

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 21, 2017; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, SCOTT FREITAG AND JOY PETRO**

EXCUSED:

BRUCE DAVIS

STAFF PRESENT:

**ALEX JENSEN, STEVE GARSIDE, BILL WRIGHT,
TIM WATKINS, DAVID PRICE, ALLEN
SWANSON, JEFF RODERICK AND KIM READ**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

UPDATE – VIETNAM MEMORIAL WALL REPLICA PROJECT

Dennis Howland, Vietnam Veterans of America - Public Affairs Committee, expressed appreciation to the City for its support and efforts regarding the Vietnam Memorial Wall Replica. He announced the Veterans Day events taking place within the City on Saturday, November 11, 2017, which included the groundbreaking for the Replica Wall and invited the Mayor and Council to participate with the groundbreaking ceremony. He also invited their participation in the parade and reviewed the proposed parade route. He stated the parade had previously taken place in Ogden but was being moved to Layton to coincide with the Replica Wall groundbreaking. He distributed a handout of the news release announcing the events for that day.

He presented a book on the Vietnam War to the Mayor and each member of the City Council which was published by Sharlene Hawks. He reported the State Legislature, Larry H. Miller, Merit Medical and Questar each had contributed toward the publication of the book.

He announced funding was almost in place for the Vietnam Memorial Wall Replica and expressed confidence the remaining funds would be recognized following the groundbreaking ceremony.

Mayor Stevenson indicated Senator Orrin Hatch had expressed interest in participation with the parade and groundbreaking event. A discussion followed about other elected officials and dignitaries possibly attending the events. Dave Price, Parks & Recreation Director, indicated his Staff had contacted Hill Air Force Base (HAFB) and stated it would also have a presence.

Mr. Howland announced Vietnam Veterans would be leading the parade with a Color Guard and mentioned other guards would also be in the parade following the Vietnam Veterans.

Dave Price, Parks & Recreation Director, stated it had been a pleasure working with Mr. Howland on the Vietnam Memorial Wall Replica Project.

Councilmember Day asked how the project would be completed when funds were still needed. Mr. Price reviewed the cost estimate for the Project and was hopeful funds would be recognized for completion once the groundbreaking took place. A discussion took place regarding possible fund raising for the Project and Mr. Howland indicated if the remaining needed funds weren't recognized the Project would be completed on a lesser scale.

Mr. Howland reviewed the entries for the parade.

ANNEXATION AGREEMENT, ANNEXATION AND REZONE REQUEST – CALL PROPERTY OWNERSHIP GROUP – A (AGRICULTURE) TO R-1-6 (SINGLE FAMILY RESIDENTIAL) – RESOLUTION 17-75 AND ORDINANCES 17-37 AND 17-38 – APPROXIMATELY 800 SOUTH AND 2200 WEST

Tim Watkins, City Planner, reviewed the proposed annexation and rezone for the Call property. He explained 5.8 acres would be annexed but the rezone would be for approximately nine acres. He shared a visual illustration identifying the property in conjunction with neighboring roads and the transition to commercial development in the area.

Bill Wright, Community & Economic Development Director, explained on the visual illustration where the Layton Parkway and North Davis Corridor alignments were located and stated the City would be responsible for connecting Layton Parkway to the corridor farther west of the Call property. He also identified where the proposed business park would be located near the intersection of Layton Parkway and the Corridor at approximately 2700 West.

He shared a visual illustration of the subdivision concept plan which identified single family detached homes with the R-1-6 zoning specifically for the layout of the building lots and clarified the size of the lots would be what was required for R-1-8 except for the existing home on 2200 West. He explained deep lots would back the North Davis Corridor. He shared specifics of the proposed subdivision plat with the Council and a discussion took place regarding the responsibility associated with the landscaping of the vacant parcels near the corridor and the access from 2200 West for the proposed home behind the existing structure. Mr. Wright explained in the past the City had required the configuration of homes located on busy collector roads to provide forward facing access. The Council also discussed the configuration and size of the proposed building lots within the proposed subdivision.

Mr. Wright emphasized the General Plan recommended zero to three units per acre and reported this development would be 3.1 and given the transition to the future business park and the intensity of the roads which flank two sides of the subdivision, he believed the density was appropriate for the transition.

Councilmember Brown asked if there were public comments made during the Planning Commission's public hearing. Mr. Watkins stated one comment had been received specific to the timing of the UDOT acquisition of property and the transition for the property.

