

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 1, 2018; 5:32 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
TIM WATKINS, KENDALL WELCH 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:

MAYOR'S REPORT

Mayor Stevenson announced he had attended the Grand Opening ceremony of the new RC Willey store in Sacramento, California. He reported it was a beautiful building and indicated the proposed building for Layton City would be patterned after the Sacramento store. He was very impressed and believed the visit had been beneficial to the City and reported they had met key individuals within the organization. Bill Wright, Community and Economic Development Director, added executives with RC Willey were impressed the City would attend the Grand Opening and expressed his opinion the visit had been a great gesture.

**AUTHORIZING THE ACQUISITION OF INTERESTS IN REAL PROPERTIES FOR THE
EXTENSION OF 1700 WEST FROM LAYTON PARKWAY TO 1000 SOUTH BY
NEGOTIATION OR BY CONDEMNATION – RESOLUTION 18-12**

Gary Crane, City Attorney, oriented the Council of the location of the property parcel and announced the City had recently approached the property owner and believed the City and property owner could agree on the purchase price avoiding condemnation to acquire the property. He pointed out the property was needed to accommodate the extension of 1700 West.

An illustration was shared illustrating the location and the proposed road extension and he stated the road extension was important to the school district. He emphasized the approval of the resolution would come before the Council during its regular meeting following the work session and clarified the Council would be informed of the final settlement agreement. He indicated the City had proposed the owner trade the underlying ground for the City completing the street and improvements.

**AMENDING LAYTON MUNICIPAL CODE – TITLE 19 (ZONING), SECTION 19.14.100
(CONDITIONS RELATING TO SPECIFIC TYPES OF USES), MODIFYING THE
REQUIREMENTS OF ITEM 5 (KENNELS), AND AMENDING TABLE 601 AND 6-2 (TABLE
OF LAND USE REGULATIONS) TO INCLUDE “KENNELS, BOARDING” AS A
CONDITIONAL USE IN THE CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) AND CP-2
(PLANNED COMMUNITY COMMERCIAL) ZONING DISTRICTS – ORDINANCE 18-08
(PREVIOUSLY KNOWN AS ORDINANCE 17-51)**

Tim Watkins, City Planner, reminded the Council of the public hearing continued for tonight from Thursday, February 15, 2018. He summarized the request and shared a visual illustration identifying locations where the use was currently allowed in addition to where the uses could be located citywide if

the request was approved. He also shared an illustration of the proposed location and the area proposed for an outdoor exercise dog run. He also reviewed the proposed text for the Ordinance.

He reminded the Council of previous discussions regarding possible noise complaints associated with the proposal. He pointed out Staff had proposed an ordinance different from the Planning Commission's recommendation based on the fact Staff believed the outdoor exercise run could be properly managed and if not could be addressed by the City's nuisance ordinance.

Mr. Watkins addressed items of concern discussed during the work meeting and public hearing from Thursday, February 15, 2018. He indicated the hours of operation specific to the outdoor dog run would begin at 7:00 a.m. which was consistent with time frames associated with the City's noise ordinance.

Mr. Watkins asked if there were questions from the Council. Councilmember Davis clarified Staff was recommending approval of the applicant's proposal. Councilmember Brown expressed her opinion the outdoor dog run would be a needed amenity and shared a personal example and suggested adding language which also required the dogs to be current on all vaccinations, not just rabies. She requested the City include additional language specific to other vaccinations. Ms. Beilstein stated although dogs would be boarded overnight; no employees would be at the location overnight.

Councilmember Freitag requested clarification specific to language addressing sanitary conditions for the facility. Councilmember Freitag asked how the facility intended to address urine from the dogs and Ms. Beilstein explained she would be required to hose the area and use a specific sanitizer for the dog run. Councilmember Freitag inquired if the product was allowed to be disposed in the storm sewer and a discussion took place. Mr. Crane stated he wasn't aware of any restrictions for storm water other than sediments. Councilmember Brown suggested including language requiring the liquid from hosing and sanitizing be contained to its property not impacting adjacent businesses. Mr. Watkins stated the proposed ordinance identified required size restrictions for the outdoor dog run.

