

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

AUGUST 2, 2018; 6:03 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

SCOTT FREITAG

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
STEVE JACKSON, TIM WATKINS, LON
CROWELL, DAVID PRICE 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:

**ADOPTING A NEW DEVELOPMENT AGREEMENT BETWEEN LAYTON CITY AND
LAYTON HEALTH HOLDINGS, LLC – REZONE REQUEST – LOOMIS REZONE – B-RP
(BUSINESS RESEARCH PARK) TO C-TH (CONDOMINIUM/TOWNHOUSE) – RESCINDING
A DEVELOPMENT AGREEMENT BETWEEN LAYTON CITY AND GENTILE BUSINESS
PARK, LLC – RESOLUTION 18-53, ORDINANCE 18-20, AND RESOLUTION 18-45 –
APPROXIMATELY 332 WEST GENTILE STREET**

Tim Watkins, City Planner, shared updated information regarding the proposed rezone known as the Loomis Rezone. He explained the Planning Commission had a meeting on Tuesday, July 31, 2018, at which time an updated concept plan submitted by the applicant was reviewed. He shared an illustration and reviewed the concept plan with the Council pointing out the following:

- The B-RP (Business Research Park) zone allowed for a two and three story assisted living facility with up to 800 vehicle trips per day
- The Layton Forward Vision called for transitional housing and referred to the concept plan which identified housing transitioning from urban district on Main Street to a less intensive residential use
- The concept plan accompanying the rezone request reviewed by the Planning Commission consisted of 68 twin homes
- Applicant provided an updated concept plan which addressed expressed resident's concerns from the Planning Commission meeting, which Staff believed complemented the area
- The updated concept plan of 63 units was used to complete a traffic study which suggested a decrease in traffic by approximately 50%

Mr. Watkins reported the Planning Commission recommended approval of the development agreement to the City Council with some modifications related to the height and pitch of the buildings. He stated the Planning Commission also recommended approval of the rezone ordinance and the rescinding of the existing development agreement.

Councilmember Brown requested clarification the three-story units could be up to 35 feet in height and asked if there were any two-story homes within the City of similar height. Mr. Watkins responded in the affirmative regarding the 35 height allowance on the three-story units and indicated there were some two-story homes within the City of comparable height.

Councilmember Brown pointed out the parcel had been vacant for a significant amount of time and one of the expressed concerns was specific to rodents negatively impacting neighboring properties during

development of the parcel. Councilmember Petro indicated rodents were known to inhabit that piece of property as well as other parcels in the area.

Councilmember Brown inquired about previous zoning designations on the property and Mr. Watkins responded previous zoning had allowed for a similar use of what was now being proposed. She also asked if residents had expressed their desire for the type of development they would like on the property. Mr. Watkins indicated twin homes had been previously proposed and believed the number of structures was similar to what was being proposed.

Councilmember Davis requested clarification on the Planning Commission's vote and Mr. Watkins reported the ordinance and two resolutions passed unanimously.

Councilmember Petro reported she was familiar with some of the residents' concerns with the biggest issue directly related with the density associated with the proposed project, not necessarily the product. She reported another concern was related to the number of vehicle trips and the traffic pattern in conjunction with the proximity of the elementary school. She pointed out the challenges associated with the children walking to and from the school. Residents had also expressed concern regarding the neighborhood meeting and how invitations had been extended. She mentioned although she lived on Gentile not far from the proposed development, she hadn't received an invitation or been invited.

Mayor Stevenson asked how the public had been invited to the neighborhood open house and the developer explained how it had been accomplished.

A discussion took place regarding the possibility of diverting traffic from the proposed development into an existing subdivision to the west as opposed to Gentile Street. Steve Jackson, City Engineer, explained why that access wouldn't be feasible.

Alex Jensen, City Manager, stated Staff was supportive of the proposed development for the vacant property and indicated a traffic study had concluded Gentile could easily accommodate the traffic. Mr. Jackson referred to the illustration and explained where the access points along Gentile would be located and explained the traffic patterns.

Councilmember Petro suggested lowering the speed limit to accommodate for the students walking to and from Layton Elementary School. Mr. Jackson responded he didn't think lowering the speed limit would net the desired result and mentioned the proposed bike lane could possibly reduce speed on Gentile. Councilmember Petro reported accessing the center turn lane was difficult whether coming or going from the homes along Gentile.

MAYOR'S REPORT

Mayor Stevenson informed the Council the City had received a request for use of the Kenley Amphitheater. He stated Pitch Performing Arts School had expressed a desire to use the amphitheater for a summer performance annually for a week in August or September. David Price, Parks and Recreation Director, believed the performing arts school filled a niche of a community arts program. He reported he had approached the Davis Arts Council if it was interested in implementing such a program and it was not interested in doing so. He reported Pitch Performing Arts was requesting a commitment now from the City in order to advertise for their event, as well as to recruit performers. He added the Davis Arts Council wasn't in favor of eliminating a week in which a headliner performer could be booked.

Councilmember Brown pointed out the Davis Arts Council had produced a play years ago.

Councilmember Petro informed the Council the school had applied for RAMP funding and expressed agreement with Mr. Price's comment that it filled a niche and met a need the community was lacking. She expressed her opinion in favor of granting the use of the amphitheater. Mr. Price responded two adjacent communities had strong community theater programs.

Councilmember Brown pointed out the arts council had recently partnered with other venues booking headlining performers and mentioned the possibility of not being able to book a specific performer.

Mayor Stevenson believed the Arts Council booked performances in January and February and believed it could accommodate a week for Pitch Perfect and suggested this would be great for the community. Councilmember Davis expressed agreement with Mayor Stevenson.

Mr. Price reported he would move forward in negotiating with both parties.

Mayor Stevenson reminded the Council of the Tour of Utah event taking place Monday, August 6, 2018-Sunday, August 12, 2018. He mentioned it would be coming through Layton on Thursday, August 9, 2018 and a discussion took place regarding the event. Mr. Price mentioned the City building would be inaccessible from 2:30 p.m. to 3:30 p.m. He also mentioned the Layton F.E.S.T. event was taking place every Friday evening.

Councilmember Davis stated the ULCT (Utah League of Cities and Towns) Convention would take place in September and asked who planned to attend.

Mr. Watkins distributed a letter to the Council expressing concern about the proposed development on Gentile. He announced the maximum height of a home in either the A (Agriculture) or R-S (Residential Suburban) was 35 feet. He stated the maximum height in the R-1-10, R-1-8 or R-1-6 (Single Family) was 30 feet. He reported the density allowed in the R-2 zone and suggested the twin homes could possibly have more vehicles than proposed townhomes. Councilmember Petro clarified housing in the proposed development would be owner occupied.

The meeting adjourned at 6:44 p.m.

Kimberly S Read, City Recorder