

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 2, 2019; 5:36 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR SCOTT FREITAG, JOYCE BROWN,
SCOTT CARTER, TOM DAY, AND JOY PETRO**

EXCUSED:

BRUCE DAVIS

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
STEVE JACKSON, TRACY PROBERT, CHAD
WILKINSON, TIM WATKINS, DAVID PRICE,
AND TORI CAMPBELL**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Freitag opened the meeting and turned the time over to Staff.

AGENDA:

**AMENDMENT – DEVELOPMENT GUIDELINES AND DESIGN STANDARDS – ORDINANCE
19-14**

Alex Jensen, City Manager, announced Steve Jackson, City Engineer, and Terry Coburn, Public Works Director, would be addressing development guidelines and design standards for development within the City. The City Engineer and Staff have re-written the current guidelines and were prepared to review them with the Council.

Mr. Jackson briefly discussed the underground detention standard specific to commercial developments and stated those require more maintenance than a residential detention basin. He mentioned the Geotechnical portion also referenced the allowing of infiltration if certain standards were met. He added the State was requiring the City to allow the soil to absorb draining water.

He reported the other changes were specific to the Division of Drinking Water which required the City to update standards when needed. He indicated the modifications addressed these required changes.

Mr. Jackson asked if there were any questions from the Council and there were none.

Mr. Jackson displayed a slide explaining the level of service thresholds and capacity specific to the Transportation Master Plan. He stated some clarification was needed specific to 2-Lane Arterials and Collectors. He continued Horrocks Engineers, the City's consultant, had agreed some clarification was needed and made changes to reflect the correct values for levels of service which was 10,500 on a Collector and 11,500 on an Arterial. He also reviewed the Maximum Daily Traffic Capacity estimate with the Council. He pointed out the Master Plan also included language reflecting the City had the ability to use its discretion for safety and livability on a case by case basis for these two-lane Arterials and Collector roads.

Councilmember Carter asked if the Council needed to adopt the change to the Transportation Master Plan and Mr. Jackson stated that wasn't necessary as the change was a clarification than an actual change. He emphasized the numbers had been reflected on the chart and the clarification met the intent of what the table was trying to illustrate.

Mr. Jackson shared some photos of a white vinyl fence reflecting stains occurring from Kays Creek secondary water from the Andy Adams Reservoir. He stated Mr. Jensen had requested Staff look into the

issue and identify a remedy to provide options for West Layton residents. He shared some “before” and “after” photos of the fencing following the use of a cleaner. He reported the cleaner was a granular product that was used in a hose end garden sprayer that was sprayed onto the fence followed by rinsing with a hose of water. He emphasized there was no elbow grease or scrubbing to produce the clean white fence. He pointed out the cleaner didn’t harm lawns or other foliage in the yards.

He also shared some photos of concrete reflecting staining and after the cleaner had been applied. He summarized the cleaner had been used on other areas of concern and was very successful and reported the residents were pleased with the results. He also reported the residents had indicated they would adjust their sprinklers to eliminate overspray. A couple of products were mentioned to help in cleaning the iron composite.

Mr. Jackson mentioned the long-term solution would be the installation of bubblers which would better circulate the water breaking up the iron molecules in the water. He also indicated the water from Hobbs Reservoir and Andy Adams Reservoir would eventually be connected in a future piping system and suggested the mixing of the water would dilute the iron.

Mr. Jensen asked what was causing the high iron content in Andy Adams Reservoir and Mr. Jackson responded a large orange vein had been discovered in the soil when it was drained two years ago. Councilmember Brown understood the bubblers had already been installed. Mr. Jackson indicated workers had been working all winter toward that end result. He reported the shed was constructed and electricity had to be put in place and indicated the bubblers had not been put in place as of yet.

Councilmember Day asked about the cost of the cleaning product and Mr. Jackson reported on the costs of the products and indicated they were minimal.

Councilmember Brown mentioned the residents that have secondary water weren’t happy with the tiered system that the secondary water users would have to pay for culinary water and a discussion followed. Tracy Probert, Finance Director, explained how those residents would be assessed for using culinary water for irrigation purposes and indicated the tiered water rate system would be more recognizable once they were watering their lawns or acreage. A discussion took place regarding the cost of water compared to the price of the product.

Mr. Jensen also addressed the secondary water issue that some of the citizens had brought up and stated Staff didn’t believe any adjustments to the tiered structure would be appropriate since there were other solutions, such as those shared tonight.