The Council requested language for the motion be provided by Staff prior to the Council meeting.

MAYOR'S REPORT

Mr. Wright shared an illustration of property known as the Eric Martz Annexation and reminded the Council it had approved an annexation and rezone in November 2014. He explained at that time the parcel was associated with the Pheasant View Assisted Living center and stated the proposal was to expand the existing building and parking to accommodate a memory care facility. He reported a concept plan had been submitted which identified a total number of 36 rooms, with 15 of those for the memory care center, within the building's footprint.

He reported since that time during the construction process, the layout had changed allowing the facility to accommodate two more rooms; one additional room in the memory care portion and one in the existing facility. He emphasized the footprint of the structure had remained the same as what the Council had previously approved; only the configuration of the rooms had changed. He explained this change required action from the Council to amend the original annexation agreement. He indicated two additional parking stalls had also been accommodated with the layout of the parking lot and indicated it met with all required standards.

Councilmember Freitag asked if the City had received any complaints with garbage collection and on street parking associated with the development. Mr. Wright responded he wasn't aware of any complaints since the construction process had been completed. Eric Martz, owner, explained how he was enforcing parking requirements specific to the conditional use and didn't believe there were any issues. He mentioned the overflow parking was historically used during holidays to accommodate family visitation of patients.

Mr. Wright stated the Council would consider approval of this Resolution during the Council Meeting

immediately following the work session as part of the Consent Agenda.

Mayor Stevenson reported on discussions Staff had with GOED (Governor's Office of Economic Development) regarding UTOPIA and commented the discussions had been favorable.

Councilmember Freitag pointed out the increase of graffiti on businesses on the west side of the City and inquired if the Police Department was aware. He believed it was gang related and informed the Council of specific locations. Alex Jensen, City Manager, stated the City aggressively enforced graffiti.

Councilmember Freitag also shared an update Parker Freitag, resident, had received from UDOT regarding the amount of trash/litter along the Interstate. He also mentioned the need for contact be made with the railroad regarding the condition of the crossings at Hill Field Road near Sam's Club and King Street.

Mr. Crane shared an update regarding this year's Legislative process and discussed the following:

- He expressed appreciation to the Council for their letter regarding HB 175 which provided an oversight committee, creating another layer of government specifically to local government and stated Cities were adamantly opposed to its passing in any form. He stated the original bill was defeated in a vote of 20-55. He reported the substitute bill eliminated cities, counties, special districts and school districts. He indicated he still opposed the bill because it wouldn't take much to add these at a later time and it was still a bad bill. He reported he would provide the Councils' letters to the Senate and pointed out the other offices which had authority for oversight.
- Proposed significant changes to Wildland Fire
- Taxing of property outside of City limits and eliminating the ability to condemn property outside of City limits
- Small cells and explained how cities would be able to generate some revenue from the small cell companies and believed this bill would allow cities some control. Mr. Jensen pointed out the companies pushing this bill are not telecom companies but real estate companies seeking to obtain rights to the right-of-way which in turn will determine the price for access to the telecom companies. A discussion followed.
- Water meters for small secondary water connections after 2020. He spoke to the affect this would have on small water companies such as Kays Creek.
- Homelessness which would distribute the homeless burden throughout the entire state and explained the two proposed bills for consideration and a discussion followed.
- UTA Transportation

Chief Swanson updated the Council on the tagging identified within the western portion of the City.

The working meeting adjourned at 6:56 p.m.

The work meeting reconvened at 7:33 p.m.

Mr. Crane continued to review bills being considered by the State Legislature:

- Low to moderate income housing
- Underground utilities
- Rolling Stop Light which allowed vehicles stopped at a red light the opportunity to safely navigate the intersection even if a red stop light is visible.
- Suing City
- Watersizing
- Land Drains
- County Sheriff
- E-cigarette tax
- 9-1-1 Bill
- Advance funding for West Davis Corridor

The meeting adjourned at 8:00 p.m.

Kimberly S Read, City Recorder