

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 3, 2020; 5:31 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, TOM
DAY, DAWN FITZPATRICK, CLINT MORRIS,
AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, STEVE GARSIDE, TERRY
COBURN, STEPHEN JACKSON, PAUL
APPLONIE, CHAD WILKINSON, TRACY
PROBERT, DAVID PRICE, ALLEN SWANSON,
AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

COUNCIL MEMBER REPORT

Councilmember Fitzpatrick informed the Council in conjunction with Communities That Cares, the month of September was designated as suicide prevention month. She stated she would be attending some trainings associated with suicide prevention.

PRESENTATION – DARK SKIES

Ryan Andreasen, Dark Skies, 2222 Snowqualmie, stated he was prepared to share a presentation regarding outdoor lighting and proposing better lighting techniques. Councilmember Fitzpatrick mentioned the City provided street lighting for “safety” purposes. He provided information regarding nighttime lighting and shared a visual presentation with the Council.

Mr. Andreasen introduced Wendy Wilson, Antelope Island State Park, and announced the Island had recently received the designation as a “Dark Sky” park following an application process of over 18 months. She explained the Park had a focus on protecting the “dark sky” which enabled it to allow visitors to experience a complete night sky. She believed more residents were seeking out “dark skies” and shared some of the programs offered at the Island due to its designation. She stated management of the Island had done all it could and announced it needed community support from here on out to promote dark skies.

Mr. Andreasen shared a visual presentation regarding costs for different light fixtures and believed lighting fixtures similar to what the City was currently using would be cheaper in initial cost and also operational costs.

He reported he would have the lighting representative forward this information to the City and expressed appreciation to the Council for the opportunity to present to the Council.

Mayor Petro expressed appreciation to Mr. Andreasen for his presentation.

Councilmember Fitzpatrick asked if the City had options to reduce the kelvin in its light fixtures and shared a personal example. Stephen Jackson, City Engineer, responded the City didn’t have options similar to Councilmember Fitzpatrick. He reported the City’s lights were purchased with the desired

kelvin level built-in and announced the City's lights were 4,000K, which was lower than what was referenced in the presentation, but higher than the 3,000K considered as a standard for "dark sky". He explained there were ways in which the lumens could be increased for brightness, providing more lighting on the ground based on the wattage of the fixture.

There were no other comments or questions.

DISCUSSION ON BUDGET AMENDMENT TO RAMP FUND

David Price, Parks and Recreation Director, announced he was prepared to propose a budget amendment to the RAMP fund. He reminded the Council that playground improvements for Chapel Street Park had been included in this year's, FY 2021, budget. He pointed out the playground project had been funded through both the General Fund and RAMP Fund. He reported due to the COVID-19 Pandemic, this was one of the items which had been removed from the budget with the intent it could come back at a later time. He briefly reviewed the items which were included in the project: playground equipment, sidewalks, and site work all associated with an aging playground.

He announced he was prepared to discuss the Andy Adams Park tennis court renovation. He stated this was a previously funded project to replace two aging tennis courts with two new tennis courts and explained these courts would need to be demolished and completely re-built. He added as the time approached for Staff to begin the bid process for the project, Staff recalled previous discussions with the Council during which it had expressed a desire for pickleball facilities to be available at all neighborhood parks. Staff reconsidered the need for two tennis courts at this location and concluded it would be advantageous to change one tennis court into a pickleball complex of four and shared an illustration which reflected four new pickleball courts on the right and one permanent tennis court on the left. He explained the challenges associated with this proposal: extension of the concrete area, new lighting, and a retaining wall. He mentioned the tennis court would also be painted/striped in such a way that if people brought their own pickleball nets, they could play pickleball on that area.

Mr. Price shared a cost estimate for the proposed tennis/pickleball courts and announced \$186,974.00 was needed, above the \$150,000.00 previously funded, in order to move forward with this project. He suggested modifying the RAMP award and reviewed how funds were collected, recognized, and distributed as a grant specific to the RAMP fund. He indicated Tracy Probert, Finance Director, would provide a report later in this meeting explaining this fund had been well funded and expressed his opinion the fund could accommodate this request and recommended approval of this amendment to move forward with the Andy Adams tennis/pickleball complex. He added this presentation had been shared with the RAMP Commission, as well as the Parks and Recreation Commission, which unanimously recommended approval of the amendment.

He asked for any questions.

