

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JULY 19, 2018; 5:30 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, TERRY COBURN,
BILL WRIGHT, TIM WATKINS, LON CROWELL
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 – HOUSING AFFORDABILITY

Abby Osborne, Public Policy and Government Relations - Salt Lake Chamber, shared a presentation regarding housing affordability. She reported the Chamber commissioned a study with the Kem C. Gardner institute at the University of Utah, which was released in May. She indicated this was the one and only study on housing within the nation and stated it looked at the housing trends one generation ago, the current generation, and the generation to come. She reported the study concluded that for the first time in 40 years there were more household units than there were households and that gap was the reason the coalition was named “Housing Gap Coalition”. She mentioned the Coalition was launched as a result of the study to address findings in the report.

Ms. Osborne indicated the report could be located on either the Housing Gap Coalition’s website or the Chamber’s website. She shared some statistics and reported the Study reflected Utah was on the cusp of a housing crisis if the issue was left unaddressed and if wages didn’t begin to increase, a typical Utah family (one in five families) could potentially spend more than fifty percent of their income toward housing costs.

She identified reasons housing costs were increasing: a housing shortage, construction and labor costs, tariffs, fewer construction workers, local zoning and ordinances, the cost of raw land and population growth. She emphasized the Coalition desired to work with cities and was working closely with the Utah League of Cities and Towns (ULCT). She pointed out Layton City had done a great job in recognizing the transportation and land use connection by applying for and receiving grant funding from Wasatch Front Regional Council and encouraged the continuation of that resource.

Ms. Osborne also mentioned the “Build for Success” program designed to encourage school students’ interest in construction trades to fill the shortage of skilled workers. She mentioned the financial partnership with ULCT to complete an in depth study of why residents react to multi-family developments with a negative response. She complimented Layton City as one of the few cities that had updated its moderate income housing plan required by HB 259 of the last legislative session and encouraged discussion from the Council.

Mayor Stevenson expressed his opinion on potential new concepts for raw land specific to housing options such as business parks and town centers. He believed the City was further ahead than most within the State and believed the Council was very progressive.

Councilmember Day expressed his opinion efforts should be focused on revitalizing older homes and developments within the City. Ms. Osborne suggested the Council consider the tools needed for redevelopment and suggested RDA funds could be utilized for this purpose. Councilmember Brown pointed out Ogden City's program in remodeling older homes and offering them to police officers and teachers to revitalize older neighborhoods.

Councilmember Day suggested not everyone might not want to live in a condo and believed there would still be a desire for large homes on a reasonably sized building lot. Ms. Osborne emphasized the coalition was suggesting a good mix of different types of housing and discussion followed.

Ms. Osborne stated the lack of housing inventory contributed to affordability and commented everyone would need to work diligently to close the inventory gap. She indicated Utah was now experiencing what California experienced prior to its housing boom. Councilmember Brown asked what could be learned from California's experience and Ms. Osborne responded the legislature passed the Moderate Income Housing bill last year. She added cities would need to be willing to zone appropriately, then execute and approve development based upon that plan. She suggested placing housing near transportation infrastructure.

Mayor Stevenson invited Ms. Osborne to spend some time with Bill Wright, Community Development Director, and Tim Watkins, City Planner, in Layton City to learn about the City's Envision Layton Plan, in conjunction with the General Plan, and how it pertained to housing within the City. Councilmember Petro believed an educational component would be critical for the public to understand the seriousness of the situation. Mayor Stevenson also suggested having her write an article for the Layton today publication.

APPROVING THE SETTLEMENT AGREEMENT BETWEEN LAYTON CITY AND SERITAGE KMT FINANCE LLC – RESOLUTION 18-56

Gary Crane, City Attorney, reviewed the history associated with the K-Mart property and informed the Council the City received a Conditional Use application in connection with repurposing the building for an indoor storage facility. He informed the Council the City had worked very diligently with Seritage and explained the City's position used during negotiations. He pointed out it was located on one of the best commercial corners located in Layton City and explained the City's concerns associated with the development. He stated it had been a lengthy process and complimented the City's Planning Staff. He reported the City had come to agreement and conclusion and emphasized the importance of the attachments within the agreement. He reviewed specifics included within the agreement such as sight plan requirements, parking adjustments and uses, design materials and input on the construction process, possible residential component to the north mixing housing with the commercial. He also mentioned the City had requested the building be designed with an incentive to develop the property on the corner of Main Street and Antelope Drive as commercial. He added the incentive would allow Seritage additional storage for the area previously used for outdoor merchandise sold by Kmart. He continued to explain how these requests would affect potential development in the future. He mentioned some technical changes had been added to the agreement since its inclusion in the Council packet and addressed questions from the Council.

Bill Wright, Community Development Director, shared illustrations of the proposed facility with the Council and reviewed the amenities. Councilmember Freitag suggested the addition of the word "maintaining" specific to landscaping and Mr. Crane indicated that could be added. He also asked about requiring LEED products and Mr. Wright responded those requirements weren't included in City code. He clarified the retail design requirements associated with the development along the corner of Antelope/Main Street with the Council.

Councilmember Freitag suggested purchasing the edges of corners for the purpose of landscaping and gateway signage reflecting "Layton City" and suggested the City should consider that in conjunction with other redevelopment in areas along Main Street. Mr. Wright responded the City could consider that in the

future and a discussion took place regarding specific areas.

RESCINDING A DEVELOPMENT AGREEMENT BETWEEN LAYTON CITY AND GENTILE BUSINESS PARK LLC – REZONE REQUEST – LOOMIS REZONE – B-RP (BUSINESS RESEARCH PARK) TO C-TH (CONDOMINIUM/TOWNHOUSE) – RESOLUTION 18-45 AND ORDINANCE 18-20 – APPROXIMATELY 332 WEST GENTILE STREET

Mr. Wright oriented the Council with the location of the property and reported the Council previously granted approval for a medical office and assisted living facility under the B-RP zoning and shared a visual illustration of the possible development. He reminded the Council the parcel was still vacant and identified challenges associated with the proposed project moving forward. He also identified other proposals for development which had been submitted to the City.

He informed the Council this latest proposal was for a housing development consisting of townhomes and twin homes. He stated the property was located in the most intensive urban core in the downtown area of the General Plan and shared an illustration of the future land use map with which reflected the proximity to the urban district. He shared the original proposal using the C-TH condo/townhome zoning consisting of attached townhomes and twin home housing and reported it had been shared during a public hearing with the Planning Commission.

He reviewed the concept plan pointing out the following:

- Attached townhome units would be along Gentile Street
- Configuration of other townhome units with a private street would be located behind those fronting Gentile
- The rear of townhomes and garages would act as a buffer from the rail corridor
- The development would be rear loaded with alleys and garages
- One-story twin homes would be on the west side of the development
- The townhomes would be a combination of one-story, two-story and three-story

He reviewed the parking requirements and amenities.

Councilmember Freitag asked Mr. Wright why the City was reviewing the proposal if the request was to rescind the current development agreement on the property. Mr. Wright responded the rescinding of the current agreement would be applicable to being able to change the zoning. He clarified the City wouldn't want to rescind the development agreement unless the City was receptive to the zoning change. He informed the Council there was a split vote at the Planning Commission meeting and he had suggested if it wasn't in favor of a rezone, it shouldn't rescind the current development agreement. He reported Staff believed the C-TH zone and the development plan would be a significant reduction of impact related to traffic and neighborhood compatibility.

He shared an illustration of a representation which identified the architecture and urban design which would be compatible to the historical nature of homes along the street. He stated the developer was addressing expressed issues and reported the item was scheduled for a public hearing on Thursday, August 2, 2018.

Councilmember Day inquired if the Planning Commission's recommendation for twin homes as opposed to condominiums and asked if that concern was being addressed. Mr. Wright referred to the concept plan and identified the location of the twin homes and pointed out this development was at the edge of a downtown district and suggested it would act as a transition piece.

Councilmember Brown requested clarification whether these types of developments such as Kays Crossing contributed to less traffic and Mr. Wright indicated that was correct; approximately 50% less.

Mr. Watkins indicated the original concept consisted of 68 units and the proposed development had scaled back by six units in an attempt to address the expressed concerns during the Planning Commission meeting. Mayor Stevenson expressed his opinion the proposed development would benefit the area.

Mr. Wright pointed out there were two ingress/egress entries from Gentile Street and identified them on the concept plan illustration and explained the proposed traffic pattern. He indicated the traffic study had been updated based on the plan and believed the proposal would result in the least impact of traffic on Gentile and westward.

Mayor Stevenson suggested placing an easement for the property fronting Gentile should it need to be widened in the future. Steve Jackson, City Engineer, indicated with other roads being constructed in the area the Traffic Master Plan models didn't identify that need in the future. Mr. Wright indicated that could certainly be considered.

Mr. Wright reported the developer held a neighborhood meeting at the elementary school to meet and discuss concerns by neighboring residents. He added the item would not be heard at a future meeting of the Planning Commission.

A NON-BINDING RESOLUTION INDICATING LAYTON CITY'S WILLINGNESS TO PARTICIPATE IN A JOINT LAND USE STUDY IN PARTNERSHIP WITH THE OFFICE OF ECONOMIC ADJUSTMENT, DEPARTMENT OF DEFENSE, HILL AIR FORCE BASE AND ITS SURROUNDING CITIES AND COUNTIES, AND THE STATE OF UTAH – RESOLUTION 18-50

This item was not addressed by the Council.

AMENDED PLAT – ANGEL CROSSING ESTATES SUBDIVISION PHASE 6 – APPROXIMATELY 200 SOUTH 1125 WEST

This item was not addressed by the Council.

ANNEXATION AND REZONE REQUEST - WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCES 18-28 AND 18-29 – APPROXIMATELY 3404 NORTH 650 EAST

This item was not addressed by the Council.

The meeting adjourned at 6:59 p.m.

Kimberly S Read City Recorder