

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JANUARY 4, 2018; 5:49 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY AND JOY PETRO**

ABSENT:

SCOTT FREITAG

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
BILL WRIGHT, TIM WATKINS, KENT
ANDERSEN, STEVE JACKSON, 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:

PRESENTATION – UDOT HIGHWAY 89

Mike Romero, UDOT, shared a visual illustration regarding the Highway 89 project. He stated the purpose and need for improvements would significantly improve mobility and address current travel demand and increase safety. He informed the Council of the public meetings which had taken place to date and informed the Council a preferred alternative had been identified and announced the plan: Highway 89 would become a six lane freeway, four new interchange locations, and grade separated crossings. He indicated revisions had included revisions to the Gordon Avenue extension and also a new connection from Valley View Drive. He mentioned noise reducing pavement and “dark sky” lighting would also be implemented at the interchange locations. He shared a visual illustration explaining the connections at Gordon Avenue and Valley View Drive.

He announced a public hearing would take place on Tuesday, January 16, 2018, from 4:30 -7:30 p.m. at Davis High School and reviewed the schedule for the public comment process. He reviewed the revised schedule of the revised plan and anticipated a signed document be in place by March 2018. Councilmember Petro asked if paint or reflective tape would be used for striping on the road. Mr. Romero believed tape would most likely be used.

Councilmember Davis expressed appreciation to UDOT for working with the City and addressing its concerns with the road improvements. Mr. Romero mentioned there was a video on the website.

Mayor Stevenson asked when construction was anticipated to begin and Mr. Romero indicated preliminary work could begin as soon as spring of 2018. He explained surface street connections would need to be constructed and a discussion took place regarding how to minimize traffic disruption during the construction process. A discussion also took place regarding an underground tunnel and Dave Price, Parks & Recreation Director, responded the tunnel had been suggested to be located near Valley View Drive. Mayor Stevenson asked if a tunnel had been considered for access to Adam’s Canyon trailhead and Mr. Price believed that wouldn’t be necessary as the City had obtained an easement from the reservoir to the interchange and indicated strong pedestrian crossings had been included with the design of the new interchange.

Mr. Romero informed the Council of information regarding public comments and the comment period. Mayor Stevenson expressed appreciation to Mr. Romero and UDOT for addressing the traffic concerns on Highway 89.

FINAL PLATS – EASTRIDGE PARK PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) PHASES 1D-1F, 3A-3D AND EMERALD DRIVE DEDICATION – APPROXIMATELY 1800 NORTH EMERALD DRIVE

Tim Watkins, Planner, explained this agenda item was tabled during the City Council Meeting from Thursday, December 7, 2017.

Steve Jackson, City Engineer, stated he was aware that Gary Crane, City Attorney, had informed the Council of specifics associated with this particular agenda item and asked if there were any questions regarding the land drains. He indicated the presentation shared with the Planning Commission was available if the Council so desired.

Mr. Jackson explained Eastridge Park was granted the exception to the land drain requirement based on the geotechnical evaluation by the developer's engineer, and informed the Council all State Code requirements had been met for that particular phase. He stated an additional study would be required for every submitted subsequent phase within the development and if any of the studies reflected a need for a land drain, the developer would be required to complete the installation for the additional phases.

Mayor Stevenson asked if a geotechnical report would be required on specific building lots at the time construction would begin. Mr. Jackson believed there were some additional requirements since the development was taking place on identified sensitive lands. He expressed his opinion the investigation for the study was thorough and explained the results of the bore holes and indicated the City was satisfied with the results.

The Council continued to ask questions regarding land drain requirements and Mr. Crane and Mr. Jackson responded to the questions. Mr. Crane emphasized the study was completed after recent legislation and if the City required the installation of land drains, the City would be obligated to pay for those drains since the study proved there was no need for the land drains. Mr. Jensen pointed out all the engineers involved were in agreement there was not water at this specific location and that land drains weren't needed. Mr. Jackson added he had asked other cities about their requirements specific to land drains and reported the majority of them referred to the geotechnical recommendations.

Mr. Crane emphasized in the event water issues were identified sometime in the future the City might be named in a claim; however, there was no liability on behalf of the City due to the completed and submitted reports.

Councilmembers Day and Petro requested documentation be recorded against each property lot with the County reflecting the documentation of full disclosure in addition to the subdivision plat to inform future property owners.