Councilmember Fitzpatrick asked if any seating was being proposed for the pickleball courts in conjunction with project. Mr. Price explained the amenities included with the proposal and emphasized indicated benches/seating hadn't been included.

Councilmember Thomas clarified the entrance/access to the court would be moved to provide better access to the courts. Mr. Price referred to the illustration and explained how the entrances were being completed and explained adding an entrance at a different location was cost prohibitive and reviewed what would have been involved to do so. Councilmember Thomas shared his suggestion to modify the entrance with fencing and Mr. Price explained that had been considered, however, the excellent idea was extremely expensive.

Councilmember Thomas asked how the tennis players would be allowed to access the tennis courts if upon their arrival, residents were already using the tennis court for pickleball. Mr. Price responded tennis use would receive the higher priority and indicated once the pickleball game was completed, tennis would

then be played. Councilmember Thomas pointed out the challenges associated with that philosophy and asked about the cost for the installation of pickleball courts and eliminating the tennis courts.

Councilmember Day expressed his opinion to move forward with replacing the current tennis courts and constructing the pickleball complex elsewhere. Mr. Price emphasized the City's philosophy that each neighborhood park should have multiple amenities and identified the only other location, at this park, the northeast corner, could accommodate the pickleball courts which he believed would be extremely expensive.

Councilmember Thomas stated he recently became more observant of the City's tennis courts and didn't believe there were many users of tennis courts at several of the City's parks. Councilmember Bloxham expressed the same opinion and asked if Parks and Recreation had some demographic information regarding the amount of usage of the City's tennis courts. Mr. Price responded he didn't have direct usage numbers for the tennis courts. He reported Staff considered tennis courts and pickleball courts as amenities within its parks and strongly believed a tennis court was an essential amenity to each park. He expressed his opinion tennis courts and pickleball courts were both needed and explained the City's philosophy in providing a broad range of amenities in neighborhood parks. He informed the Council that as he's met with the social pickleball players in the City, they desire a minimum of 12 pickleball courts and eliminating the tennis courts at this park wouldn't satisfy them. He explained how funding from RAMP could be set aside during future years for the purpose of constructing a beautiful 12-court pickleball complex these residents were looking for.

Councilmember Bloxham expressed concern with the possibility that the tennis court might go unused at the same time the pickleball court had waiting players to play and a discussion took place about the need for more pickleball courts. Councilmember Fitzpatrick suggested re-surfacing one of the tennis courts at Chapel Street for pickleball, which would result in eight pickleball courts. Mr. Price explained the City had done something similar at Vae View and pointed out how the old construction process for tennis courts wasn't compatible for pickleball courts.

Councilmember Morris expressed his opinion this would be a great opportunity to provide a pickleball facility to residents and shared the example from South Jordan. He believed recreation needs change over time and believed this was an opportunity to react in a way which would benefit the residents of the City.

Mayor Petro was pleased to see the City provide eight pickleball courts to east side residents at Andy Adams Park. She pointed out the social aspect of pickleball and believed benches would be essential and the discussion continued.

Councilmember Fitzpatrick pointed out the other park options which had tennis courts and expressed concern with City residents looking to neighboring communities to meet their recreational needs and pointed out Kaysville and Clearfield cities both had new pickleball facilities. The discussion continued regarding improvements at Andy Adams Park specific to possibly relocating or reconfiguring the detention basin in order to modify the design to better accommodate the pickleball courts.

Mayor Petro summarized the Council's desire for eight pickleball courts and no tennis courts at this particular park. Councilmember Day pointed out the other option was to leave the tennis courts alone at this park and construct pickleball courts at another location and a discussion followed.

Mr. Price requested clarification the Council would be in favor of providing more pickleball courts within the City and expressed his opinion eight courts wouldn't be enough and the discussion continued. Mr. Price pointed out the Council's decision today for the park would be setting the park trend for the future and the discussion continued. Councilmember Fitzpatrick expressed her opinion pickleball was a sport for participants of all ages and believed it would continue to gain in popularity.

Alex Jensen, City Manager, stated based on this discussion, the Council had expressed its opinion regarding its desire for pickleball facilities within the City. He suggested the issue be discussed at a future

work meeting to allow the Council and Staff to align plans for pickleball within the City and to work through the details and financing associated with a pickleball facility. Mayor Petro directed Mr. Price to bring forth a proposal to reconsider the adjustment for RAMP funding.

