

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

AUGUST 16, 2018; 5:56 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

**ALEX JENSEN, STEVE GARSIDE, BILL WRIGHT,
TIM WATKINS, LON CROWELL, WESTON
APPLONIE, 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 – AMPHITHEATER/MUSEUM PLAZA

JoEllen Grandy, Parks Planner, shared a visual illustration of the proposed plaza and gateway improvements for the amphitheater reminding the Council the new pavilion would serve as a concession stand and a ticketing area would be incorporated with gateway improvements. She mentioned the plaza would be expanded and would contribute toward pedestrian circulation. She pointed out the new gateway would improve security with the new fencing and would provide for better pedestrian traffic flow into the amphitheater. She added the new exit toward the east would be larger providing for better egress in the event of an emergency. Dave Price, Parks and Recreation Director also pointed out the improvements would also provide a larger driveway access for the big busses. A discussion took place and Mr. Price pointed out the proposal was still in the early stages and the Council would receive future design updates and proposed costs. He added the plaza design would also incorporate a plaza for the museum.

Ms. Grandy reported ArchNexus, consultant, was working on a new design for restrooms which could be operational all year. She reported on the costs associated with the phasing of the project and reviewed the proposed funding options. She pointed out the City had applied for a TTAB (Tourism Tax Advisory Board) grant through Davis County as a funding source. Mr. Price explained how the RAMP Grant funding would be applied for the project. He pointed out this next year would be the 40th Anniversary for the Arts Council.

Mr. Price emphasized the proposed costs were those used during the previous bid process in February and stated the Council should be prepared for higher costs due to the insulated and heated restrooms in addition to an increase in construction costs.

Councilmember Freitag reminded the Council previous discussions had taken place about including other partnerships for sponsoring the pavilion or plaza and a discussion followed. Mr. Price mentioned Mrs. Kenley continued to generously support the programs and the Ed Kenley Amphitheater.

Mr. Price reported the RAMP Committee would be meeting next week and would like to begin reviewing grant applications for requested funds. He requested direction from the Council whether Staff should begin working on a grant submission.

Councilmember Freitag inquired about the old indoor pavilion located in Constitution Circle which was recently identified to be demolished and inquired if proposed pavilion in the plaza could replace the use

of the old structure. Mr. Price responded the plaza pavilion wouldn't come close to the size of the existing enclosed pavilion and reported Staff was currently in the process of identifying the functions of that pavilion.

Councilmember Brown pointed out the reason for heated restrooms was to allow for future expansion of the Christmas Village concept to this portion of the park. Councilmember Petro believed the City should consider expanding the plaza pavilion to accommodate for the loss of the enclosed pavilion in Constitution Circle. She expressed her opinion there was a need for a community center which residents could use for family events year round. Alex Jensen, City Manager, responded similar discussions had taken place with Staff and other options were still being explored and a discussion followed.

Mayor Stevenson suggested this item be placed on a future strategic planning meeting.

Mr. Price clarified the Council was in agreement to move forward with the project as a single project as presented and each councilmember responded in the affirmative. Councilmember Day expressed agreement with Councilmember Freitag's suggestion of soliciting sponsorship for the plaza and gateway. Ms. Grandy reported the project would go out for bid later in September.

MAYOR'S REPORT

Mayor Stevenson requested Councilmember Petro explain the gift on the table. She announced the homemade bar of soap had been given away to those individuals visiting the VIP tent during the Tour of Utah bicycle race as a gift from Layton City, as the host City.

Mayor Stevenson acknowledged the passing of Councilmember Freitag's mother-in-law and indicated his family had been in the thoughts and prayers of the Council. Councilmember Freitag expressed appreciation to the Mayor, Council and Staff for the support his family received during this difficult time and shared some personal remarks.

AMENDING AND RECODIFYING LAYTON MUNICIPAL CODE – TITLE 19, ZONING, SECTION 19.06.080 FARM ANIMALS BY ADDING ADDITIONAL REQUIREMENTS FOR WATER, SETBACKS, AND PERMITTED NUMBER OF HIVES – ORDINANCE 18-22

Bill Wright, Community and Economic Development Director, introduced Weston Applonie, City Planner, to the Council. He reminded the Council of what had taken place with the relocation of some beehives this past spring and explained the current language in the City's ordinance specific to bees being allowed in agriculture zones. He stated it allowed for an unlimited amount of hives on an agriculture parcel larger than one acre and pointed out there were several agriculture zoned parcels of property which adjoined residential zoned properties. He reported Staff had completed research on the topic and had a proposal for the Council to consider. He believed the noticed public hearing for the Council Meeting following the work meeting might be premature and suggested opening the public hearing, take any comment, and postponing the approval of the ordinance.

Mr. Applonie reviewed the following:

- Eight hives would continue to be permitted on parcels consisting of one acre zoned R-S and A.
- The current ordinance allows unlimited number of hives on properties larger than one acre. The proposed change would limit one additional hive for every quarter acre over one acre. He referred to a chart which would be included in the ordinance.
- A tiered setback requirement from 50 feet to 300 feet, based on the number of hives and acreage and he explained how that would implemented.

