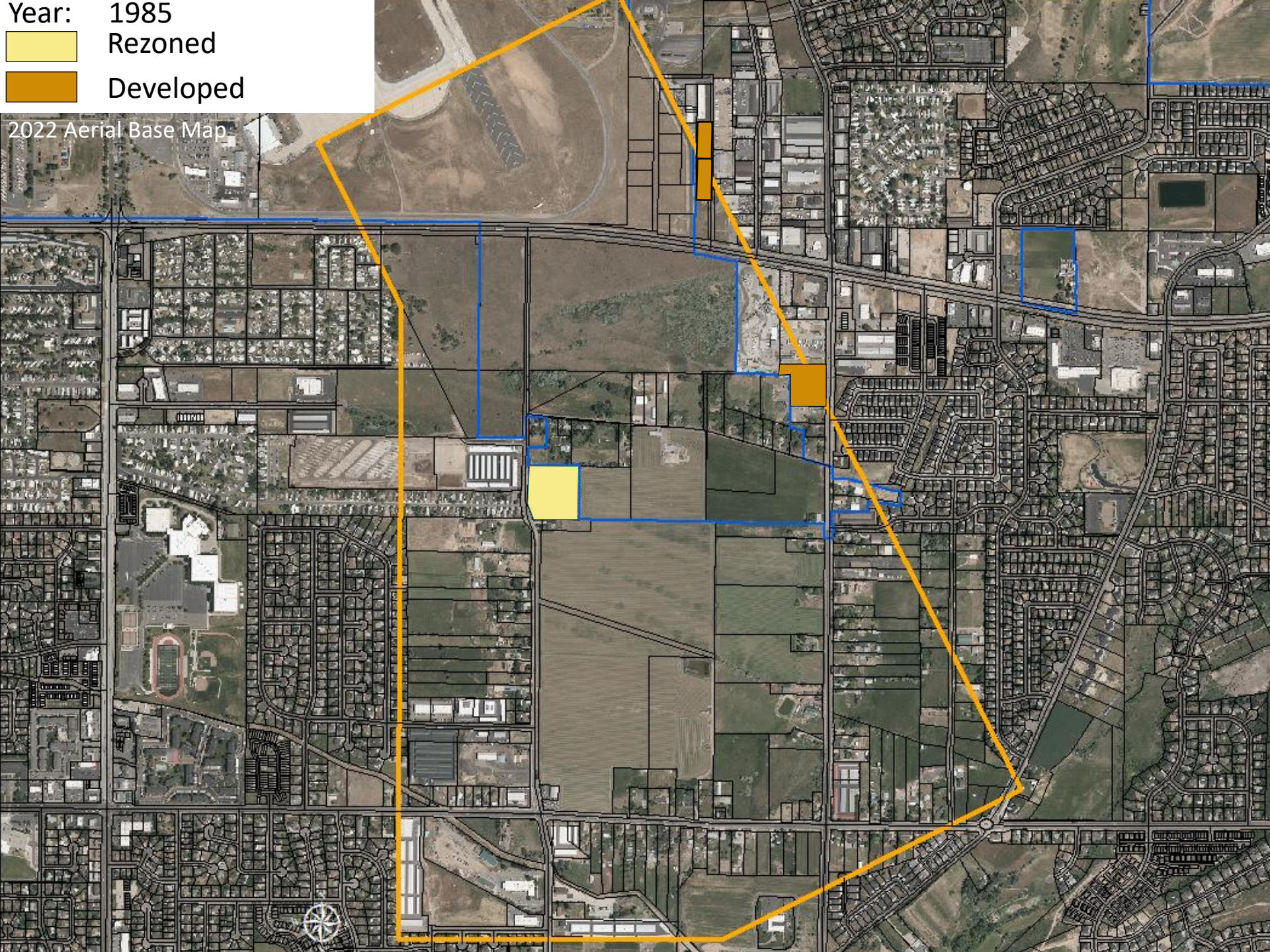
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Developed

2022 Aerial Base Map

2022 Aerial Base Map

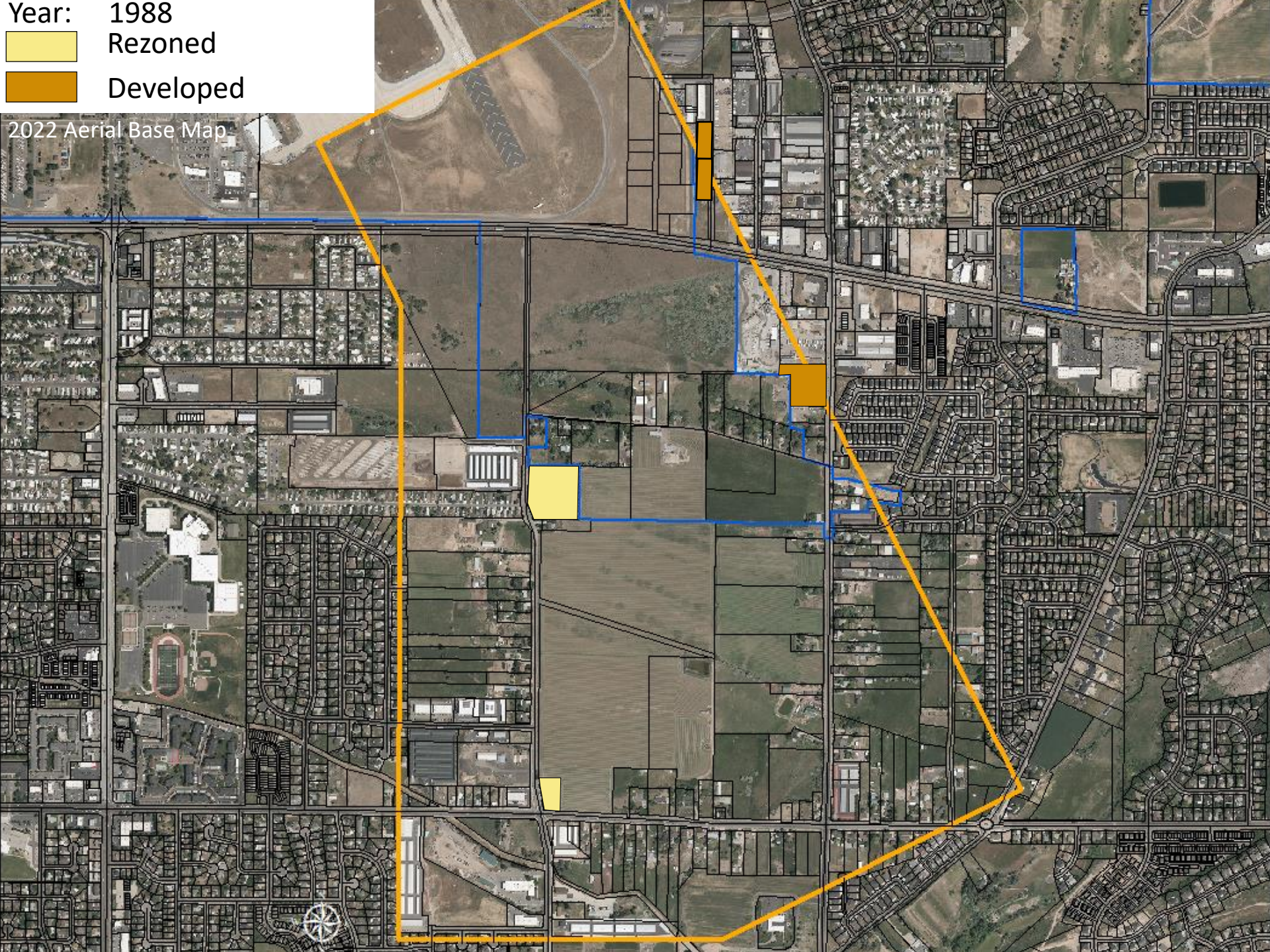
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Developed