Ed Green, Developer, explained the challenges associated with the development of the property and emphasized the homes would not be smaller; rather they would need to be configured different. He informed the Council the price point for the homes would be \$300,000. He added the size of the lots would accommodate a nicer home.

Mayor Stevenson suggested the City would have more applications for these types of vacant ground and believed the developer and Staff had done a good job with the subdivision concept plan. He commented the flexibility would allow for the success of this subdivision.

DISCUSSION – CODE ENFORCEMENT

Alex Jensen, City Manager, introduced Allen Swanson, Police Chief, and Jeff Roderick, Sergeant, to the Council and announced they would be discussing Code Enforcement within the City. A handout reflecting Code Enforcement statistics from 2016 was distributed and Chief Swanson informed the Council of staffing challenges currently being experienced within the division. He invited the Council to share concerns and ask questions.

Councilmember Freitag asked about the City's Ordinance and process in addressing Code Enforcement violations and also how it addressed repeat offenders. He informed the Council his son had sent a letter to

UDOT expressing concern about areas along State Roads within the City and indicated he had received a response reflecting the City had agreed to maintain those areas.

Chief Swanson stated the City was required by law to give a 14 day notice which after that time period, a letter of non-compliance was issued which then allowed an additional 14 days for the property owner to become compliant. He reported in most cases the City recognized full compliance from all violation notices.

He pointed out the number of parking citations issued by the Division which officers address in addition to other code violations. Sgt Roderick informed the Council of the proposed new time frames associated with enforcement for repeat offenders: a seven day abatement which would allow it to proceed through the legal department quicker. Steve Garside, Assistant City Attorney, added once an offender had proceeded through the court process the offender was placed on a watch list for approximately 12 months to ensure compliance.

A discussion took place regarding specific concerns for properties within the City. Councilmember Freitag inquired about the fees if the violation proceeds through the Court process and Steve Garside, Assistant City Attorney, reviewed that process and stated the Court generally assessed a fee of \$250 - \$350 per offense. Sgt Roderick reported approximately 24 cases advanced through the court process last year. He indicated utility companies and other government entities had been quick to respond to violations/notices used by the City.

Mayor Stevenson asked what type of complaints were the most difficult to enforce or meet compliance. Sgt Roderick stated residential neighborhoods and vacant fields with weed issues were the most common complaint but the most difficult to bring into compliance were residential neighborhoods. A discussion took place specific to vacant farmland/fields and ideas were suggested.

Alex Jensen, City Manager, believed violations were directly related to irresponsible property owners whether that of a farmer or a resident in a subdivision. He remarked the City shouldn't have to police weed complaints and mentioned the difficulty in policing these types of complaints/issues.

Mayor Stevenson requested members of the Council take pictures of areas of concern and discuss the issue during a future Strategic Planning Work Meeting. The Council expressed appreciation to Code Enforcement for what they did for the City.

The Council recessed the work meeting at 6:57 p.m.

The work meeting reconvened at 7:50 p.m.

MAYOR'S REPORT

Mayor Stevenson stated he had received contact from a resident regarding the trail near the IHC (Intermountain Healthcare) facility. Dave Price, Parks & Recreation Director, explained how the trail in the area was being proposed and clarified a neighborhood trailhead was proposed to be located near Mr. Parrish's home. Mr. Price reported an IHC representative and City Staff had previously met with Mr. Parrish on different occasions and had even redesigned the trail to accommodate his requests. He further explained the new design of the trail to the Council. Mayor Stevenson reported he had also met with him regarding the trail and believed the redesign was satisfactory with Mr. Parrish at one time. Mr. Price also added the trail had also been designed to allow for access to his shed.

Councilmember Petro informed the Council of Mr. Parrish's concern associated with the construction process of the trail and that it didn't follow the staking as well as the placement of a berm. Mr. Price continued to explain Mr. Parrish had requested the buildup of the berm and stated Staff was supportive of his request and a discussion took place regarding fencing on the berm.

Mayor Stevenson stated he would visit with Mr. Parrish.

Councilmember Day expressed concern the road base used for the berm would slough away and could potentially impact future maintenance and Councilmember Petro concurred. Mr. Price stated the contractor was not yet done and indicated he would address the concern.

The meeting adjourned at 8:05 p.m.

Kimberly S Read, City Recorder