

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 19, 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, JOELLEN
GRANDY 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:

DISCUSSION – I-15 INTERCHANGES SIGNAGE AND LANDSCAPING

JoEllen Grandy, Parks & Recreation, shared a presentation on proposed gateway signage and announced Staff had determined to again begin the design process since Staff became aware that the agreed upon signage would be similar to a neighboring city. She shared examples of gateway signage designs and the Council discussed the new proposed design suggested by Staff. Ms. Grandy clarified the back of the sign would be the same as the front only reversed. A discussion also took place specific about the artistic element included within the proposal.

Councilmember Freitag requested a more finished look or use of another material as opposed to the “concrete” look in conjunction with the proposed sign. Mayor Stevenson suggested having color added to the concrete.

Ms. Grandy shared a presentation of proposed landscaping for the interchanges and identified the suggested trees, shrubs and plants. The Council expressed positive comments regarding the landscape design for the interchanges proposed by Staff. David Price, Parks & Recreation Director, explained the process used by Staff to identify suggested plants compared to designs consisting only of landscaping rock. He reported Staff had also been “cleaning up” the interchanges specific to plant maintenance, weeds and trash.

Ms. Grandy shared proposed cost estimates for the landscaping projects and requested feedback and direction from the Council. Alex Jensen, City Manager, pointed out if improvements to the interchanges were made in the future UDOT wouldn’t maintain or repair the landscaping installed by the City and a discussion followed.

Councilmember Freitag complimented Staff’s efforts toward making Layton City attractive.

Mr. Price shared a visual illustration of a Christmas Mega-Tree to be placed in Constitution Circle similar to what can be seen on Temple Square in Salt Lake. He reported funds had been appropriated in the Christmas Master Fund which could purchase a lighted tree approximately 25 foot in height; however, in order to have the maximum effect the tree would need to be 40 – 50 foot tall. He reported Staff would like to purchase a 40 foot tree using the excess funds recognized from the electrical improvement project in the park and requested direction from the Council. A discussion took place regarding the proposed location for the tree and how the installation would be completed followed by the Council expressing positive comments and its direction to Mr. Price to proceed with the purchase.

Mr. Price shared a pool update regarding some maintenance issues related to one of the large sand filters with the Council and reported on the proposed cost to replace a new filter. He informed the Council the pool would be closed until the repair was complete.

REZONE REQUEST – KNOWLTON REZONE – CP-2 (PLANNED COMMUNITY COMMERCIAL) TO R-H (HIGH DENSITY RESIDENTIAL) – ORDINANCE 17-45 – 2798 NORTH HILL FIELD ROAD

Tim Watkins, City Planner, explained the proposed rezone of approximately 2.24 acres and shared a visual illustration with the Council. He pointed out the rezone would allow for a leased townhome development which would currently be surrounded by existing mobile homes and commercial buildings. He shared the proposed design concept with the Council and indicated the townhomes would consist of two and three bedroom units.

Councilmember Brown inquired how the rezone request had been received by the Planning Commission and Mr. Watkins reported there had been no public comment.

DEVELOPMENT AGREEMENT AMENDMENT BETWEEN LAYTON CITY AND LAYTON POINTE LC – REZONE REQUEST – NEWTOWN COURTS REZONE – CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) AND B-RP (BUSINESS AND RESEARCH PARK) TO C-TH (CONDOMINIUM TOWNHOME) – RESOLUTION 17-80 AND ORDINANCE 17-46 – APPROXIMATELY 700 WEST ANTELOPE DRIVE AND 2098 NORTH HARRIS BOULEVARD

Mr. Watkins shared a visual illustration identifying the parcel and its adjacent uses. He explained the original intent for the property was office use and indicated development related to that use had been unresponsive. He reported there currently was a desire for an additional housing product supported by the surrounding retail component and indicated the proposed rezone and development agreement amendment would allow for a condominium/townhome development and shared specifics for the proposed development. A visual presentation illustrated the proposed concept of the development and stated the proposed development would consist of approximately 58 units.

Mayor Stevenson asked if the proposed units would be owner occupied and the developer indicated the project would be a Destination Homes product. Mr. Watkins identified three key design standards which would be added to the amended development agreement: 10ft landscaping buffer consisting of trees, 40 ft required setback of buildings for both the north and east sides, street tree spacing every 30 feet along 700 West and Harris Blvd.

Mayor Stevenson inquired about the anticipated retail price for the housing units and the representative responded it would be similar to the \$260-\$280 market. Councilmember Brown inquired about the open space included within the developments and expressed concern about the lack of identified green space in the concept rendering.

Councilmember Freitag expressed concern about the vacant raw ground near the development and the developer indicated an offer had been made on the property.

Councilmember Brown inquired if comments were made during the Planning Commission meeting and Mr. Watkins indicated no comments had been expressed during the meeting; however, Staff had received a phone call from an adjacent resident expressing concern with the proposed development. Councilmember Brown expressed concern the vicinity could become oversaturated with this type of housing and a discussion followed regarding development in this general area of the City.

Mayor Stevenson pointed out housing needs and desires had evolved over the years and believed the multi-housing product was more favored than the single family home and because of the costs associated with purchasing a single family home suggested multi-family housing was becoming the newest housing

trend. Mr. Watkins announced a public meeting was scheduled for Wednesday, October 25, 2017, beginning at 6:30 p.m. at Layton High during which the General Plan would be discussed and input and ideas would be solicited from the public. He mentioned some of the topics to be discussed were different housing and commercial needs and mixed use within the entire City.

TITLE 19 – PRUD OVERLAY ZONE REVISIONS – ORDINANCE 17-17

Mr. Watkins reminded the Council of previous discussions in August regarding proposed PRUD revisions and shared a visual illustration with the Council. He stated the current PRUD required a thirty percent open space requirement to be a “shared common” space which could include detention areas, side and back yards which were maintained by an HOA and indicated this type of development didn’t promote a recreational or “gathering place”.

He informed the Council of a proposal which would be presented during the General Plan Workshop on Wednesday, October 25, 2017 at Layton High for an R-1-8 subdivision. He continued the proposal included a smaller open space area (ten percent) consisting of park amenities. He added this would mean a spacing standard of ten foot minimum between homes which included a density bonus and shared visual illustrations of two proposals for comparison. He pointed out the development looked cleaner and larger in the examples which had the same number of units with the inclusion of townhomes with the inclusion of usable open space. He also shared visual illustrations identifying benefits of rear loaded driveways and a discussion took place specific to a similar development in Kaysville. He also shared illustrations of similar developments in other areas of the Country which were approximately twenty years old which illustrated a very nice type of housing development.

Mr. Watkins referred the Envision Layton documents which encouraged this type of development. He also shared information with the Council promoting a neighborhood agricultural concept with the development and explained how a fee in lieu assessed to a developer used to preserve or benefit nearby agriculture uses. Councilmember Brown inquired how the funds would be regulated and/or distributed and he responded a conservation easement would need to be put in place for the farmland.

He requested direction from the Council. Councilmember Brown inquired if these types of development could accommodate ponds designated for kayaking or similar uses and a discussion took place.

Mayor Stevenson asked what more would be needed from the Council to proceed with the PRUD overlay amendments. Mr. Wright indicated Staff was prepared to move forward. Councilmember Brown requested feedback expressed from the public during the General Plan Workshop be passed along to the Council prior to moving forward with amending the PRUD overlay zone revisions.

MAYOR’S REPORT

Alex Jensen, City Manager, announced the need to remove agenda item 5A from the City Council Meeting agenda following this meeting.

The meeting adjourned at 6:53 p.m.

Kimberly S Read, City Recorder