

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**SEPTEMBER 5, 2019; 5:36 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, CHAD  
WILKINSON, TIM WATKINS, BRANDON  
RYPHEN, 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:**

**COMPREHENSIVE GENERAL PLAN AMENDMENT – ORDINANCE 19-18**

Tim Watkins, City Planner, reminded the Council the public hearing was closed during the last meeting and approval of the General Plan was tabled to allow Staff the opportunity to meet with property owners to address specific concerns and requests. He shared the Future Land Use Map that had been presented during the public hearing which reflected the current uses. He identified properties which had been referenced during the public hearing, including property located at approximately 500 North and Adamswood Road with a requested change from “Neighborhood Residential” identified by the color of yellow to “Community Residential” as a transition between the Mixed Use and Neighborhood Residential, and reflecting the Open Space. He informed the Council the other request for consideration proposed by Terraventure representatives was for property located north of West Hill Field Road; that the Plan map and text refinements reflect the current entitlements with the current development agreement and that any changes or amendments should be consistent with Town Center Planning principles explored through the public process reflected on page 32. He stated the purple color would make it distinctly separate from other town centers identified in the Plan.

Mr. Wilkinson identified another item of consideration was specific to the Grand Victorian property. He explained Staff believed it had been included in the future Business Research Park and requested the commercial use be reflected on the map.

He reported Staff had enabled a printable option of the Plan on the City’s website. He mentioned “intentionally left blank” language had been included on those respective pages.

Alex Jensen, City Manager, pointed out the proposed changes specified for the Adamswood property, (Terraventure) specific to the Future Land Use Map, would need to be specified that in the motion. Councilmember Brown requested clarification and Mr. Jensen emphasized the requested change would allow for possible higher density, and if the Council desired to accommodate the property owner’s request, the language would need to be included in the motion and a discussion followed.

**OPEN AND PUBLIC MEETINGS ACT TRAINING**

Gary Crane, City Attorney, provided training for the Council and reviewed the following:

- What constituted a meeting
- Closed meetings
- Training

- Noticing
- Minutes
- Agendas
- Quorums
- Penalties

### **CONFLICT OF INTEREST TRAINING**

Mr. Crane explained situations which constituted a conflict of interest and reviewed the following:

- Conflicts of Interest statements should be submitted from elected officials
- Inform the Mayor and Council if they believe participation would be a conflict
- Ask: Will this bias my vote?
- Avoid the very appearance
- Don't tell secrets
- Don't line your pockets
- Don't sell your vote
- Don't sell your position

### **SEXUAL HARASSMENT TRAINING**

Mr. Crane shared some short videos with the Council regarding sexual harassment which also included other forms of harassment. He shared statistics regarding individuals who have been sexually harassed and emphasized sexual harassment was more about “power” than “sexual”. He stated building an inclusive culture can prevent sexual harassment from happening and pointed out the importance of women in leadership roles within an organization. He also shared examples of how small exclusions can be part of sexual harassment. He stated a key element was to recognize sexual harassment behavior and pointed out ways to confront someone harassing another individual and emphasized everyone within an organization had an obligation to address the issue. He also stated the importance for employees to understand how they should address harassment when they witness it or become aware that it is happening. He informed the Council, that City Staff was required to attend sexual harassment training annually during which they were verbally instructed who it should be reported to. He concluded promoting a workplace of inclusiveness can help combat harassment.

### **AMEND THE LAYTON MUNICIPAL CODE – TITLE 19, CHAPTER 19.05, TABLE 5-1 – RELATED TO BUILDING HEIGHT FOR COMMUNITY USES IN SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL ZONES – ORDINANCE 19-25**

Chad Wilkinson, Community and Economic Development Director, explained the different uses which the amendment would be applicable for community use: schools, government facilities, and religious structures. He shared a portion of the table and reviewed the proposed text with examples of how it could be applied to different buildings. He emphasized “setback” should not be confused with “stepback”, which was an architectural term. He pointed out steeples or cupolas would be exempt from any height restriction or code.

Councilmember Carter clarified the setback allowance would be applicable to all property lines and Mr. Wilkinson responded in the affirmative. He stated this had been reviewed by the Planning Commission which forwarded a recommendation of approval to the Council.

### **AMEND THE LAYTON MUNICIPAL CODE – TITLE 19, CHAPTER 19.05, SECTION 19.05.040 – AMENDING THE SETBACKS AND REGULATIONS FOR SWIMMING POOLS LOCATED ON CORNER LOTS WITHIN ALL SINGLE FAMILY ZONING DISTRICTS – ORDINANCE 19-27**

Brandon Rypien, Planner, stated this was applicable to setbacks for swimming pools on a corner lot in the rear yard. He shared a visual illustration and explained different scenarios which currently benefitted

homes facing the same direction. He indicated the proposed amendment would make all homeowners equal respective to swimming pools and continued to share illustrations explaining the difference between the current ordinance and proposed changes.

Mr. Wilkinson stated the City recently received a request for a routine and uncontested variance to allow a corner property to construct a swimming pool. He explained the zoning ordinance allowed him, as the Zoning Administrator, to approve a routine and uncontested variance to approve a setback reduction based on the City not receiving any objections from adjacent property owners. He added the setback reduction had been used several times in similar circumstances without opposition from any adjacent property owners. He informed the Council, Staff believed if this could become a new standard, it would put homeowners on equal footing as it related to the approval of swimming pools.

### **MAYOR'S REPORT**

There was no Mayor's Report.

**The meeting adjourned at 6:55 p.m.**

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Kimberly S Read, City Recorder