Councilmember Brown asked if properties zoned other an A and R-S would still be allowed to have hives and Mr. Applonie indicated no changes were proposed in the ordinance for those uses.

Councilmember Davis asked if the hive could get large enough that a queen would start its own hive. Mr. Homer responded this would usually take place in the spring from mid-April to mid-June and indicated this would be known as swarming and most beekeepers were happy to collect the bees and explained his process.

Mr. Applonie added the proposed ordinance included language for a significant water source requirement to be applicable to beekeepers in the R-S zone. He indicated the Agriculture zoned allowances in the ordinance would remain the same. He reported bees can fly in a one mile radius and would locate a water source within that radius and a discussion followed regarding the incident experienced earlier this year with bees using a resident's swimming pool.

Councilmember Brown read from the bottom of page 2 of the proposed ordinance and suggested adding language which required the water source to be on same property as the hives and a discussion followed.

Mayor Stevenson suggested further discussions were needed and suggested including the Davis County Beekeeper Association. Mr. Homer suggested the setback requirements were aggressive. A discussion took place regarding the setback and placement of hives on some properties within the City.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – ALVEY REZONE – R-1-8 (SINGLE FAMILY RESIDENTIAL) TO MU (MIXED USE) – RESOLUTION 18-44 AND ORDINANCE 18-10 – 393 AND 379 WEST 1350 NORTH

Tim Watkins, City Planner, shared a visual illustration identifying the location of the properties and reminded the Council of the public hearing from its meeting on Thursday, April 19, 2018, which was tabled. He indicated at that time it came to the Council with a recommendation of denial by the Planning Commission. He reported eight residents had attended and opposed the rezone based on potential for commercial development and traffic impact.

He stated the two homes had been remodeled and were being rented out as residential use in the R-1-8 zone. He pointed out the parcels were surrounded on three sides by non-residential uses. Following the public hearing the Council had directed the item to proceed through the Planning Commission once the applicant had met with neighborhood representatives. He indicated the Council requested the applicant and Staff explore terms of a development agreement which could limit uses associated with MU zoning and to avoid undesired impacts to residents living along 1350 North.

He reported the Planning Commission had reviewed the item during its meeting on Tuesday, June 26, 2018 and reviewed the proposed language in the development agreement. He stated two residents spoke during the public hearing which were still unhappy with non-residential use on the corner property based on safety concerns regarding traffic.

Mr. Watkins emphasized the development agreement limited the use of property located at 379 to strictly single family residential. He added the corner property located at 393 would be limited to either single family residential or the professional office/display studio. He emphasized the uses couldn't be used at the same time; it would have to be one or the other and added there would also be limited business hours of operation for the commercial use.

He stated the R-1-8 standards would apply to the properties except that modifications had taken place since the Planning Commission meeting and reviewed them with the Council:

- No trees would be allowed adjacent to Hill Field Road
- The maximum size of the monument sign would be five feet high by eight feet wide. No electronic sign would be allowed.

He shared an illustration which identified how the parking would be allowed and the cross access agreement between the two properties be included within the development agreement. He reported the

Planning Commission and Staff recommended approval.

Councilmember Brown asked if other businesses located on Hill Field Road had the “no tree” requirement and Mr. Watkins didn’t believe so. Councilmember Brown clarified the sign requirements had been reviewed at the Planning Commission meeting. Mr. Watkins responded the Planning Commission approved the modification specific to the size. He indicated Staff had worked with the applicant to ensure the sign wouldn’t be a digital or electronic message sign.

ANNEXATION AGREEMENT, ANNEXATION AND REZONE REQUEST – JAQUES – A (AGRICULTURE) AND CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) TO C-TH (CONDOMINIUM/TOWNHOUSE), MU (MIXED-USE) AND CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) – RESOLUTION 18-52, ORDINANCES 18-30 AND 18-31 – APPROXIMATELY 1300 EAST 3000 NORTH

Mr. Watkins stated the purpose of the annexation and rezone was to create a mixed use development which provided an appropriate transition from existing single family residential to the mixed commercial uses along SR 193. He shared a visual illustration of the property and pointed out the various mixed uses adjacent to the parcels. He shared a concept plan which identified the various proposed zoning districts and applicable development types proposed for the parcels. He also shared illustrations identifying proposed housing, commercial, traffic travel patterns, open space, and types of housing included within the development. He spoke to UDOT’s restrictions for ingress/egress to SR 193 and shared a visual illustration identifying the proposed traffic pattern for the area pointing out the street which was proposed to be a private road within the development. He shared a proposed concept of what the housing would resemble and pointing out the elevations for the types of housing and stated the maximum height would be 40 feet to accommodate the enclosed stairwells. He announced one public comment was expressed during the Planning Commission’s public hearing.

The meeting adjourned at 6:59 p.m.

Kimberly S Read, City Recorder