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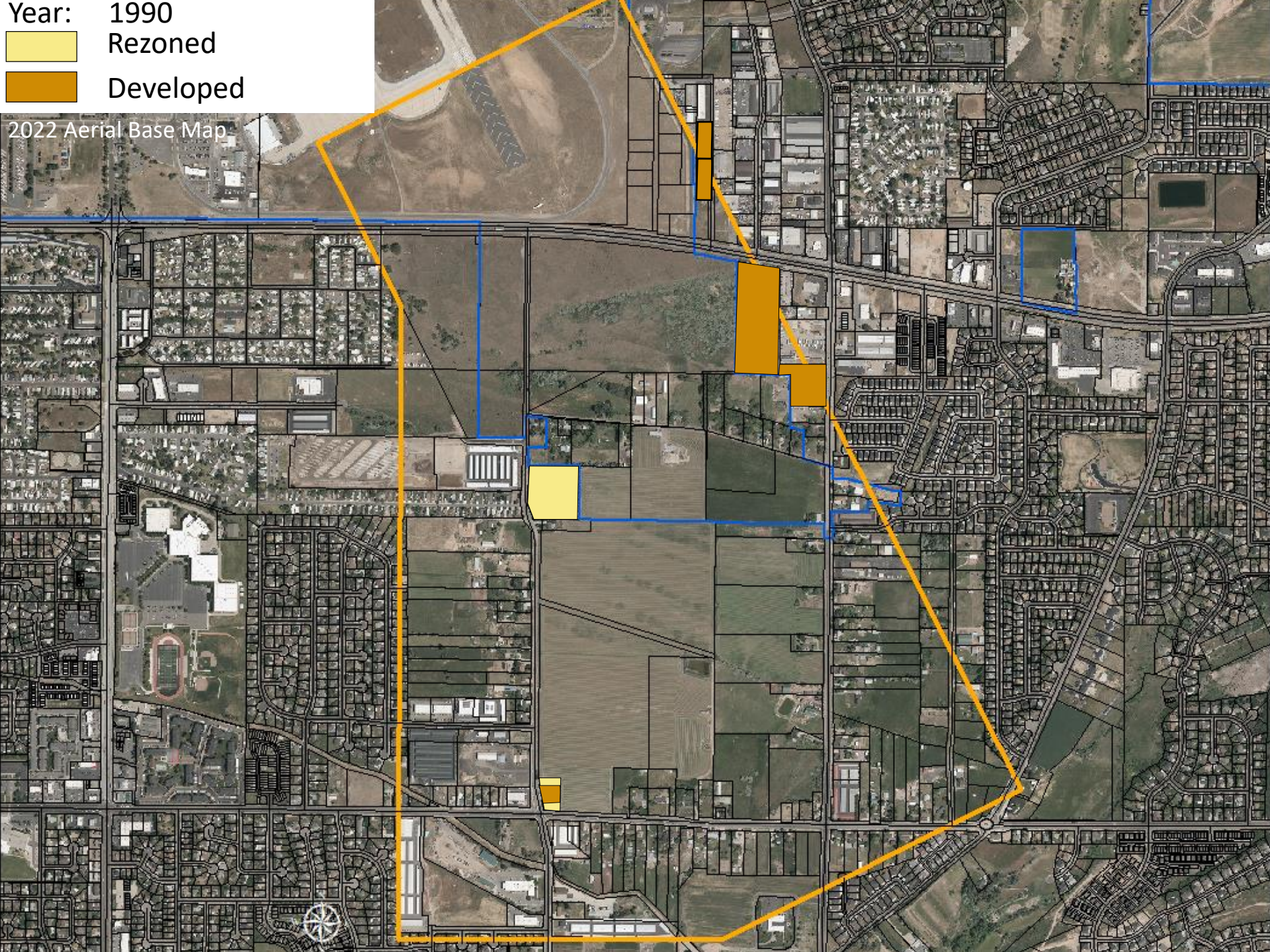
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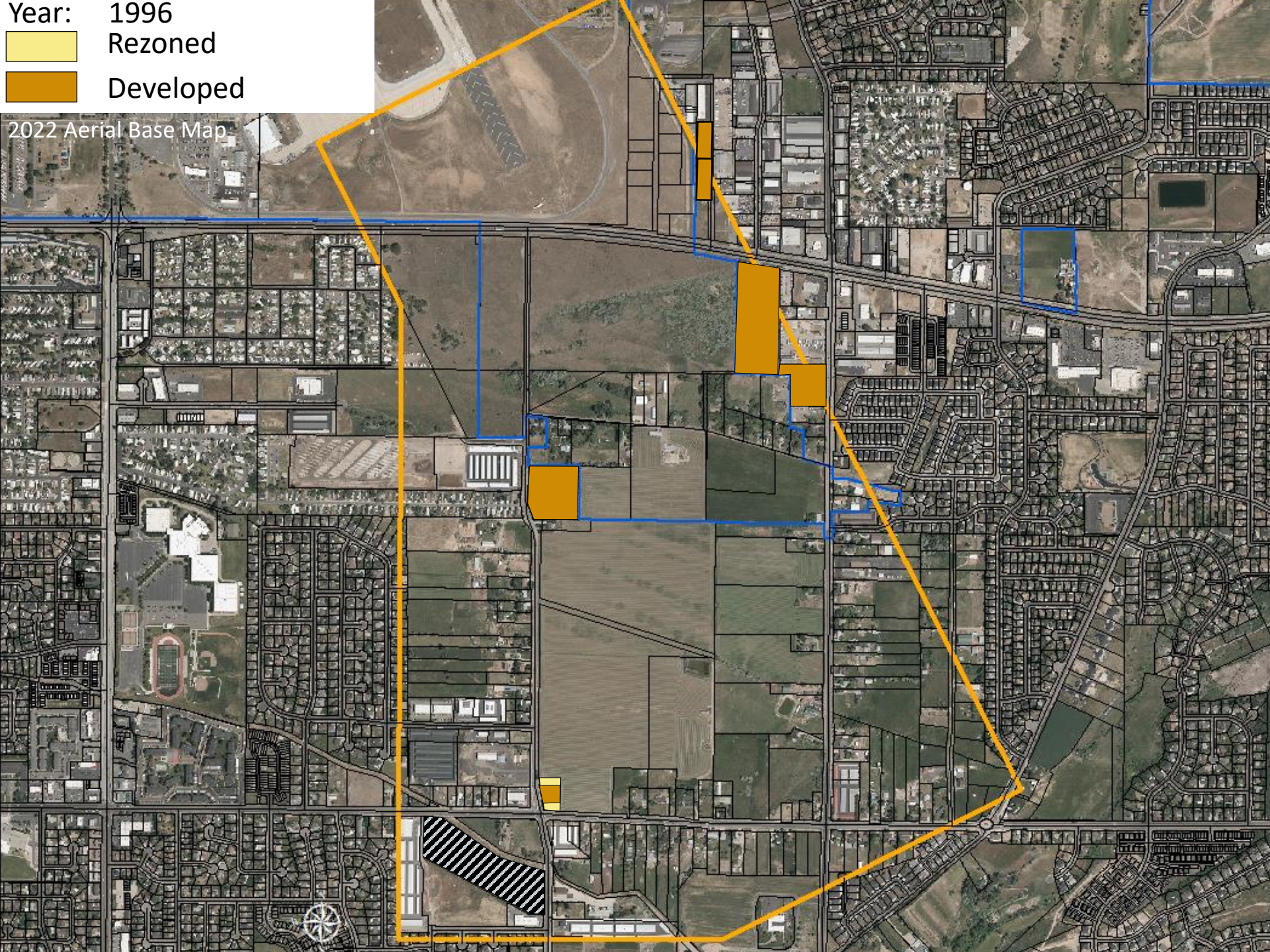
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Developed

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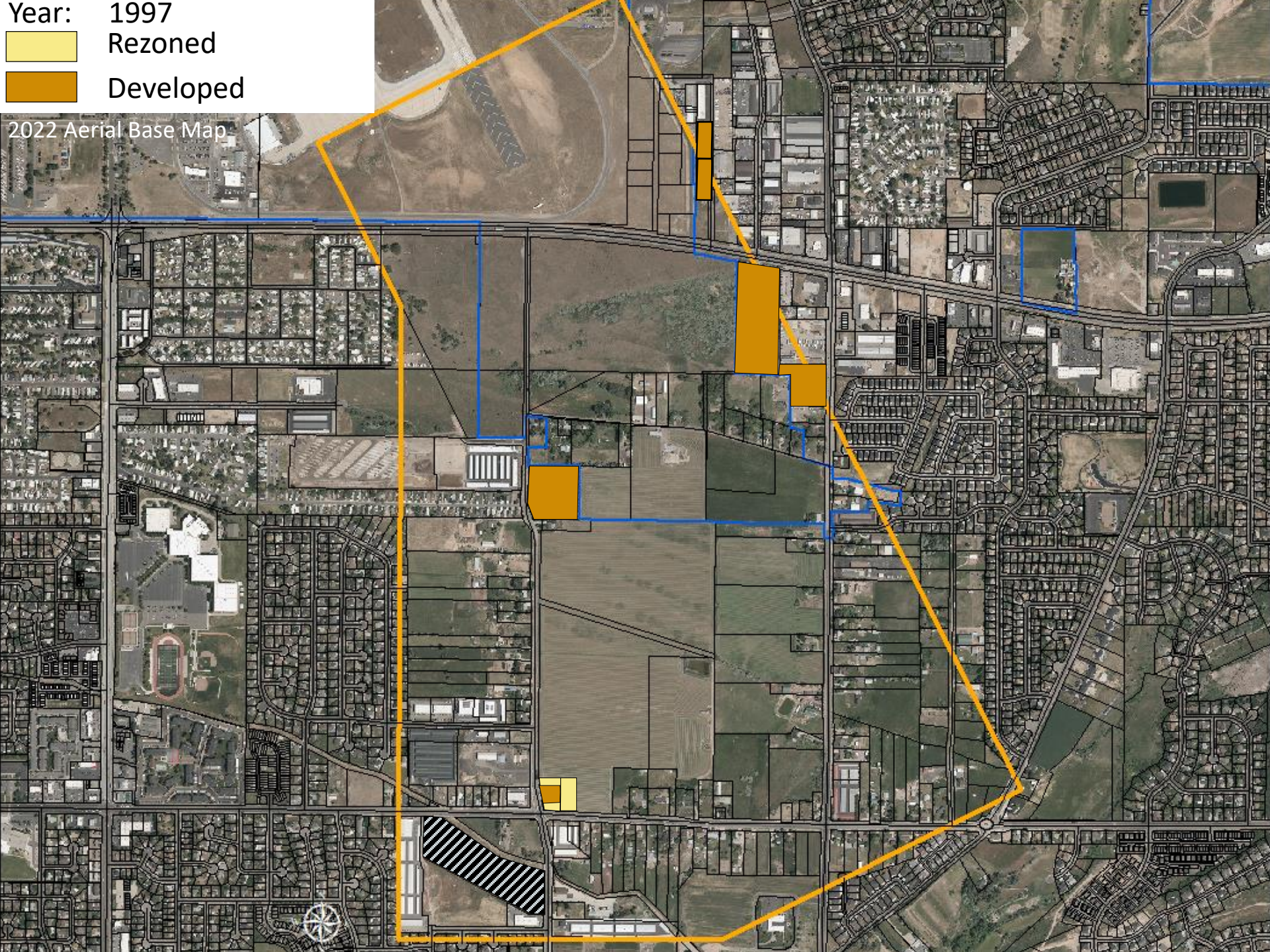
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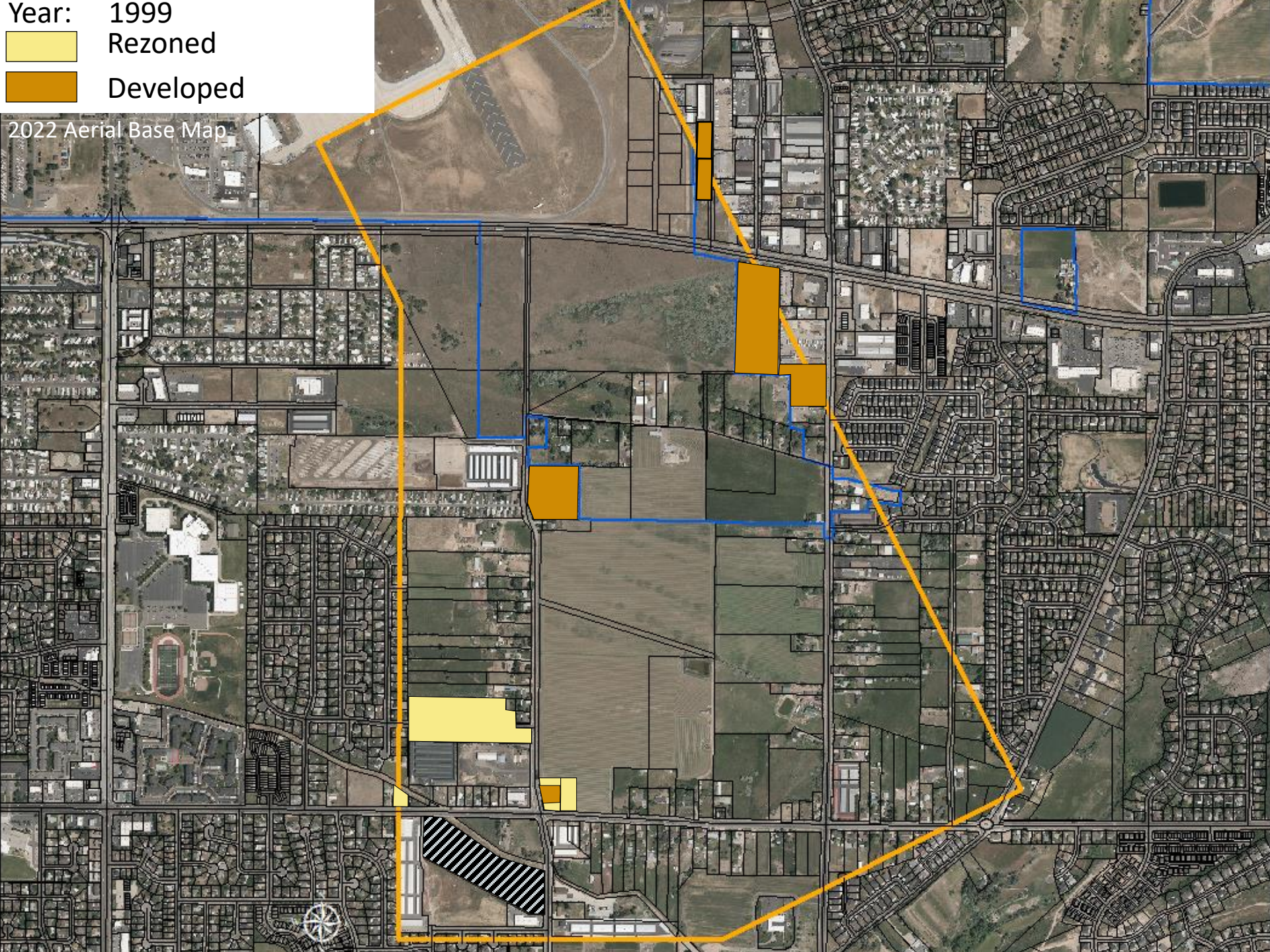
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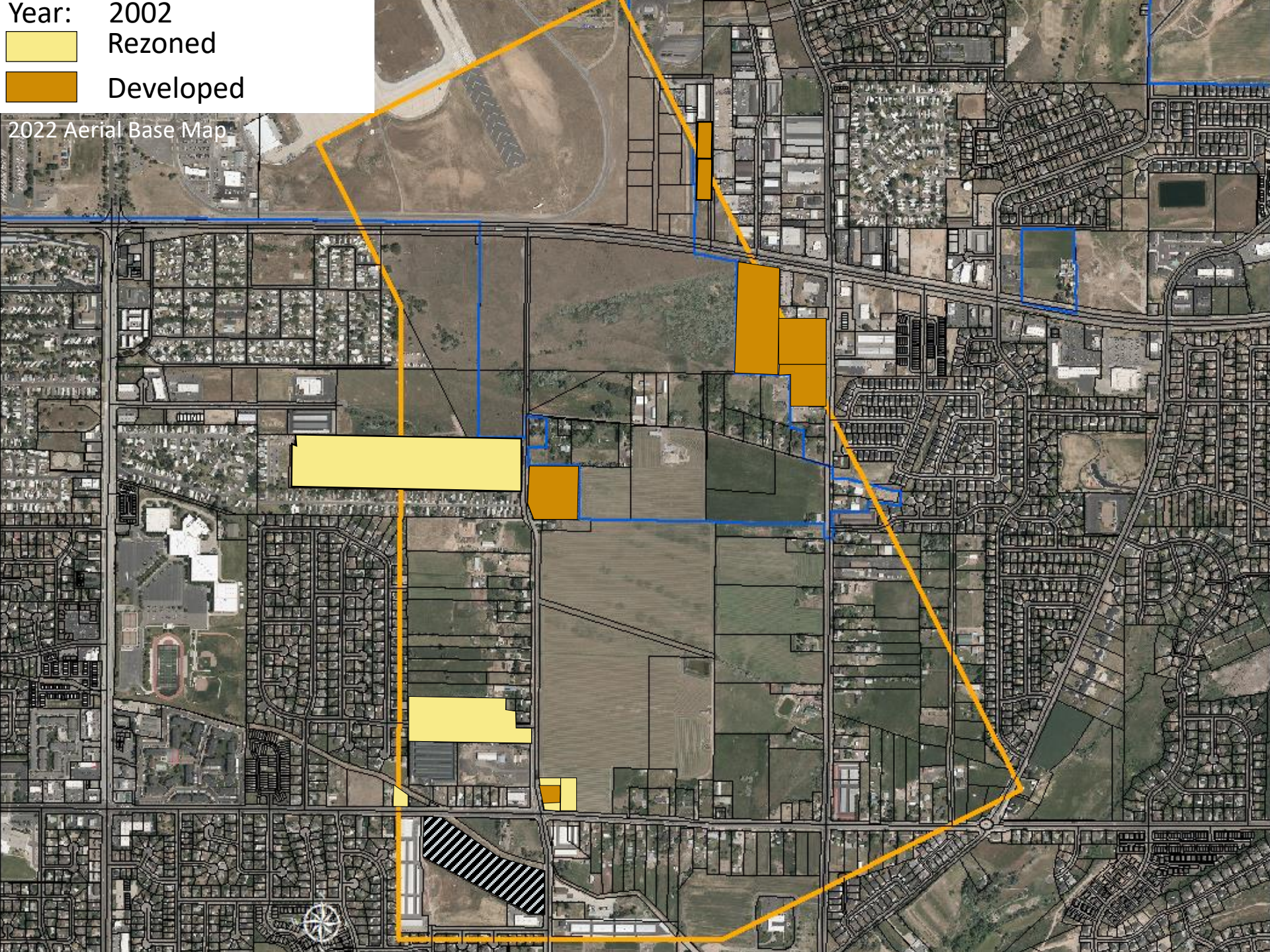
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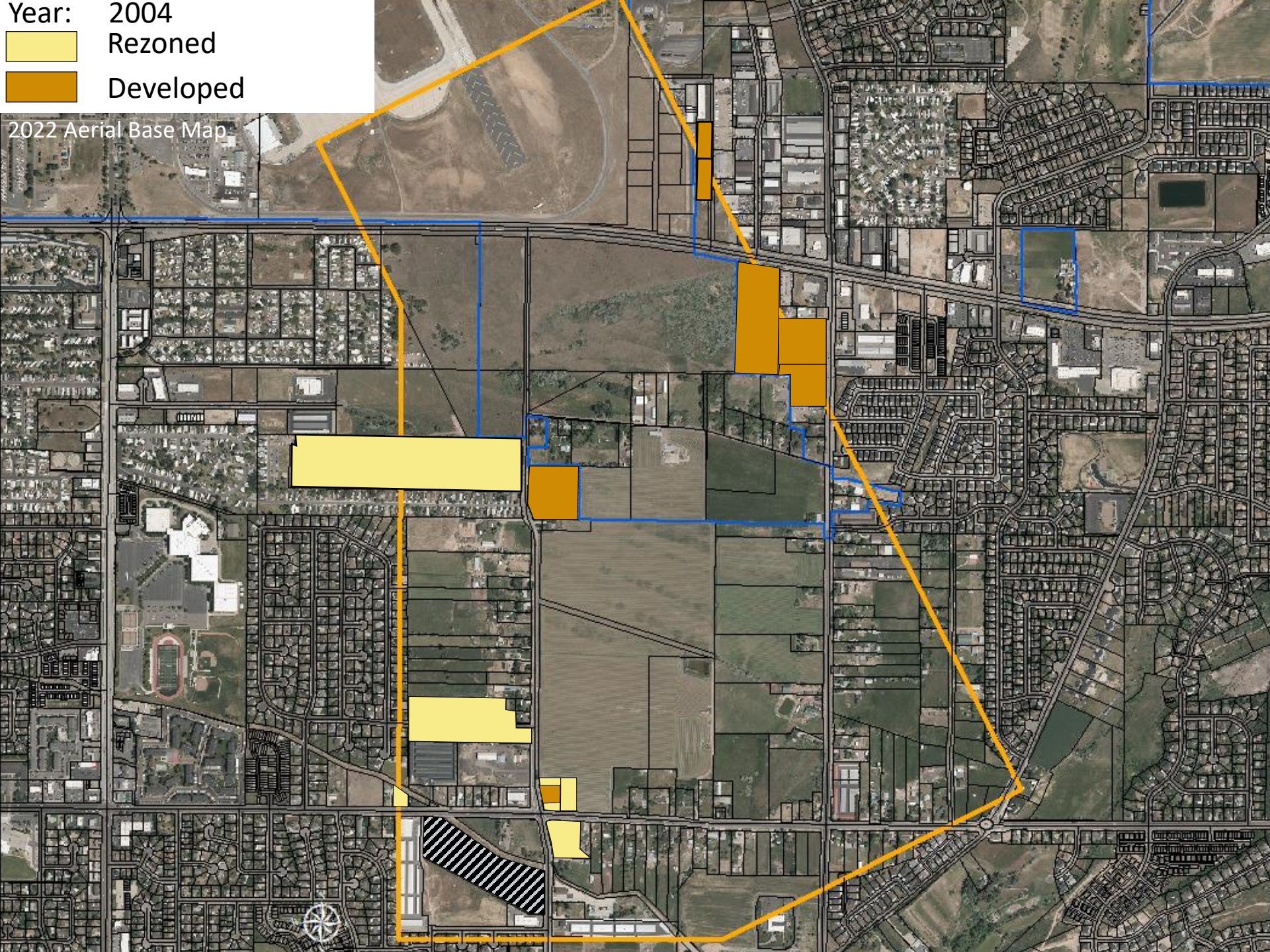
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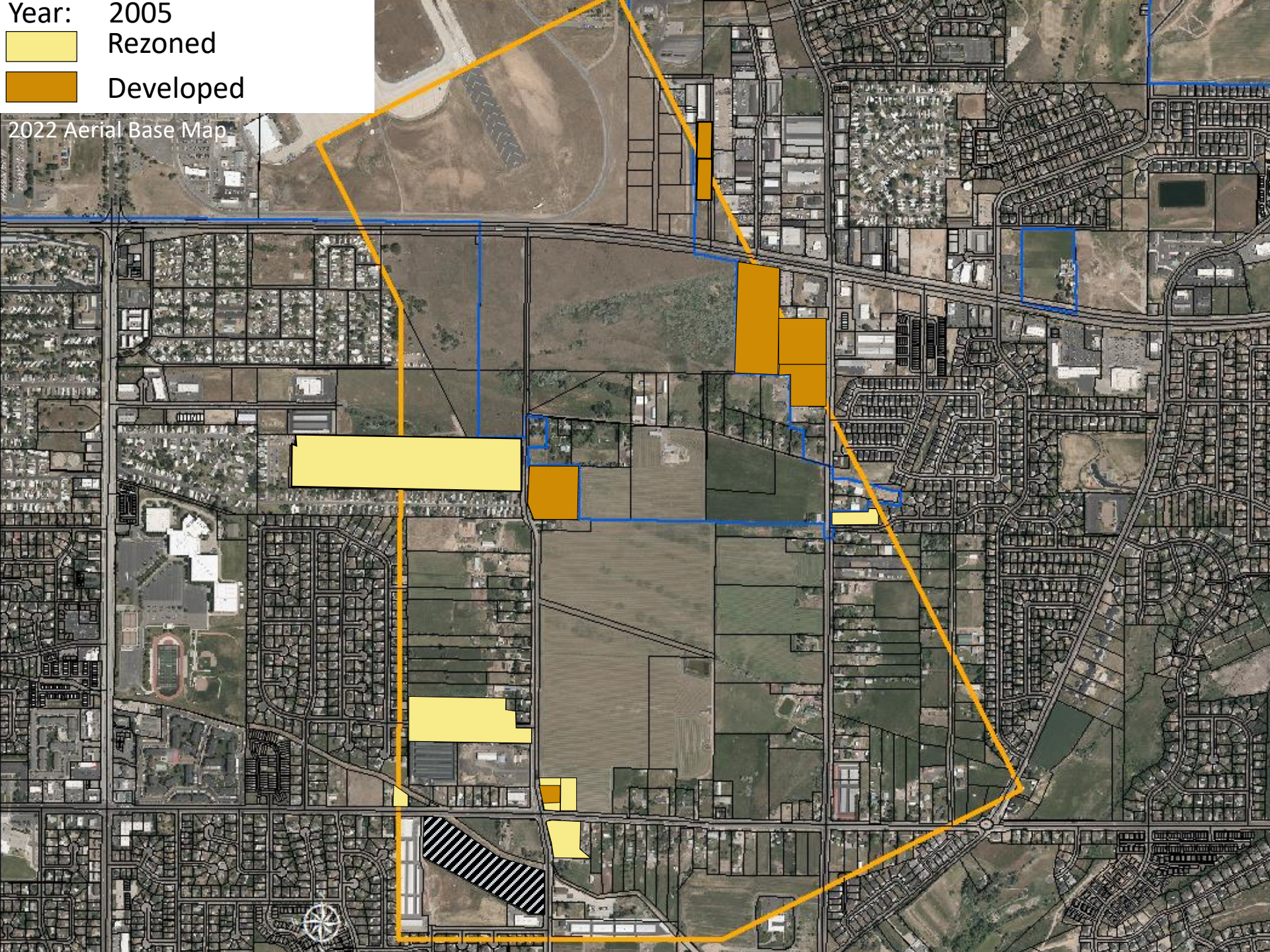
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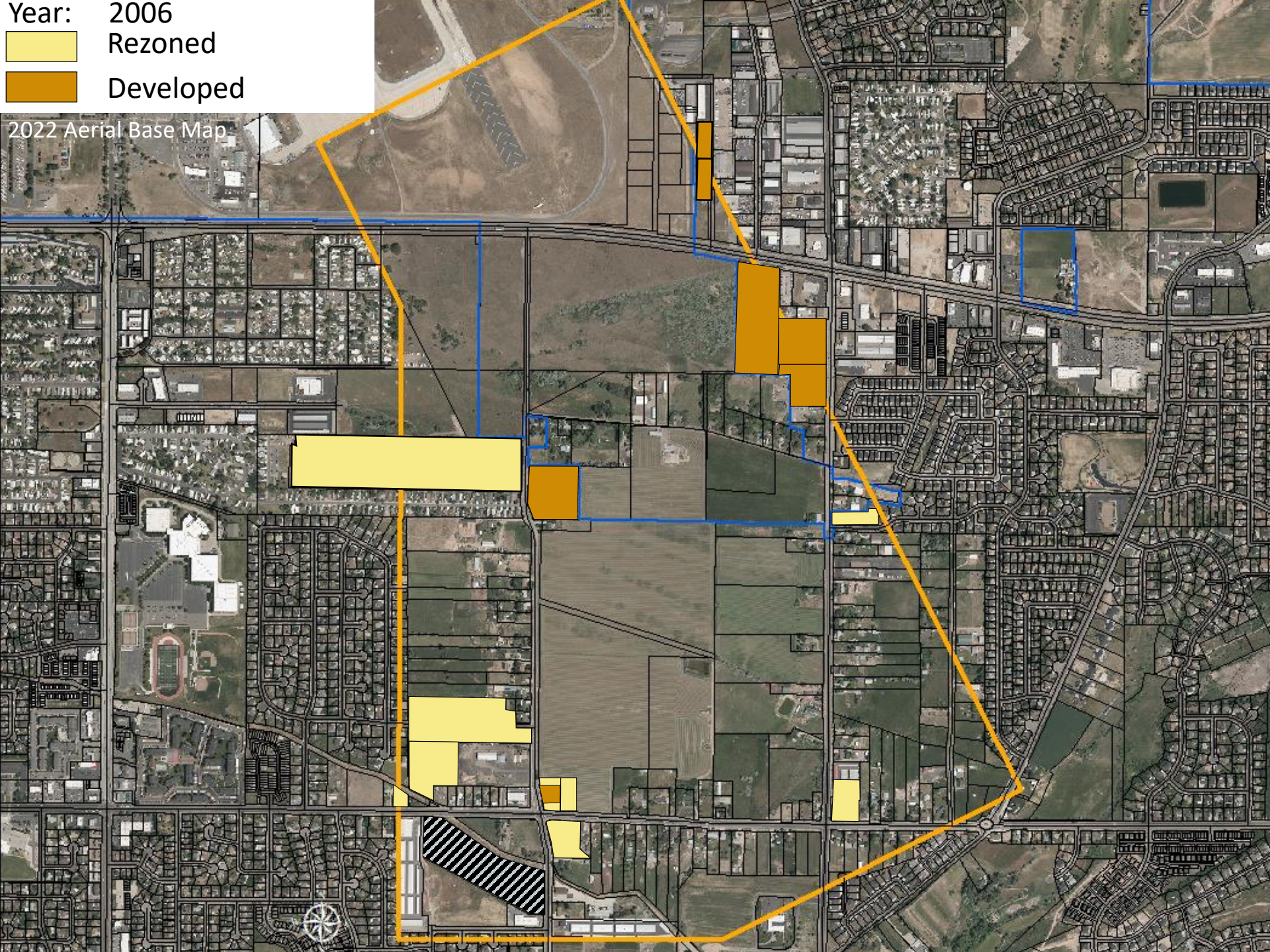
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Developed

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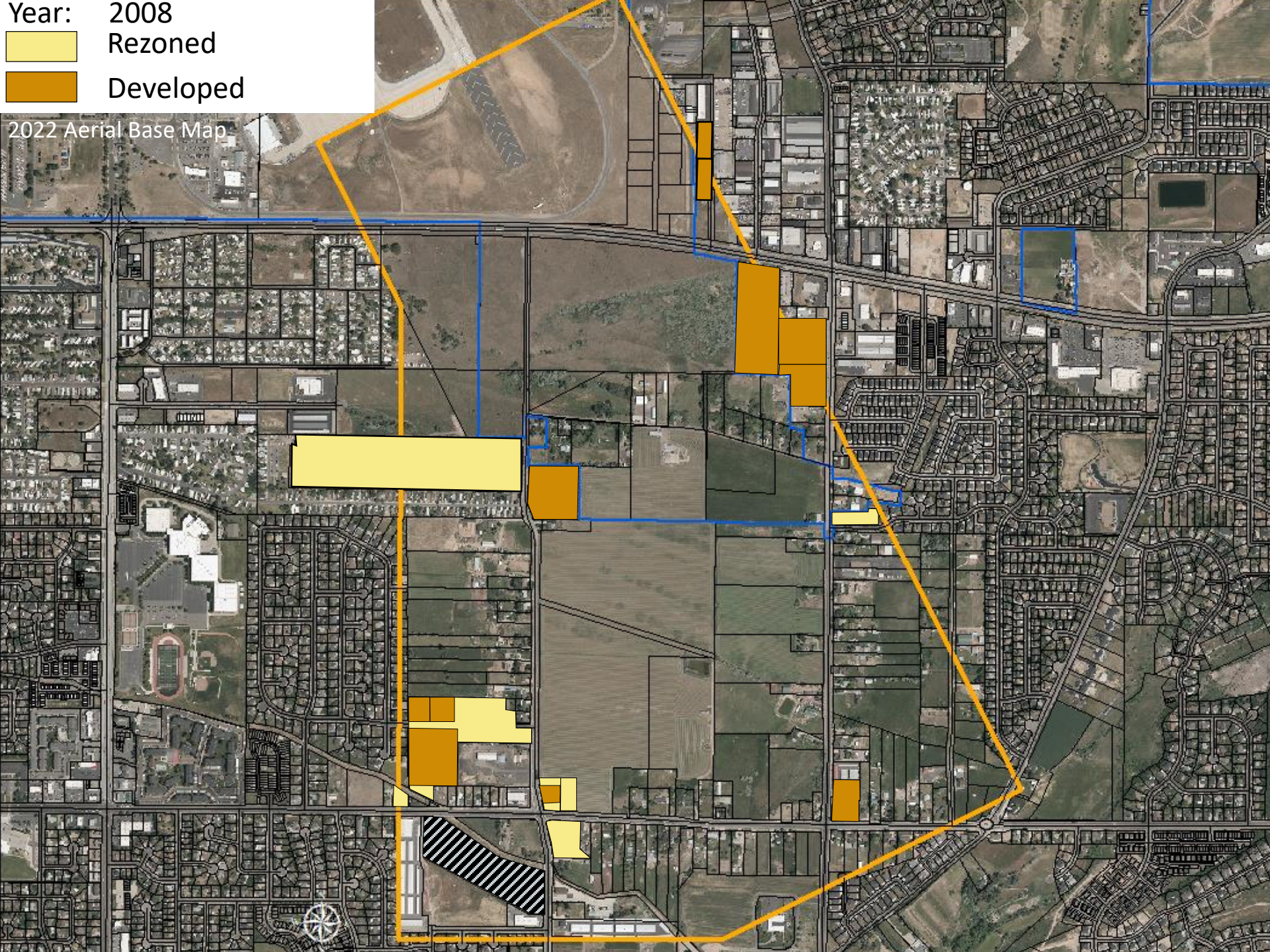
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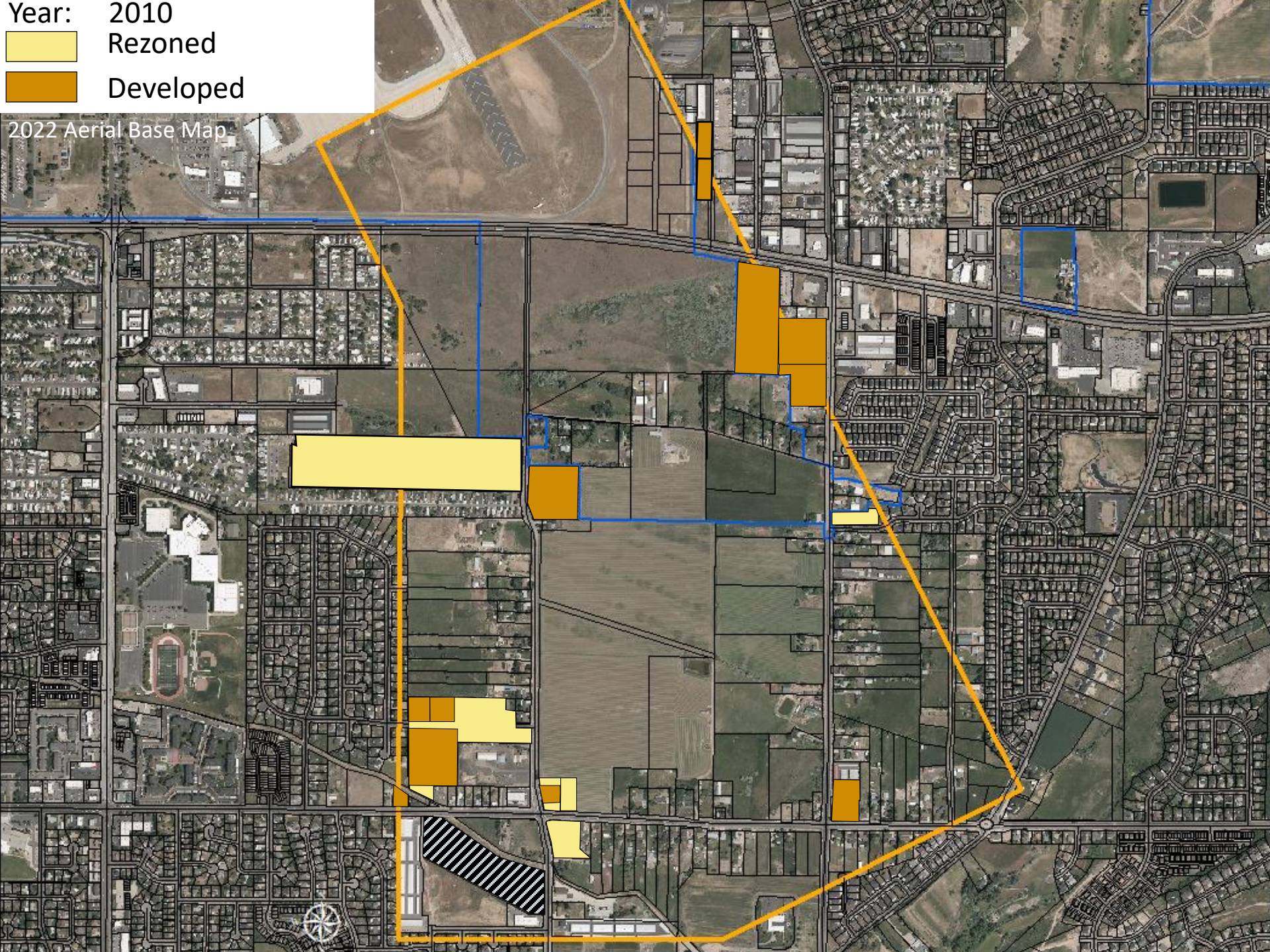
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Developed

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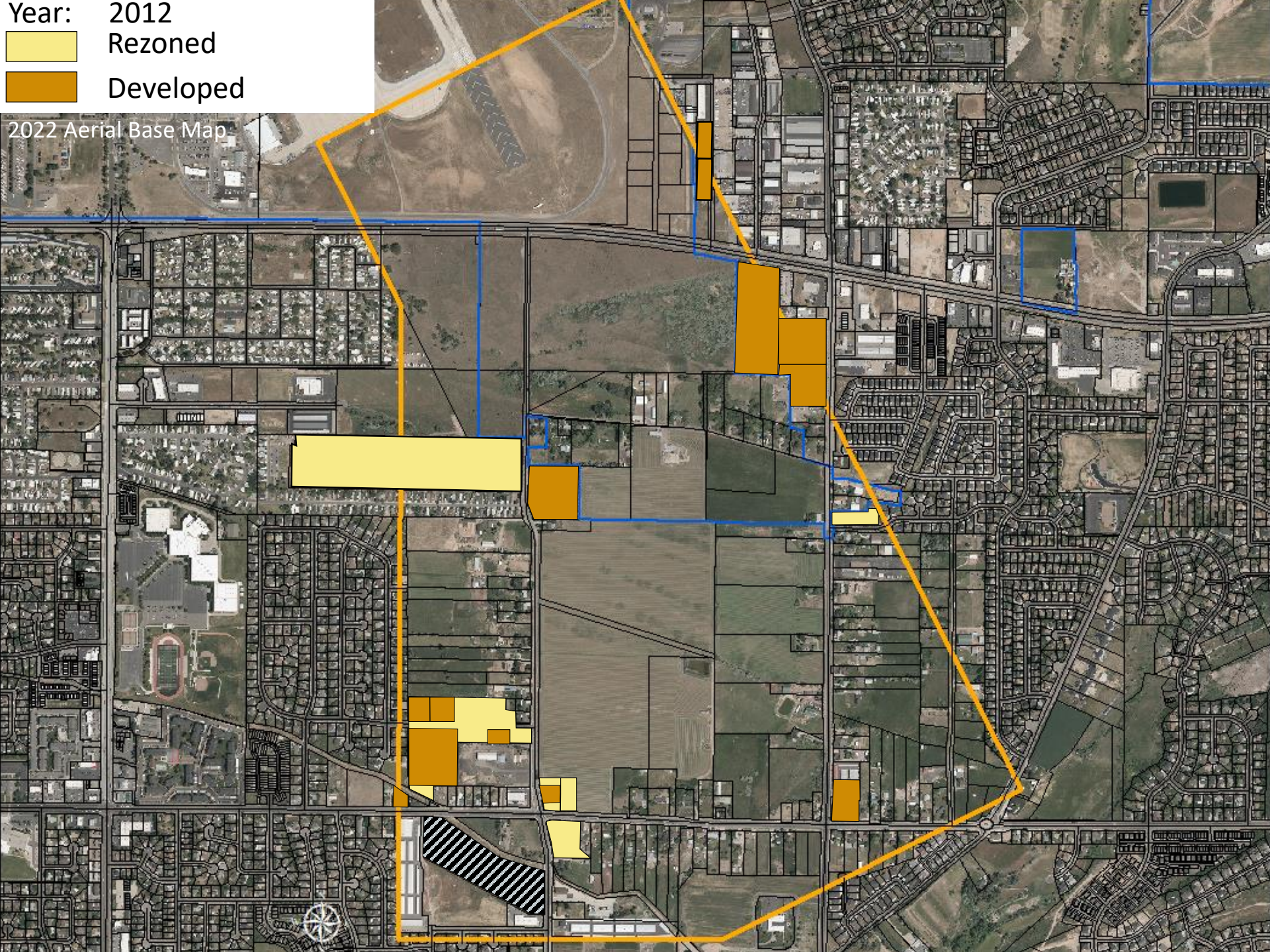
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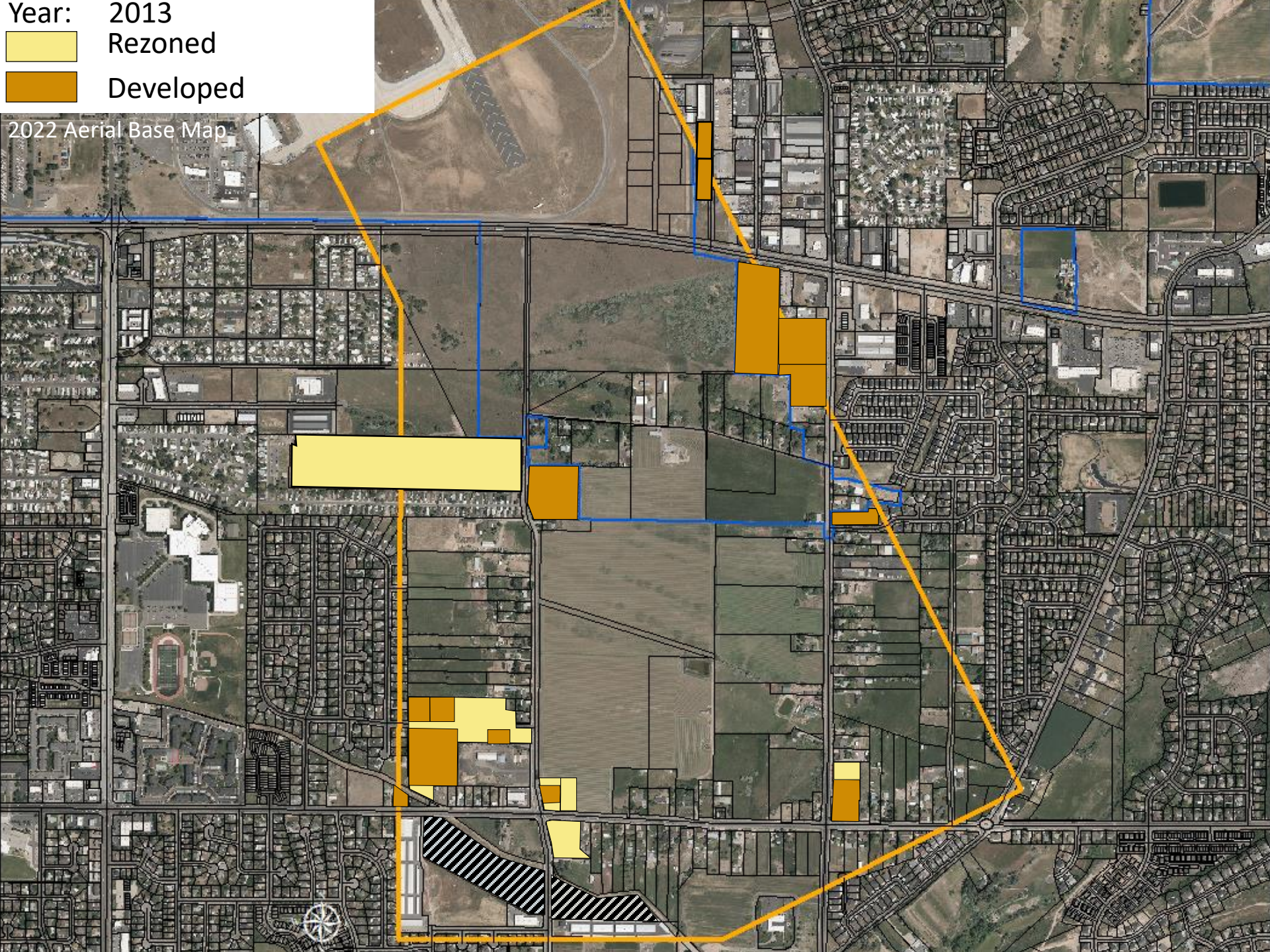
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Developed

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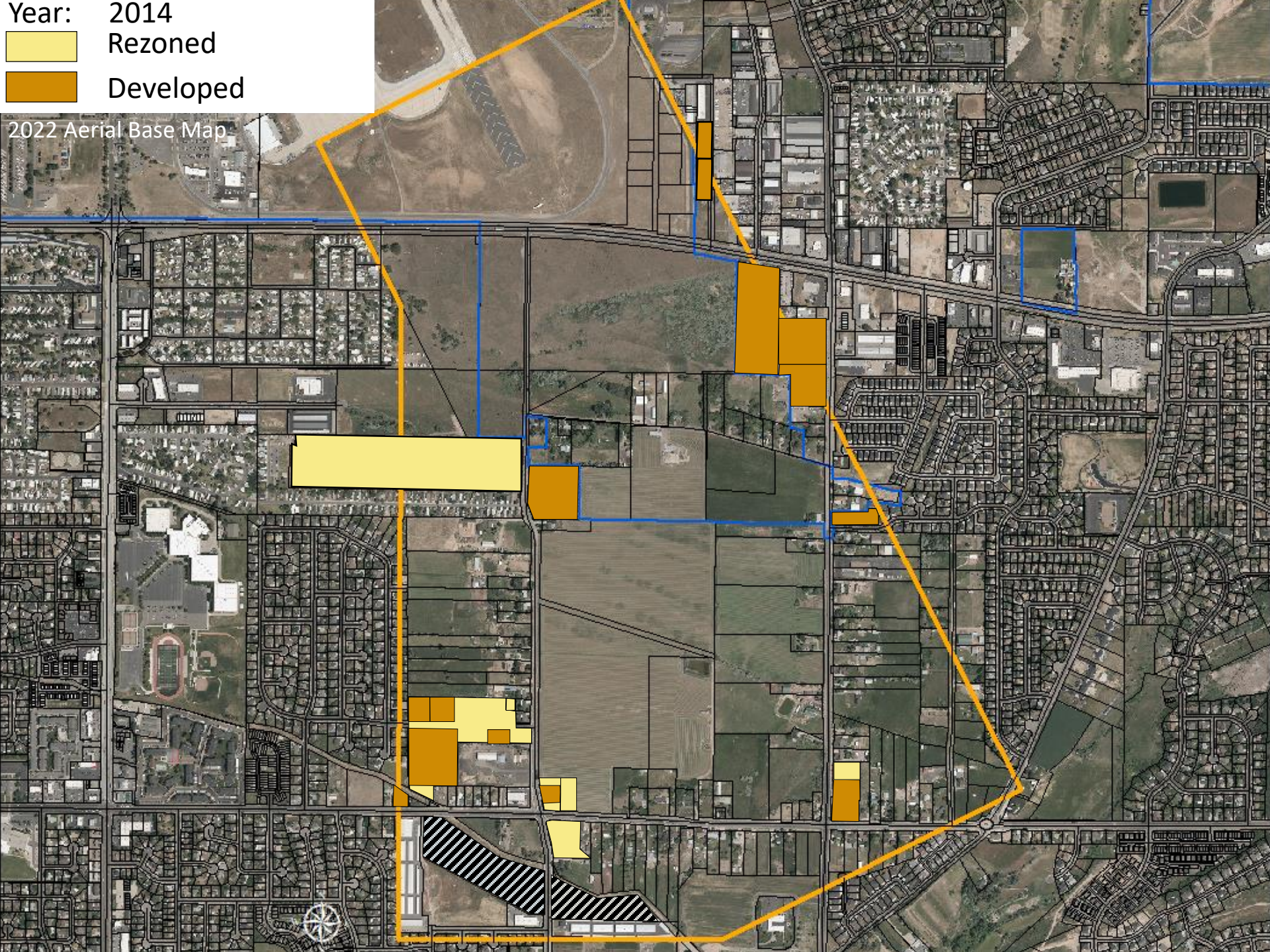
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Developed

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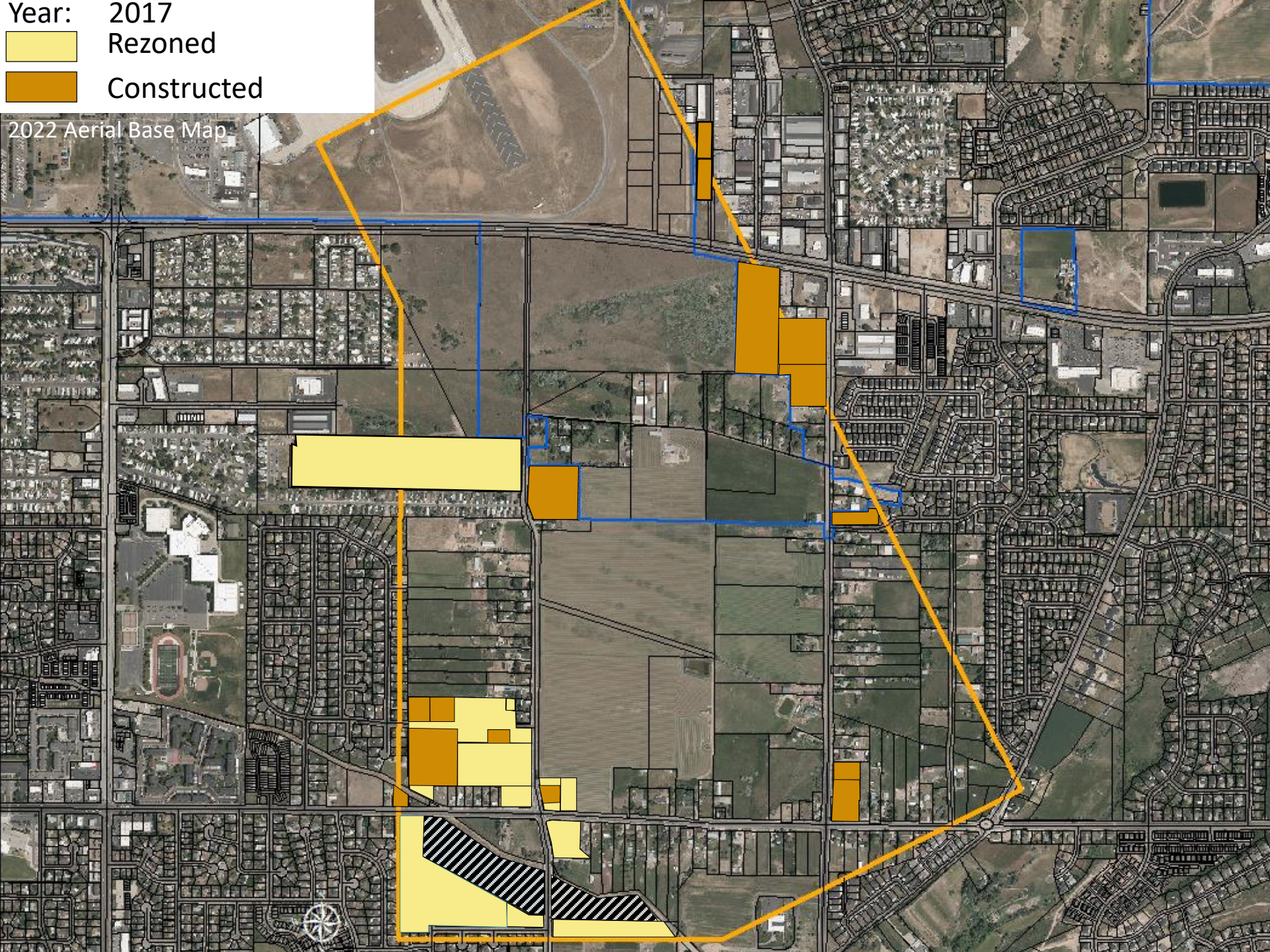
Year: 2014
Rezoned
Developed

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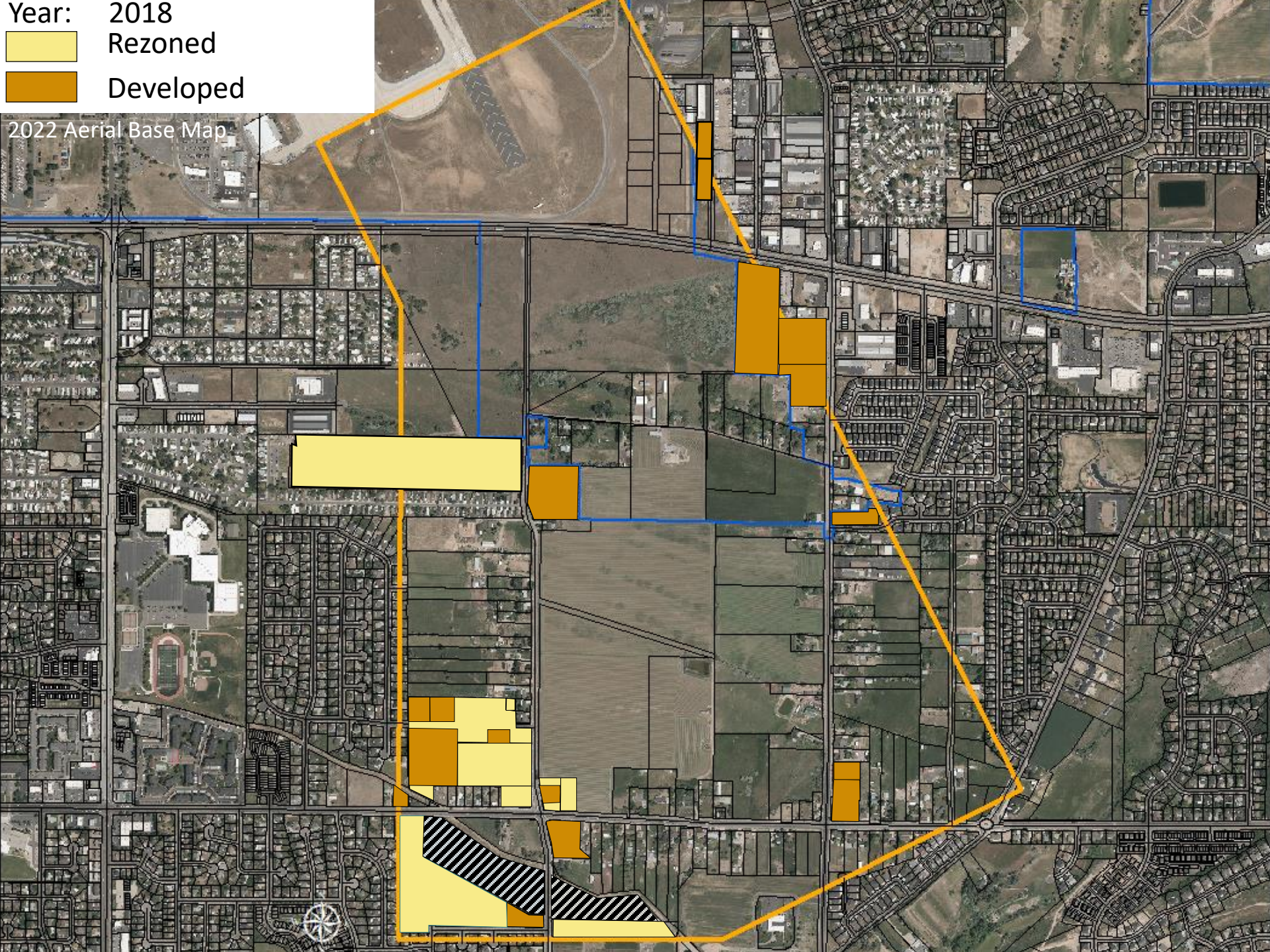
Year: 2017
Rezoned
Constructed

2022 Aerial Base Map



Year: 2018
Rezoned
Developed

2022 Aerial Base Map

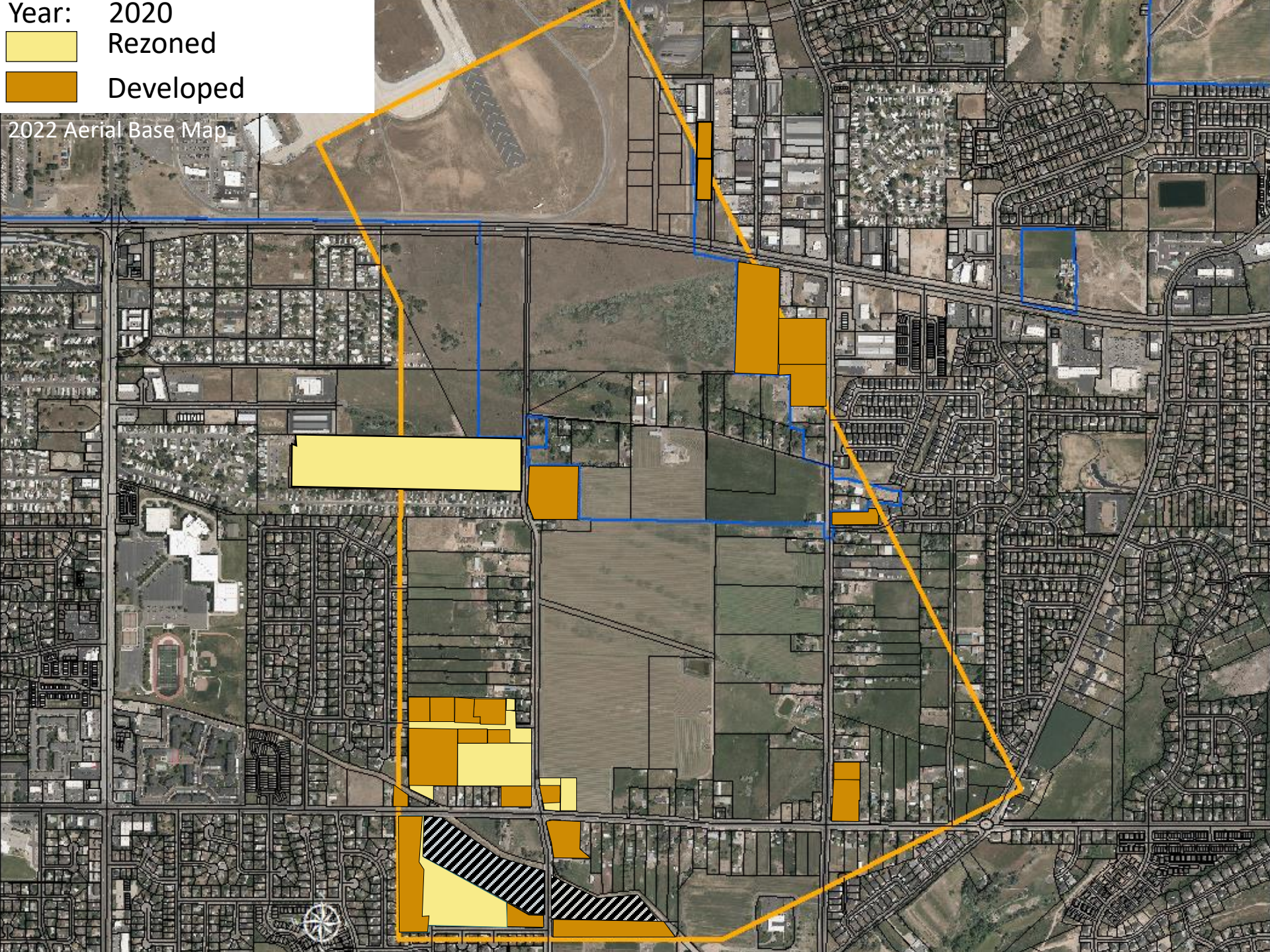


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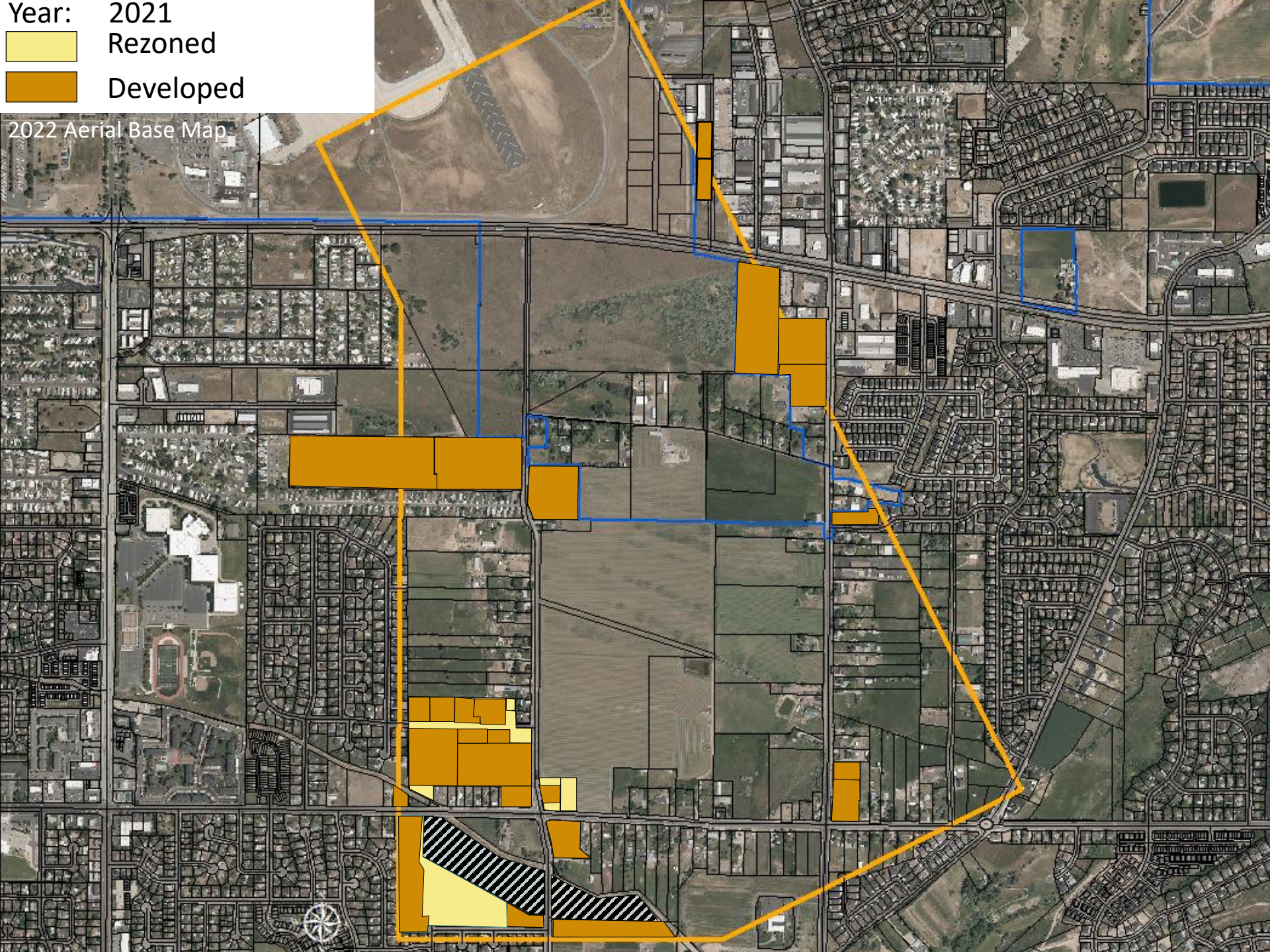
Year: 2020
Rezoned
Developed

