

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JULY 18, 2019; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, STEVE GARSIDE,
KILEY DAY, TERRY COBURN, STEPHEN
JACKSON, DAVID PRICE, MICHELE
MCMILLAN, MICHELLE HOWARD, BILL
SANDERS, CHAD WILKINSON, TIM WATKINS,
BRANDON RYPIEN, KEVIN WARD, COLE
FESSLER, AND KIM READ**

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:

DISCUSSION – LAYTON CITY CENTENNIAL CELEBRATION

Michelle Howard, Recreation Supervisor, shared plans which identified the celebration by the Centennial Committee. Michele McMillan, Recreation Specialist, shared a presentation and distributed a packet of information, which included an invitation, which would be sent to every resident, highlighting the following:

- Food Trucks
- Live Entertainment and games
- Cupcakes and ice cream
- Movie in the park including popcorn
- Open Surf'n Swim to watch fireworks
- Sleep under the stars in Park

Next morning

- Breakfast (to be purchased and cooked by volunteers)
- Games such as kickball
- Incorporate the Centennial logo in some recreation programs (t-shirts)

Bill Sanders, Museum Curator, explained how the Layton Heritage Museum would honor the City's centennial. He stated the entire museum would be dedicated to Layton City and displays would be in 20-year increments:

- Museum display (Sugar company, railroad, lost industries)
- Lecture Series consisting of eight lectures
- Historical Newspaper Articles to be published in the Clipper
- Picture boards to be displayed at different elementary schools throughout the year
- Museum tours for schoolchildren
- Also 50th anniversary for Layton High

Ms. McMillan stated the City would be incorporated with the schools:

- Curriculum and lesson plans which could be taught to students
- Song

- I Love Layton T-shirt design contest

Ms. McMillan shared Centennial marketing ideas and pointed out sponsorship opportunities would be available for different events.

She shared the proposed budget and reviewed it with the Council. She stated some of the identified costs could be offset with sponsorships of certain events. She also pointed out some of the line items were funded or partially funded with RAMP grant funding.

Mr. Sanders shared a picture book as an example which could be implemented as part of the celebration. He reported Lynn Arave, News Specialist, had been working with a publisher regarding the book and indicated he had over 500 pictures which could be used in the publication. He stated several had similar publications for their residents and suggested this had been included with the marketing plan.

Ms. McMillan clarified RAMP grant funding had already been secured for those line items which reflected that revenue source. She pointed out the items listed on the left column of the budget were those which needed a funding source. Mayor Freitag asked if those items would be funded by the General Fund if no other sponsorships were recognized and Alex Jensen, City Manager, responded a budget amendment would be needed.

Councilmember Davis mentioned the Committee had done a great job and indicated it was important for a community to recognize these types of milestones. He especially liked the idea of a photo book because it had some “permanence”.

REVIEW OF THE 2019 LIBERTY DAY’S PARADE AND LAYTON F.E.S.T.

Mayor Freitag indicated questions had been asked specific to participation in parades and other City sponsored events, such as Layton F.E.S.T. He stated that would be a different discussion than what would be taking place in this meeting. He requested if the Council wanted to have that discussion it would be scheduled for a future meeting.

David Price, Parks and Recreation Director, expressed appreciation to the Staff and Councilmembers for their efforts in planning the Centennial celebration.

He believed this was a great opportunity to review the Fourth of July celebration and reported this year’s events was one of the greatest: the parade was extremely well attended and had so many registrations for the Fun Run they ran out of T-shirts for participants and used the inventory from previous years. He asked the Council if they were aware of improvements which should be considered for next year.

Councilmember Brown suggested clarification should be given to parents chaperoning their children in the “More Fun...Less Run” event so they aren’t taking a spot which another child could fill. She expressed appreciation for the young man that accompanied her along the entire parade route ensuring she didn’t have to retrieve popsicles from the truck.

Mayor Freitag inquired about the parade volunteers and wranglers. Mr. Price suggested placing volunteers/staff along the parade route to ensure the parade continued to progress at an appropriate pace. He stated he had watched a video of the parade and had identified some key locations throughout the parade where parade staff should be placed to ensure the pace continued. He reported there were 68 entries for this year’s parade.

Councilmember Petro requested clarification on how a parade entry was accepted by the City. Mr. Price responded every applicant received rules and requirements for the parade, and indicated this had been the procedure since he started working at the City. He mentioned Staff then reviewed the applications to determine whether the entry met the requirements. He expressed his opinion some of the entries from this year’s parade weren’t compliant with the identified rules. He reported there were times when Staff

discussed a “float” or parade entry was discussed during the registration process and something different showed up entirely different on parade day. He explained he would be reviewing the video to identify those entries which didn’t meet the identified requirements to be used as a discussion point if the applicant attempted to participate next year.

Councilmember Petro asked if Parks & Recreation still offered the float construction/building class prior to parade registration. Mr. Price responded the class wasn’t offered this year because of low participation; however, the City had funds which could help offset costs for materials for a parade float.

Councilmember Day asked if there were any parade applications which the City denied entry and Mr. Price responded Staff had denied only those applications which attempted to register after the deadline.

Mayor Freitag asked if anyone was responsible for reviewing the entry the day of the parade to determine whether City standards had been met and if it represented what was described in the parade application. Mr. Price stated the City hasn’t implemented that practice in the past and stated nothing had been turned away on parade day and indicated he was recommending the Council identify those parade entries which didn’t meet the expectation and begin the conversation about what needed to happen for next year.

Councilmember Petro recalled awards had been given to quality entries in past years and asked if that contributed to quality entries. Ms. Howard indicated that hadn’t really make a difference and stated First National Bank easily won the top award.

Councilmember Brown pointed out the families of the Hometown Heroes loved handing out the candy and suggested having more chairs on the float. She stated the parade float was beautiful and had showcased the Heroes very well. She also suggested having the Free Shuttle as a parade entry to advertise UTA’s Free Shuttle service. Councilmember Petro suggested that example should be kept in mind during the review of the parade guidelines by the Parks & Recreation Commission. Mr. Price believed a distinction could easily be made of those entries which were exclusive to “business advertising”.

Mayor Freitag expressed concern the City should be prepared for challenges associated with organizations submitting a parade application specific to different political issues or agendas. Councilmember Davis requested advice from Gary Crane, City Attorney, on how the City could control certain entries which could be viewed as limited second amendment rights. Mr. Crane responded some cities identify parameters specific to parade entries and some are very vague. He suggested the Council have that discussion during a future meeting and shared some examples the Council could consider. He cautioned the Council in attempting to limit free speech.

Councilmember Petro appreciated the added entertainment following the parade.

Mr. Price reported Staff was moving forward with Layton F.E.S.T. and asked the Council if it would like them to implement a “Meet the Candidate” night in conjunction with Layton F.E.S.T. He emphasized this would be an opportunity for candidates to meet and visit with residents and stated it would not be a time for “speeches” or “debating” to take place. The Council was in agreement with the proposal.

Mayor Freitag announced the Preliminary Plan – East Layton Commons Townhomes agenda item would not be addressed during the Regular City Council meeting due to a noticing issue and clarified it would continue to be discussed during the Work meeting.

COMPREHENSIVE GENERAL PLAN AMENDMENT – ISSUES ONLY HEARING

Tim Watkins, City Planner, expressed a desire to review the process which had taken place over several months regarding the General Plan Amendment; focusing on public outreach, public participation and feedback, trends over time, and recent refinements to the Plan. Mayor Freitag asked what was planned for the formal meeting. Mr. Watkins responded he would provide a 15 minute overview reviewing the content of the General Plan Amendment; referencing a few of the refinements and respond to questions.

Mayor Freitag asked that the same information not be given in the work and regular meetings and requested Mr. Watkins provide different information in the work meeting. He emphasized this public hearing was to allow the public to speak and Staff the opportunity to respond to any questions. He suggested the Council avoid engaging during the public hearing process.

Mr. Watkins shared a presentation which reflected visits to the Layton Forward Website from Nov 2017 through June 2019 and reviewed those statistics with the Council. He mentioned the online survey had been successful given the number of submitted responses. He also mentioned the public had the opportunity to review the Plan during a workshop in January 2019, leading up to Planning Commission public hearings, followed by emails and views on the website, which he believed illustrated acceptance of the Draft Plan by the public. He shared an illustration of the public review draft of the future Land Use Map and mentioned the arrows reflected the areas which had since been refined and reviewed the following:

- Removal of Mixed Use Corridor along Hill Field Road east of 2200 West allowing the Town Center core to be the focal point. He indicated there wasn't a desire by the community in the area to extend that use as the current General Plan recommended.
- Change from brighter yellow (Neighborhood Residential) to low density residential south and west of the Town Center core, also with a Neighborhood Ag-Heritage overlay with PRUD options for Agricultural elements and percentage of open space that supported the use with recreational uses.
- Low density with Neighborhood Ag-Heritage overlay closer to Weaver Lane/Angel Street/Layton Parkway
- The Plan also acknowledged areas identified as "Community Residential" which he explained was similar to the R-1-6 density
- It also identified protected agriculture areas
- Lower density residential south of the APZ (Accident Potential Zone) resulting from discussions with staff from HAFB (Hill Air Force Base)
- An area west of Fort Lane along the Kays Creek corridor could allow for transitional residential development. He indicated the design could interface with the creek/trail amenity and transition between single family residential to the west, and mixed-use corridor to the east along Fort Lane.

He reported all these recommendations to the Map were unanimous from the Planning Commission.

He shared a description of land use densities recommended by the Planning Commission based on comments received during its meeting on Tuesday, June 11, 2019, and pointed out the following:

- The new text accommodated a wide range of densities and low density residential could be a standard zone district of R-1-10, R-S, or could elect to a PRUD
- Refined the definition of the Neighborhood Ag Heritage overlay
- Separated Agriculture from the APZ
- Clarified the appropriation transition from the Town Center core to surrounding low density residential. Shared an example of the Gordon Avenue/89 Town Center suggestion.

Councilmember Day believed the City's map relative to the open space was different than what had been presented at the Highway 89 Open House. Stephen Jackson, City Engineer, responded there were some Army Corps requirements specific to that parcel and a discussion followed.

Mr. Watkins pointed out the Town Center didn't preclude commercial development and reviewed the West Layton Town Center concept with the Council.

Councilmember Brown referred to property north of 2700 West and Hill Field Road and asked about the implementation of the current development agreement specific to the residential component. Mr. Watkins responded the Plan and accompanying map should be considered as an advisory plan which recommends future land use. Councilmember Brown clarified the current development agreement could be adhered to or another available option would be to follow the new plan.

Councilmember Petro asked about possible changes to the property highlighted in blue designated commercial on the map. Mr. Watkins responded consideration had been given to the amount of acreage in the Consolidated Town Center core area relative to build out in the West Layton area. He continued to explain this would allow commercial services to exist and share parking allowing them to be walkable from the residential. He indicated the current plan recommended Mixed-Use corridor west of 2200 West and east of 2700 West which was more Mixed-Use development than what residents were comfortable with and possibly more than what was needed in that area. He indicated PRUD development might be appropriate at that location. Councilmember Day believed the residents would be supportive of the proposed change to the General Plan for that specific area. Mr. Watkins reported one resident in that area had expressed positivity to the proposed change. Councilmember Day expressed concern the proposed map contradicted what was allowed in the current development agreement already in place. Mr. Watkins clarified the Plan and Map encouraged the property to follow what was identified if a change in land use was requested.

Councilmember Brown pointed out this new designation on the Plan and Map would lead residents to believe this particular parcel reflected residential use. Alex Jensen, City Manager, emphasized the City was bound by the current development agreement in place and would supersede the new General Plan documents. Mr. Crane further explained how the contract was totally separate from the zoning and the City was bound to honor what was already in place. Councilmember Brown continued to express concern the citizens would assume the proposed new General Plan would implement what was now reflected on the map over the development agreement currently in place for that specific parcel of property and suggested most of neighboring residents probably don't realize there was a current agreement already in place.

Chad Wilkinson, Community and Economic Development Director, suggested specific language could be included on the map reflecting the specific parcels would be subject to the current development agreement. Councilmember Brown suggested residents believed what was reflected on the General Plan was "set in stone" and didn't realize it was a "guideline" for future development. Councilmember Day expressed agreement the current development should be noted.

Mr. Watkins referred to discussions from a joint Planning Commission/City Council meeting during which a variety of amenities specific to residential areas and reviewed them with the Council. He stated flexibility had been included specific to open space requirements which addressed much of what was discussed during the joint work sessions.

Councilmember Brown reminded Mr. Watkins she needed to be removed as a member of the Executive Committee. She also requested clarification regarding the number of "I-15 intersections" serving Layton City. Brandon Rypien, City Planner, indicated State Road 193/700 South had been included as it also served Layton City residents.

Councilmember Davis expressed appreciation and complimented Staff for all their work on the proposed General Plan document.

PRELIMINARY PLAN – EAST LAYTON COMMONS TOWNHOMES – APPROXIMATELY 1300 EAST HIGHWAY 193

Mayor Freitag announced the East Layton Commons Townhomes agenda item would be removed from the Regular Meeting Agenda.

Mr. Watkins pointed out the property contained three zones and the focus of the discussion would be specific to the preliminary plan for the townhomes in the C-TH zone. He stated the site plan included 135 multi-family units and shared open space and amenities with the proposed townhomes. He reported a point of discussion by the Planning Commission was centered on the limited access to/from State Highway 193. He announced the Planning Commission forwarded the recommendation to the Council with a vote of 4-2 during its meeting on Tuesday, June 25, 2019. He stated Stephen Jackson, City

Engineer, identified UDOT's (Utah Department of Transportation) plans of limiting through access on North Hills Drive as well as access to the intersection at Church Street and 193. He shared an illustration and the Council discussed the limited access and the proposed U-Turn traffic flow. Mr. Jackson stated Staff had met with UDOT and indicated a center median would be included in conjunction with future development along 193 and explained how the intersection at Church and Fairfield would be modified. He stated these proposed improvements would improve safety and assist with the stacking of vehicles at the intersections and the discussion continued.

Councilmember Petro asked when a traffic study was last completed and Mr. Jackson responded that was completed in May 2018 and the discussion continued specific to vehicle stacking and the U-Turn option.

Councilmember Day inquired about possible future development on an adjacent vacant parcel of property to the west and potential access to SR 193. Mr. Jackson expressed his opinion UDOT wouldn't be granting additional access; however, the developer could petition to UDOT if it met all necessary requirements. Councilmember Day questioned whether the roads reflected in the development should be identified as public roads in the development agreement to eliminate this development from closing off access specific to the vacant parcel in the future. He believed he had pointed this out last August and the discussion continued. Mr. Crane explained an easement could be included in the development agreement to ensure the access would never be restricted in the future.

Mr. Jackson pointed out the public street at a different location which would provide access.

UPDATE – TIME 4 STATION 4

Steve Garside, City Attorney, stated Mr. Jensen had requested an update on Time 4 Station 4. Kiley Day, Human Resource Officer, distributed handouts specific to the campaign. Mr. Garside reviewed the information provided on the City's website and reported any questions regarding that information were directly routed to him. He stated he had responded to inquiries submitted by residents and shared some examples. He emphasized the importance of educating the public regarding the proposed property tax rate increase. He informed the Council an advertisement had been published in the Standard Examiner. He explained the educational process would continue in an effort that residents will better understand the impact to them.

He announced the open house was scheduled to take place on Wednesday, July 31, 2019, at Station 51 to further provide information to citizens. Ms. Day reviewed the information included in the handouts which would be used during the open house to demonstrate the need for a new fire station. She also shared the illustrations which would be displayed. Mr. Garside added a history associated with the proposed new fire station would be displayed on a television during the open house. He mentioned it would also reflect actual numbers based on different percentages for the proposed increase. He pointed out the information which would be available for residents to take with them.

Councilmember Brown requested the history should also identify what the City had done over the years to prepare for the new fire station. A discussion took place regarding Impact Fees and the City's history of planning for the fire station. Councilmember Day suggested information should be provided emphasizing the City hadn't raised property taxes. Councilmember Brown also mentioned information should also be provided to identify costs associated with Fire Department employees.

Chief Ward pointed out this proposed fire station needed to be completed prior to constructing a new facility near the IHC (Intermountain Health Care) hospital to service the southwest portion of the City. Mayor Freitag expressed concern the City was making a strong argument for a tax increase as opposed to bonding for this station and then having to bond sometime in the near future for the other station and a discussion followed.

MAYOR'S REPORT

No Mayor's report was shared or took place.

MOTION: Councilmember Davis moved to adjourn and reconvene in a closed meeting at 7:09 p.m. to discuss the Character, Professional Competence or Physical or Mental Health of an Individual. Councilmember. Councilmember Brown seconded the motion, which pass unanimously.

MOTION: Councilmember Petro moved to open the meeting at 7:20 p.m. Councilmember Davis seconded the motion, which passed unanimously.

The meeting adjourned at 7:21 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **18th day of July, 2019**, was to discuss the Character, Professional Competence or Physical or Mental Health of an Individual

Dated this 3rd day of October, 2019.

ATTEST:

SCOTT FREITAG, Mayor

KIMBERLY S READ, City Recorder