The Council and Mayor Petro expressed appreciation to Mr. Price.

FINANCIAL UPDATE

Tracy Probert, Finance Director, presented an update regarding the budget and informed the Council Staff had planned and prepared for an economic downturn and reported the City was in a very good financial position to weather economic ups and downs. He reviewed the General Fund Revenue which had previously been presented to the Council and pointed out Staff had already implemented the possibility of a ten percent reduction in Sales Tax as a precautionary measure, and to present the Council with a conservative budget. He reminded the Council Staff had also postponed a number of projects to be completed in the future, as well as putting some expenditures “on hold”, which significantly reduced expenditures. He announced these efforts had placed the City in a conservative position for the budget year.

Mr. Probert reviewed Property Tax and Sales Tax estimates with the Council emphasizing those figures would be considered a good year, even without the COVID-19 Pandemic, and summarized the City had recognized a \$900,000 increase over the projected budgeted amount. He believed the City’s budget was sufficient to cover all items currently placed “on hold” while still maintaining a reserve of at least fifteen percent. He reported Mr. Jensen wasn’t recommending releasing everything currently placed “on hold” at this time and reviewed the recommendations of those items identified to be released from “hold” status with the Council. He also identified those items recommended to remain “on hold” until January 2021. He emphasized Staff would continue to monitor and review Sales Tax figures from now until then.

The Council expressed its agreement with Staff’s recommendations and directed Staff to move forward.

Mayor Petro pointed out good management by Staff had placed the City in a good position to weather the current circumstances.

AMEND LAYTON MUNICIPAL CODE – TITLE 19, ZONING, CHAPTER 19.11, MOBILE HOME PARKS AND TRAVEL VEHICLE PARKS; AND CHAPTER 19.12, OFF-STREET PARKING – ORDINANCE 20-29

Chad Wilkinson, Community and Economic Development Director, informed the Council a productive meeting with Councilmember Fitzpatrick had taken place earlier today and indicated additional text needed to be included in the ordinance. He identified some of the parking use refinements Staff would like to further clarify in the table with the ordinance. He pointed out additional language specific to ADA (Americans with Disabilities Act) standards and bicycle parking standards would also need to be included.

He reminded the Council questions had been asked about the 500 foot walking distance and shared some examples to illustrate that distance and reported Staff believed the distance was reasonable. There were no additional questions from the Council regarding the 500 foot walking distance.

He also addressed the garage/carport space and explained the City’s requirement regarding minimum garage space. He reported the Planning Commission had expressed its desire to include the flexibility that the minimum parking space could be a carport and explained that applicability. He announced Staff’s recommendation was to accept public comment, continue the public hearing until the Council meeting scheduled for Thursday, September 17, 2020, in order to allow Staff time to complete the refinements to the proposed ordinance.

He further explained the Planning Commission's intention for allowing carports was to provide options by not requiring a garage. He indicated he would like the Council's input on that inclusion.

Mr. Wilkinson mentioned joint-use parking and referenced language in the current code, "substantial" conflicts between operating hours of use in the Joint-Use Parking Table and provided the definition of "substantial" as it related to the ordinance; and indicated it referred to the four hours of overlap time specific to "peak" time. He requested input from the Council with any issues regarding the definition and/or use.

He reminded the Council it had requested Staff look into potential language specific to electric vehicle parking. He reported after further consultation with developers, parking consultants and engineers, Staff learned that wasn't in demand at this time and it was very expensive. He stated Hale Engineering had suggested instead of requiring a certain number of electric vehicle parking stalls, there were other options which could be implemented to encourage or incentivize the implementation of said parking stalls. He indicated that language could be included with the refinements to be considered on September 17, 2020, if the Council so desired.

REZONE REQUEST – 1458 NORTH FORT LANE REZONE – A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 20-28 – 1458 NORTH FORT LANE

This item was not addressed by the Council.

MAYOR'S REPORT

Mayor Petro acknowledged County Commissioner Lorene Kamalu in the audience. Commissioner Kamalu expressed appreciation for Layton City and being a well-run City. She complimented Mr. Jensen, Mr. Probert, and Police Chief Swanson for their leadership. She stated it was always a pleasure to work with Layton City in different capacities with the County. Mayor Petro also expressed appreciation to Commissioner Kamalu and presented her with a Centennial coin.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder