

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MAY 18, 2023; 7:03 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR PRO TEM ZACH BLOXHAM, CLINT
MORRIS, TYSON ROBERTS, BETTINA SMITH
EDMONDSON, AND DAVE THOMAS**

PARTICIPATING ELECTRONICALLY: MAYOR JOY PETRO

**STAFF PRESENT: ALEX JENSEN, GARY CRANE, CHAD
WILKINSON, AND KIM READ**

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

Mayor Pro Tem Bloxham opened the meeting and welcomed the public. Cameron Cross offered the invocation. Mayor Pro Tem Bloxham led the Pledge of Allegiance.

Mayor Pro Tem Bloxham announced Mayor Petro was participating electronically.

MINUTES:

MOTION: Councilmember Roberts moved and Councilmember Morris seconded to approve the minutes of:

Layton City Council Budget Work Meeting – March 22, 2023.

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the Family Recreation activity, Game Night was scheduled for Friday, May 19, 2023, at the Ed Kenley Plaza and Amphitheater from 5:30-7:30 PM. He mentioned in addition to different yard/outdoor games, a Mario Kart Race-Off would take place in the Amphitheater. Local food trucks would also be available.

Councilmember Smith Edmondson announced the following:

- The month of May was designated as Mental Health Awareness Month.
- Davis Arts Council's Summer Nights with the Stars Concert series tickets were on sale. She mentioned four of the concert performances were already sold out. She cautioned those interested in purchasing remaining tickets to make sure they were purchasing from the Arts Council's website and not another site re-selling tickets.

PRESENTATIONS:

There were no petitions or presentations.

CITIZEN COMMENTS:

Joni Denhalter, 233 Cold Creek Way, reminded the Council her husband, Daniel, had expressed concern several times regarding speeding vehicular traffic and ignorance of the four-way stop sign along Cold Creek Way. She described a recent incident involving her six-year old daughter almost being hit by a vehicle ignoring

the four-way stop. She pointed out speeding on the road and the lack of observance of the four-way stop was an ongoing issue and asked the Council what circumstances would be needed for a change of action to be implemented on this particular road. She expressed her opinion the wider than normal road width contributed to the speeding. She inquired what could be done prior to a tragic event and suggested installation of specific signage, which she believed was used elsewhere within the City, could contribute to pedestrian safety and decrease the speeding problem.

Mayor Pro Tem Bloxham requested Staff consider options for this particular street which could contribute to pedestrian safety. Alex Jensen, City Manager, responded in the affirmative and mentioned the City had recognized a marked increase with vehicular speeds throughout the City as a whole. He mentioned this particular road had been designed as a collector road and had been constructed wider for that purpose.

Dennis Anderson, 383 Cold Creek Way, continued to share concern about the traffic along Cold Creek Way. He familiarized the Council with circumstances regarding his elderly brother and requested the installation of handicap signage alerting drivers to be aware. He also pointed out the increase in construction traffic.

Tom Tudor, 1757 Gregory Drive, highlighted his time as a police officer for Layton City. Mayor Pro Tem Bloxham expressed appreciation to Mr. Tudor for his service.

Jennifer Garner, 217 Aircraft, requested clarification about language in Senate Bill 250 which allowed for the use of surveillance cameras throughout the City and whether the public would be notified. Gary Crane, City Attorney, responded UDOT (Utah Department of Transportation) regularly installed cameras at certain intersections and along I-15. He indicated to the best of his knowledge the City used surveillance cameras in areas within parks and other public areas experiencing vandalism. He read language from the bill which specified the use for license plate reading.

Mary Urry, 2855 East Gentile Street, shared her personal experience of a loss due to a yield sign violation. She shared her personal experience with signage on a road she frequently traveled in Salt Lake City which not only flashed the travel speed of a vehicle but the flash of a camera taking a photograph.

CONSENT AGENDA:

VICTIM SERVICES IS REQUESTING AUTHORIZATION TO APPLY FOR THE SOCIAL SERVICES BLOCK GRANT – RESOLUTION 23-30

Mr. Crane announced approval of the resolution would authorize the City to request grant funds from Davis County. He informed the Council, Victims Services had been provided by the City for almost 30 years. He reported VOCA (Victims of Crime Act) grant funding had decreased by 25% over the past two years, and was expecting a 40% decrease this year, and briefly reviewed the reason for the funding decrease. He identified the positions provided by VOCA grant funding which justified the need for additional grant funding. He explained Davis County had informed City Staff about the available Social Services Block Grant (SSBG) funding and although it required a 25% funding match, the City was already contributing that amount and clarified there would be no additional costs to the City.

Mayor Pro Tem Bloxham asked if there were any questions and there were none.

MOTION: Councilmember Thomas moved to approve the Consent Agenda as presented. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

J DEVELOPMENT REZONE – R-1-10 (SINGLE FAMILY RESIDENTIAL) TO R-1-6 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 23-09 – 2855 EAST GENTILE STREET

Chad Wilkinson, Community and Economic Development Director, introduced the rezone request, identified the location of the parcel, and oriented the Council with the location pointing out its proximity to the proposed Gordon Avenue Town Center near Highway 89. He explained this area was outlined in the General Plan as a transitional zone which allowed for a community residential component, consisting of the R-1-6 density proposed by the applicant; and clarified this use would provide a transition from the higher residential densities within the town center to the existing single family neighborhoods.

He reported the Planning Commission reviewed the proposal and unanimously recommended approval based on compliance and conformance with the General Plan. Staff also recommended approval and asked if there were any questions.

Councilmember Smith Edmondson asked if the City was aware of a proposed site plan and Mr. Wilkinson responded conceptual plans had been provided which reflected a single family residential subdivision with access from Gentile to an extension of another street into the property.

Mayor Pro Tem Bloxham requested an update from discussions during the Planning Commission meeting. Mr. Wilkinson responded a number of neighboring property owners had expressed concern with the following: traffic, higher densities within the area, impacts on property values, and development within the area. He reported the street had been designed to handle this density, which was a single family residential district; clarifying the proposal was not high density.

Mayor Pro Tem Bloxham opened the public hearing at 7:38 p.m.

Mayor Pro Tem Bloxham called for public comment.

Joni Denhalter, 233 Cold Creek Way, inquired if the City was aware of what type of businesses which would be associated with the proposed town center in that area and expressed concern about the potential congestion resulting from that development. She also asked how many single family homes would be developed on the current vacant land to act as the buffer.

Mary Urry, 2855 East Gentile, announced she was the current property owner and informed the Council there were two structures currently located on her property; the original cabin built by the previous owner and the garage she, and her husband, constructed near the original cabin, consisting of a four-car garage with a two-bedroom apartment above. She indicated initial plans were for the garage to be attached to a home initially intended to be constructed prior to UDOT's (Utah Department of Transportation) plans associated with the Highway 89 re-construction project. She referenced an illustration as she described the original plans for the property and the history associated with the structures, which justified any dollar value was specific to the property. She expressed her opinion the proposed development would increase adjacent property values due to the attractive developments completed by J Development. She pointed out the traffic volume previously experienced on Gentile when it was open to Highway 89 and didn't believe the traffic would be much more intrusive.

Mr. Wilkinson responded the City wasn't aware of what businesses would be established within the development of the town center at this time. He clarified it would be a mixed-use development consisting of business/commercial and residential. He mentioned a study was currently being completed and indicated noticing allowing for public comment for that area would be forthcoming. He informed the Council UDOT had a strong interest in ensuring proper function of that specific interchange.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 7:48 p.m. and approve the J Development Rezone – R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential) – 2855 East Gentile Street as presented, Ordinance 23-09. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Thomas, Smith Edmondson, Morris, Roberts, and Bloxham. Voting NO – None.**

PROPOSED AMENDMENTS TO TITLE 19 ZONING, CHAPTER 19.02 DEFINITIONS, AND CHAPTER 19.06 LAND USE REGULATIONS, AND REPEAL SECTION 19.06.070 HOUSEHOLD PETS, TO PRESERVE CONSISTENCY IN THE LAYTON CITY MUNICIPAL CODE AND WITH LAYTON CITY'S RECENT ADOPTION OF THE DAVIS COUNTY UTAH CODE ENTITLED, TITLE 6, ANIMALS – ORDINANCE 23-08

Mr. Wilkinson reminded the Council, the City recently entered into an inter-local agreement with Davis County to provide animal control services, and also adopted its animal control ordinance to create uniform standards pertaining to household pets. He explained there were some sections of the City's Zoning Ordinance which also needed to be amended to create consistency with the new ordinance. He stated the proposed text amendment would repeal the City's household pets section of code, with the exception of the reference to farm animals. He clarified that particular section of code which described the keeping of farm animals had been moved to the Farm Animals section of code. He added the definition for Kennels had also been updated to be consistent with Davis County standards. He reported the Planning Commission had reviewed the proposed amendment and unanimously recommended approval to the Council.

Councilmember Roberts inquired whether any changes to the space requirements for farm animals in any of the zones were included in the proposed. Mr. Wilkinson responded the square footage requirement couldn't be counted twice and referenced a new table had been included in the proposed ordinance. He asked about the allowance of miniature horses and/or cows and Mr. Wilkinson indicated no conversations had taken place regarding those, as of yet.

Mayor Pro Tem Bloxham requested clarification about the amendment for household pets specific to the allowable number. Mr. Wilkinson responded the proposed ordinance eliminated the previous restrictions which were no longer applicable by adoption of the County's ordinance.

Mayor Pro Tem Bloxham opened the public hearing at 7:52 p.m.

Mayor Pro Tem Bloxham called for public comment.

There were no public comments.

MOTION: Councilmember Morris moved to close the public hearing at 7:53 and adopt Ordinance 23-08, as presented, approving the proposed amendments to Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations, and Repeal Section 19.06.070 Household Pets. Councilmember Roberts seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Thomas, Smith Edmondson, Morris, and Roberts. Voting NO – Bloxham.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:54 p.m.

Kimberly S Read, City Recorder