Karlene Kidman, resident, expressed concern with the development. She believed she had completed due diligence prior to purchasing her home. She reported the french drain installed with her home failed because of too much water in the soil. She explained her personal circumstances associated with the movement of her home and stated she wouldn't want someone else to encounter issues similar to what she experienced and believed this was a possibility.

Mayor Stevenson expressed his opinion the installation of land drains was the cheapest insurance policy for a developer/contractor and shared some of his personal experiences.

Councilmember Day emphasized he was comfortable in approving the ordinance with the notice of disclosure being attached to each building lot.

APPROVE THE AGREEMENT BETWEEN LAYTON CITY AND WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – RESOLUTION 18-03

APPROVE TRANSFER CONTRACT OF WATER SHARES BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND LAYTON CITY – RESOLUTION 18-04

Mr. Crane stated Wasatch Integrated Waste had been providing steam to HAFB using water from Weber Basin Water Conservancy District. HAFB recently determined it was no longer feasible to purchase the steam from Wasatch Integrated; subsequently Wasatch Integrated no longer had the need for the 353 acre feet of water provided by Weber Basin. He added Wasatch Integrated had approached the City about its interest in purchasing the water identified in the lease agreement. He pointed out the City would be purchasing the water at the rate agreed upon several years ago between Wasatch Integrated and Weber Basin.

He stated there were two agreements; one with Wasatch Integrated agreeing to its access to the water and the other was a transfer agreement with Weber Basin for the transfer of the water under the same conditions as Wasatch Integrated. He clarified this was a transfer of a water lease for the next 30 years. Mayor Stevenson spoke to the possibility of pressurizing Wasatch Integrated water lines in the future.

COOPERATIVE AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR THE PARTICIPATION IN THE COST TO IMPROVE PEDESTRIAN ACCESS ALONG SR-109 (OAK HILLS DRIVE) FROM 1500 EAST TO 2250 EAST – RESOLUTION 18-01

Terry Coburn, Public Works Director, explained the agreement between UDOT and Layton City would allow for a ten foot wide asphalt trail. He stated the cost would be shared between the City and UDOT.

Mayor Stevenson believed this would be a good improvement to the area in conjunction with the Highway 89 improvement project.

KENLEY AMPHITHEATER PLAZA IMPROVEMENTS PROJECT UPDATE

JoEllen Grandy, Parks Planner, introduced Adam Castor, consultant with Arch Nexus. She shared a visual tour of the Amphitheater Plaza and proposed improvements which included:

- pavilion, concessions and merchandising areas
- entry gate and fencing improvements
- expanded restrooms

Ms. Grandy reported on the proposed costs and phasing options with the Council for consideration. A discussion took place regarding the construction and how it would impact performances at the amphitheater. Mr. Price reported he would be requesting direction from the Council during the budget process in appropriating funds for the improvements. The Council directed Staff to proceed. Mr. Price mentioned there would be other funding options.

MAYOR'S REPORT

Mayor Stevenson distributed his recommendations for Council assignments for the 2018 calendar year and reviewed them with the Council:

Mayor Stevenson

- Wasatch Integrated Waste Management District
- Council of Government
- Davis Chamber Board of Governors
- Audit Committee
- North Davis Sewer District Board

Councilmember Brown

- Military Affairs Committee (TOUMAC)

- Economic Development
- R.A.M.P Representative
- ULCT Legislative Affairs

Councilmember Day

- Planning Commission Representative
- County Transportation Board
- Youth Court/Youth Council

Councilmember Davis

- Mayor Pro-Tem
- UTOPIA Board
- Community Action Council
- Military Affairs Committee

Councilmember Freitag

- Planning Commission (back-up)
- Audit Committee
- Public Safety
- ULCT Legislative Affairs

Councilmember Petro

- Chamber of Commerce
- Davis Arts Council
- Economic Development
- Rotary Club
- Parks and Recreation Commission

RDA (Redevelopment Agency)

Chair	Mayor Stevenson
Executive Director	City Manager Alex Jensen
Vice Chair	Councilmember Davis
Secretary	City Recorder Kim Read

MBA (Municipal Building Authority)

President	Mayor Stevenson
Vice President	Councilmember Brown
Secretary	Councilmember Freitag
Treasurer	Councilmember Day

There were no objections from the Council. Mr. Crane indicated the Mayor Pro Tem would need to be voted on by the Council.

The meeting adjourned at 6:57 p.m.

Kimberly S Read, City Recorder