Councilmember Day mentioned that there won’t be enough pressure if residents didn’t use the secondary water system and Mr. Jackson clarified how that would also affect water pressure in the culinary water system. Mr. Jensen explained the State had driven the implementation of the tiered rate structure and suggested homeowners need to get accustomed to the way the State was managing the water system.

Councilmember Petro asked about the date when the City was required to have water meters in place for the secondary system and Mr. Jackson said a study was currently taking place and a date would be announced at its completion and a discussion took place regarding how the meters would be used. Mr. Jensen stated usage data supported the fact that people are more aware of their water usage when a meter has been installed, whether they are billed for quota usage or not and a discussion followed.

Councilmember Brown stated she had made a suggestion to Mr. Probert the City consider “average” billing similar to how Rocky Mountain Power and Dominion Energy bill the same amount every month for power and gas usage. She reported he had indicated once the monthly billing had been in place for at least a year “average” billing could be considered which might assist some residents in paying their bill timely.

Mayor Freitag suggested Mr. Jensen address any citizen comments shared during the City Council meeting. Councilmember Day reiterated the iron issue was not the City's responsibility and residents should be having discussions with Kays Creek. Mr. Jensen added Kays Creek representatives would be happy to have those conversations with homeowners.

MAYOR'S REPORT

David Price, Parks and Recreation Director, shared an illustration which identified the location of the trailhead for the connection of the Rail Trail and the Kays Creek Trail. He also shared some photos of the area which reflected the homes that have been constructed since the trail was built. He provided an illustration of the plan that had been budgeted for and approved by the City Council which has also been provided to the contractor.

Councilmember Day asked where the parking lot was located and Mr. Price responded there would be no parking lot at this location and believed he was thinking of the parking lot located north of this parcel on Weaver Lane. He emphasized no off street parking was planned for this location and it was only designed as an amenity to the City's trail system and pointed out its proximity to the Kays Creek and Rail Trails which lent it to be an ideal location for a public restroom. He reviewed the other amenities planned for the small parcel of property which included: it would be fully landscaped, small plaza, benches, water fountains, and bike racks.

Mayor Freitag asked if the toilets and sinks proposed for the restroom to be steel and Mr. Price responded the fixtures and amenities were the same as what was included in the restrooms south of the museum in the park.

Mr. Price reported a meeting with about 30 residents took place last night and stated he had compiled an email explaining what had taken place in the meeting and identifying their concerns. He stated he had encouraged they have a similar opportunity with the councilmembers. Mr. Price defended the choice to move forward with the restrooms as originally planned and approved in 2016.

Mr. Jensen stated that this was a normal reaction on behalf of the residents because it's different and fear was associated with the unknown. He reminded the Council concern had been expressed when the City originally proposed the trail system and what that would bring and reported the negative had never materialized.

Councilmember Brown requested clarification regarding one of the items in the email specific to a homeowner's liability if a child was hurt at the trailhead or along the creek. Gary Crane, City Attorney, confirmed it would not be a homeowner's responsibility as none of that was their personal property. She also asked about the possibility that UTA could someday revoke the agreement for the trail and replace it with a train track. Councilmember Carter responded if the trail was eliminated the corridor would need to be used for "transportation" purposes. He indicated he had been involved in the planning of the trail and the restroom was included in that original plan.

Mr. Price indicated the restroom was included in the 2016 Master Plan and was planned even prior to that.

Councilmember Petro indicated a resident had questioned if the restroom could be located near the UTOPIA hut located in that area near Angel Street. Mr. Jensen and Mr. Price weren't aware of one close to that specific area near the trail.

Councilmember Day expressed his opinion the trail needed to be policed more regularly since homelessness camps had become more prevalent in the area. Mr. Price agreed and believed this was a direct result of changes regarding the homelessness in Salt Lake City. He added Parks and Police Staff were both focusing on having more of a presence during the summer months along the trail system. Mr. Jensen indicated City Staff would check the area and restroom daily. He also indicated it would be closed during the winter months and installation of an electronic lock would render it unavailable during nighttime hours.

Councilmember Petro asked about the timeline associated with the restroom and Mr. Price responded Staff was moving forward and reported it was currently being manufactured and would be delivered onsite.

PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) UPDATE

Mr. Jensen reported Staff had been diligently working on an update to the PRUD (Planned Residential Unit Development) ordinance to re-establish the purpose of the PRUD and to identify language which would ensure an enhanced development to the community. He mentioned concern specific to the open space percentages and quality of construction had been expressed by councilmembers from time to time and Staff had attempted to address those concerns. He expressed a desire that the discussion would re-establish the purpose of the PRUD and identify language which would bring more certainty and that the PRUD produced the enhanced development expected by Staff and Council. He suggested language could also be put in place which would prevent the type of developments Staff didn't anticipate. He emphasized this would be a work in progress and Staff would like feedback and direction with what had been done so far. He also mentioned this shouldn't hold up the adoption of the General Plan.

Chad Wilkinson, Community and Economic Development Director, stated it was important for the Council to understand the PRUD ordinance and shared a visual presentation with the Council explaining the "what, the how, and the bonus".

He stated the PRUD's purpose was to encourage imaginative and efficient utilization of land by providing greater flexibility in the location of buildings and consolidation of open spaces, and the clustering of dwelling units. He explained the bonus was the inclusion of certain amenities or design options which could result in an allowed increase in density and reviewed the following:

- Open space
- Recreation site amenities
- Parking
- Exterior building materials
- Pedestrian and bicycle circulation
- Fencing
- Streetscape enhancements

Tim Watkins, City Planner, shared some slides illustrating open space examples and talked more about open space specific to recreation and site amenities. He suggested granting a larger density bonus for facilities which were available for public use such as trails, and public park space. Mr. Wilkinson stated the City could better define or specify the exterior building product. He cautioned the Council in addressing color associated with the exterior products.

Mr. Wilkinson pointed out some of the illustrations focused on the quality of the open space and connectivity by offering a cohesive pedestrian network to a common park area compared to quantity. He suggested a density bonus could be granted to the open space concept with the inclusion of a well-integrated pedestrian circulation plan.

Mr. Wilkinson suggested perimeter or site fencing had the potential to significantly impact the quality of a development and suggested restricting solid white vinyl in PRUD's and allow open style vinyl such as split rail. He also suggested a density bonus could be granted for upgraded fencing materials such as post and panel with stone or brick columns, wrought iron, or wood-colored vinyl and shared some photo examples. He also spoke to the benefits of streetscape implemented with a cohesive landscaping plan and suggested the bonus could be available for enhanced amenities such as benches, decorative paving for sidewalks, and lamp posts or street lighting. A discussion took place regarding xeriscape options for the streetscape and Mr. Wilkinson responded that use or allowance would need to be very specific.

Mr. Wilkinson addressed perimeter open space such as private patios and stated these areas should be

defined and identify how these relate to the open space. He pointed out the importance of providing appropriate tools to the Design Review Committee that would allow it to make judgement calls regarding these issues. He added it was important to define how the open spaces should relate to each other and how the recreation space fits within the development and used detention basins as an example. He again emphasized quality over quantity. Mr. Wilkinson emphasized he also wanted to be very clear about density bonus and suggested the base requirement would be the minimum of what was allowed.

Mr. Wilkinson asked if there were any question. Councilmember Petro was appreciative Staff was focusing on quality. Mr. Watkins pointed out this presentation was specific to the R-1-8 PRUD. Councilmembers Day and Carter indicated Staff was moving in the right direction.

Mr. Wilkinson informed the Council, Staff would continue drafting language for the PRUD while moving forward with the adoption of the updated General Plan. Mr. Jensen asked about the need for a joint meeting with the Planning Commission and a discussion followed. The Council directed Staff to schedule a joint work meeting with the Planning Commission on Tuesday, May 28, 2019.

ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2019-2020 – RESOLUTION 19-28

Tracy Probert, Finance Director, informed the Council State Code required the City to adopt the Tentative Budget during tonight's meeting. He announced a public hearing specific to the budget was scheduled for Thursday, June 20, 2019. He stated he had included the \$1 fee increase in the Street Lighting Fund to the Tentative Budget since the last discussion. He suggested the Council discuss other fee changes during a future work meeting as well as a possible property tax increase and informed the Council what he had learned from other cities which had recently incurred property tax increases. He stated the Council would either adopt the budget during its meeting on June 20, 2019 or proceed through Truth in Taxation and adopt the budget in August and briefly shared some options for the Council to consider. Mr. Jensen emphasized no decision had yet been made to raise property taxes and reported Layton City hadn't raised property taxes in over 30 years.

The meeting adjourned at 7:04 p.m.

Tori Campbell, Deputy City Recorder