2022 Aerial Base Map



Year: 2021
Rezoned
Developed

2022 Aerial Base Map



Year: 2022
Rezoned
Developed

2022 Aerial Base Map

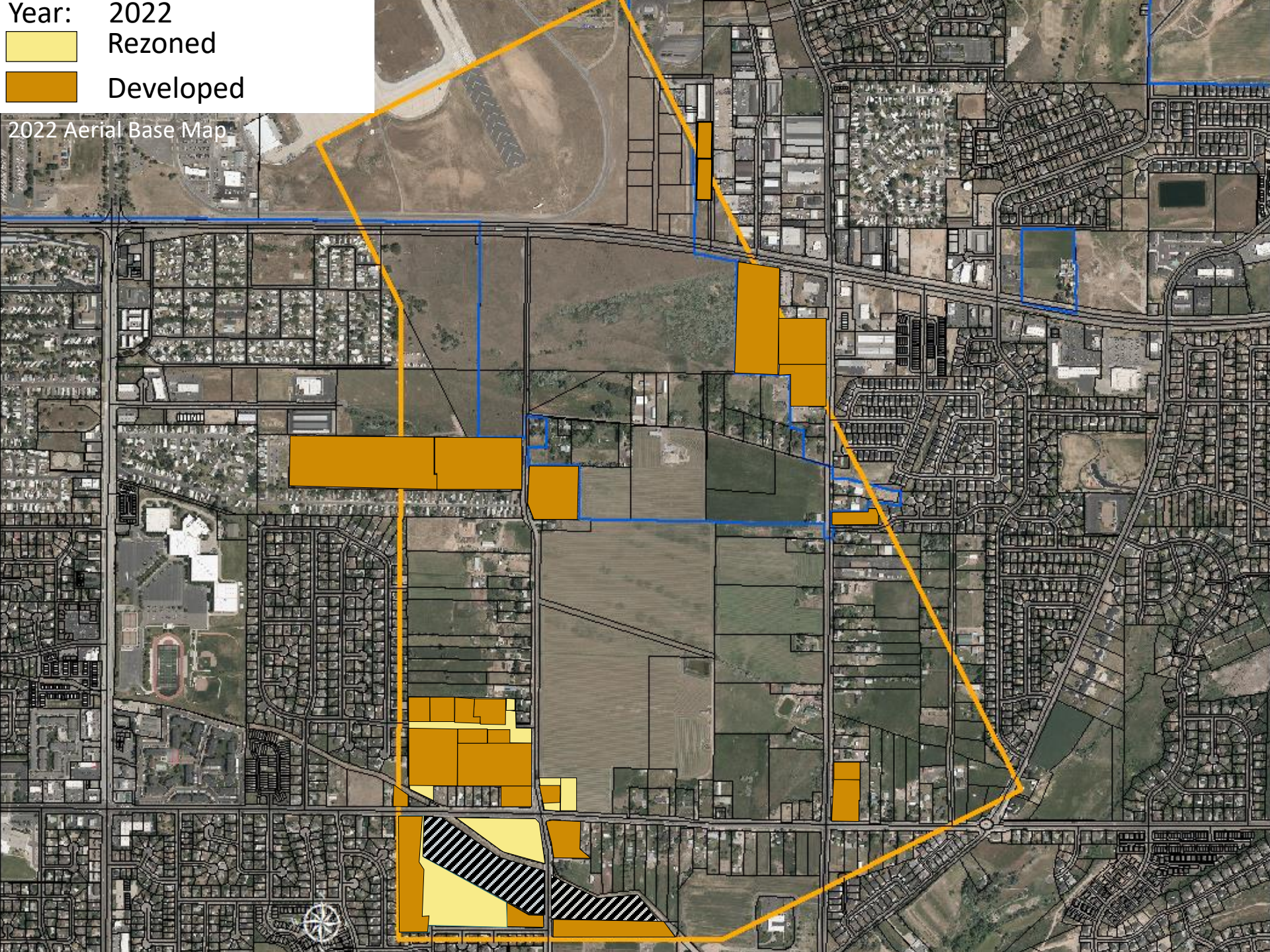




Table 5-23 Incompatible and Conditionally Compatible Existing Land Uses (in acres) in Hill AFB Safety Zones

Land Use	Compatibility								Total
	Incompatible				Conditionally Compatible				
	CZ	APZ I	APZ II	Total	CZ	APZ I	APZ II	Total	
Layton City									
Single-Family Residential	-	116.3 ¹	-	116.3	-	-	-	-	116.3
Mobile Homes	0.1 ¹	7.7 ¹	-	7.8	-	-	-	-	7.8
Manufacturing	3.1 ²	15.7 ³	-	18.8	-	-	-	-	18.8
Public/Quasi Public	-	30.3 ⁴	-	30.3	-	-	-	-	30.3
Total	3.2	170	0	173.2	-	-	-	-	173.2
Riverdale City									
Parks and Open Space	-	-	-	0	-	-	72.0 ⁷	72.0	72.0
Agriculture	-	169.0 ⁵	-	169.0	-	-	71.8 ⁶	71.8	240.8
Single-Family Residential	-	-	1.7 ¹	1.7	-	-	-	-	1.7
Total	0	169.0	73.5	170.7	0	0	143.8	72.0	314.5
South Weber City									
Agriculture	-	19.3 ⁵	-	19.3	-	-	-	-	19.3
Single-Family Residential	0.4 ¹	14.2 ¹	-	14.6	-	-	-	-	14.6
Industrial	-	9.1 ³	-	9.1	-	-	-	-	9.1
Government and Institution	1.1 ²	13.9 ⁴	-	15.0	-	-	-	-	15.0
Total	1.5	56.5	0	58.0	-	-	-	-	58.0
Davis County									
Parks and Open Space	3.3 ²	-	-	3.3	-	-	-	-	3.3
Agriculture	-	18.7 ⁵	-	18.7	-	-	-	-	18.7
Single-Family Residential	-	50.3 ¹	-	50.3	-	-	-	-	50.3
Industrial	0.3 ²	0.7 ³	-	1.0	-	-	-	-	1.0
Government and Institution	0.9 ²	0.3 ⁴	-	1.2	-	-	-	-	1.2
Roads and Utilities	1.8 ²	-	-	1.8	-	-	-	-	1.8
Total	6.3	70	0	76.3	-	-	-	-	76.3
TOTAL	11.0	465.5	73.5	478.2	0	0	143.8	143.8	622

Source: Layton City existing land use data, Riverdale City existing land use data, Wasatch Front Regional Council, Hill AFB AICUZ, Matrix Design Group.

Notes:

1. Residential land uses of any density are not recommended in this safety zone per Air Force land use.
2. Building or structure located in the clear zone. Any development or structure is not recommended in the clear zones per Air Force land use guidance.
3. Certain types of manufacturing uses are not compatible in safety zone per Air Force land use guidance.
4. Public uses are not compatible in safety zones per Air Force land use guidance.
5. Agricultural land use includes residential development, which is not recommended in this safety zone per Air Force land use guidance.
6. Agricultural land use includes residential development, which is compatible is it is limited to two dwelling units per acre, per Air Force land use guidance.
7. Certain types of recreational uses, such as golf courses, are compatible if facilities have low intensity.



Table 5-25 Incompatible and Conditionally Compatible Zoning (in acres) in Hill AFB Safety Zones

Zoning District	Compatibility								Total
	Incompatible				Conditionally Compatible				
	CZ	APZ I	APZ II	Total	CZ	APZ I	APZ II	Total	
Layton City									
Agriculture (A)	-	365.1 ²	-	365.1	-	-	-	-	365.1
Single-Family Residential (R-1-10)	-	4.2 ²	-	4.2	-	-	-	-	4.2
Single-Family Residential (R-1-6)	-	1.0 ²	-	1.0	-	-	-	-	1.0
Single-Family Residential (R-1-8)	-	5.9 ²	-	5.9	-	-	-	-	5.9
Single- and Two- Family Residential (R-S)	-	4.2 ²	-	4.2	-	-	-	-	4.2
Mobile Home Parks and Subdivisions (R-MH)	0.3 ¹	8.0 ²	-	8.3	-	-	-	-	8.3
Professional Office (PB)	-	0.3 ³	-	0.3	-	-	-	-	0.3
Light Manufacturing/Industrial (M-1)	3.8 ¹	-	-	3.8	-	-	-	-	7.9
Total	4.1	388.7	0	392.8	-	-	-	-	392.8
Riverdale City									
Agricultural (A-1)	-	169.0 ⁴	71.8 ⁵	240.8	-	-	-	-	240.8
Single-Family Residential (R-1-10)	-	-	0.3 ⁶	0.3	-	-	-	-	0.3
Residential Estate (RE-20)	-	-	1.4 ⁷	1.4	-	-	-	-	1.4
Mixed Use (MU)	-	1.2 ²	36.3 ⁸	37.5	-	-	-	-	37.5
Total	0	170.2	109.8	280	-	-	-	-	280
South Weber City									
Agricultural (A)	4.1 ¹	75.1 ⁹	-	79.2	-	-	-	-	79.2
Residential Low-Moderate Density (R-LM)	-	0.1 ²	-	0.1	-	-	-	-	0.1
Highway-Commercial (C-H)	-	9.1 ¹⁰	-	9.1	-	-	-	-	9.1
Total	4.1	84.3	0	88.4	-	-	-	-	88.4
Davis County									
Agriculture (A-10)	8.5 ¹	77.3 ¹¹	-	85.8	-	-	-	-	85.8
Total	8.5	77.3	0	85.8	-	-	-	-	85.8

Zoning District	Compatibility							
	Incompatible				Conditionally Compatible			
	CZ	APZ I	APZ II	Total	CZ	APZ I	APZ II	Total
Weber County								
Agricultural (A-1)	-	13.9 ¹²	-	13.9	-	-	-	13.9
Total	0	13.9	0	13.9	-	-	-	13.9
TOTAL	16.7	734.4	109.8	860.9	0	0	0	860.9

Source: Layton City zoning data, Riverdale City zoning data, South Weber City zoning data, Hill AFB AICUZ, Matrix Design Group.

Notes:

- Any development or structure is not recommended in the clear zones per Air Force land use guidance.
- Residential land uses of any density are not recommended in this safety zone per Air Force land use.
- Per Layton City Zoning Code, PB permits offices and institutions, many of which are not compatible in APZ I per Air Force land use guidance.
- Per Riverdale City Zoning Code, A-1 permits Educational institution, single-family dwellings and guest homes, which are not compatible in this safety zone per Air Force land use guidance.
- Per Riverdale City Zoning Code, A-1 permits Educational institution. Single-family dwellings and guest homes are acceptable at the density permitted for residential uses. Air Force land use guidance recommends single family residential to have a maximum density of 2 du/acre in this safety zone.
- Per Riverdale City Zoning Code, R-1-10 permits Single family residential uses with a minimum lot area of 10,000 square feet, which exceeds Air Force land use guidance, which recommends a maximum density of 2 dwelling units per acre in this safety zone.
- Per Riverdale City Zoning Code, RE-20 permits single family residential uses with a minimum lot area of 00,000 square feet, which exceeds Air Force land use guidance that recommends a maximum density of 2 dwelling units per acre in this safety zone.
- Per Riverdale City Zoning Code, MU permits residential uses at a density (minimum 12,000 square feet per dwelling and maximum of 13 dwelling units per acre), which is greater than the recommended density presented in the Air Force land use guidance for this safety zone. Also allows two-family residential dwellings.
- Per South Weber Zoning Code, this zoning districts permits dwelling, one family; churches; daycare centers and preschools; group homes; planned dwelling group, planned unit developments; public buildings, which are not recommended in this safety zone per Air Force land use guidance.
- Per South Weber Zoning Code, C-H permits: dwellings, single-family, only when in the same structure as the businesses or commercial use; eating establishment; laundry and dry cleaning; public buildings; retail sales; transient lodging, which are not recommended in this safety zone per Air Force land use guidance.
- Per Davis County Zoning Code, A-10 allows one dwelling unit per 10 acres. Residential land uses, at any density, are not recommended in this safety zone per Air Force land use guidance.
- Per Weber County Zoning Code, A-1 allows for single family dwellings and residential facilities for handicapped and elderly person, all of which are not recommended in APZ I per Air Force land use guidance.