

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JUNE 17, 2021; 5:38 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, CHAD
WILKINSON, TIM WATKINS, TRACY PROBERT,
STEPHEN JACKSON, DAVID PRICE, ED
FRAZIER, AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

COUNCIL MEMBER REPORT

Councilmember Fitzpatrick informed the Council those involved with Communities That Care had been participating in training, via Zoom, known as Bryce Summit, an annual suicide prevention training.

Councilmember Thomas briefly reviewed the Liberty Day's activities:

- Saturday, July 3, 2021, activities at Surf'n Swim and Commons Park
- Sunday, July 4, 2021, Voices of Liberty concert and announcement of Hometown Heroes. He mentioned the Centennial Time Capsule would be acknowledged and buried.
- Monday, July 5, 2021, full day of activities. He indicated volunteers were still needed to distribute popsicles. He indicated he would keep the Council abreast of informing the Hometown Heroes.

**DEVELOPMENT CONCEPT FOR POTENTIAL GENERAL PLAN AMENDMENT AND
REZONE OF PROPERTY LOCATED AT APPROXIMATELY 1800 WEST AND GORDON
AVENUE**

Chad Wilkinson, introduced David Bailey, Destination Homes, to present the agenda item.

Mr. Bailey reported previous discussions had taken place with Planning and Development Staff, as well as the Planning Commission, and was prepared to respond to any questions and shared a visual presentation which illustrated some of their developments.

He identified the location of the property along Gordon Avenue and mentioned the current surrounding uses and spoke to the current designation of Manufacturing in the City's General Plan. He explained Destination Homes' perspective and research results specific to challenges associated with this parcel for the manufacturing use.

He shared an illustration which identified Destination Homes' proposal for different types of residential uses/home designs for people of different ages with different lifestyles; and reviewed its identified design guidelines for the proposed development. He shared some illustrations which identified the use of authentic architectural principles with all types of buildings. He explained the proposal for front door residential living facing the Rail Trail and pointed out the proposed bike infrastructure and amenities. He identified the open space network and indicated the intent for water wise landscaping and stormwater

management for the development and expressed his opinion a development of this kind would be the first in the State.

He mentioned the proposal would include light industrial which would reflect the West Layton architecture within the development and shared an illustration. He shared renderings of single family home examples, family townhomes, condominiums, and multi-family housing components. He reviewed the size and number of bedrooms associated with each and emphasized the development's Master Plan of four different housing types with planned outdoor space. He shared several illustrations of the proposal and pointed out the parking for the development emphasizing the alley parking on the east side of the development.

He reported the presented had been shared with the Planning Commission and indicated he was prepared to answer any questions from the Council. He informed the Council they were anxious to begin the development process.

Mayor Petro asked if there were any questions.

Councilmember Fitzpatrick asked what zoning would be requested for the development. Mr. Wilkinson responded Staff hadn't clearly identified an appropriate zone and mentioned the General Plan would need to be amended. He believed a mix of zoning would be requested and mentioned those being considered were the R-H (High Density Residential) as well as single family and multi-family housing.

Councilmember Thomas inquired how many housing units were being proposed and Mr. Bailey indicated that hadn't yet been fully identified, but a rough estimate was 40 single family, 190 townhomes, 100 condominiums, 240 apartments and reviewed the open space percentages. Councilmember Thomas expressed concern with the potential traffic impact in proximity to the elementary school in conjunction with The Park development currently under construction. Stephen Jackson, City Engineer, responded City Staff was currently working with the traffic engineer designated by Destination Homes. Councilmember Thomas asked about visitor parking for the development and Mr. Bailey responded planners and engineers would be identifying locations for visitor parking.

Councilmember Fitzpatrick suggested Staff inform the school district of the potential development in conjunction with The Park which both would feed Ellison Elementary near both developments. Tim Watkins, explained the City's process in informing the District of development. Mr. Bailey indicated Destination Homes would also reach out to the school district.

Councilmember Day indicated he would like to see more single family residential as opposed to multi-family and expressed concern with the viability of the light industrial/work space and how well that would be received. Mr. Bailey responded they had consulted with Brandon Wood and reported he believed it was a concept which could be supported by the development and a discussion followed.

Councilmember Bloxham stated he appreciated the architectural infrastructure and informed the Council he drove by a Destination Homes development daily and expressed his opinion it was walkable and aesthetic and believed the design contributed to the non-distinction concept and the discussion continued.

Councilmember Morris stated he was pleased with the "community" appeal of the development with varied housing to meet the needs for people with different lifestyles.

AMEND THE ADOPTED BUDGET FOR FISCAL YEAR 2020-2021 – ORDINANCE 21-18

Not addressed by the Council.

ADOPT A TENTATIVE BUDGET, PROPOSED PROPERTY TAX RATE AND SCHEDULE OF COMPENSATION FOR ELECTIVE, STATUTORY, AND APPOINTED OFFICERS FOR FISCAL YEAR 2021-2022 – ORDINANCE 21-12

Not addressed by the Council.

AMENDMENT TO LAYTON CITY MUNICIPAL CODE, TITLE 19, ZONING; CHAPTER 19.16, LANDSCAPING AND FENCING; AND CHAPTER 19.13, DESIGN AND DEVELOPMENT PLAN REVIEW FOR PERMITTED USES – ORDINANCE 21-07

Tim Watkins, City Planner, shared a visual illustration of water wise plants from the Jordan Valley Water Conservancy District and other landscaping in Layton City. He reviewed modifications to the proposed ordinance since the last discussion:

- Language specific to sprinkler heads, their respective locations, and coverage.
- Single Family Residential Landscaping Requirements – specific to the park strip and what was and what wasn't allowed in the park strip and a discussion followed.
- Language addressing the Clear View

Councilmember Fitzpatrick shared some recommendations and language clarification she believed should be included in the ordinance. She expressed appreciation to Staff and Weber Basin for its contribution and advice for the ordinance. Mr. Wilkinson addressed Fitzpatrick's concerns and a discussion followed and Mr. Watkins mentioned the educational outreach would provide great opportunities to the community.

DEVELOPMENT AGREEMENT AMENDMENT AND REZONE REQUESTS – 694 WEST ANTELOPE DRIVE REZONE AND 2098 NORTH 700 WEST REZONE – FROM B-RP (BUSINESS AND RESEARCH PARK) TO CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) ZONE DISTRICT AREAS – RESOLUTION 21-30, ORDINANCE 21-16, AND ORDINANCE 21-17 – APPROXIMATELY 694 WEST ANTELOPE DRIVE AND 2098 NORTH 700 WEST

Mr. Wilkinson explained the agenda item would have two separate actions: the first a zone change and amendment to a development agreement; the second a rezone for the property currently occupied by The Base restaurant.

Mr. Watkins referenced an illustration and indicated the two separate buildings had been consolidated to one building and pointed out although two businesses could be located in the building, there would only be one drive-thru associated with the northern parcel in the CP-1 (Planned Neighborhood Commercial) zone. He also mentioned the current development agreement restricted drive-thru in the B-RP (Business and Research Park) zone.

Mayor Petro inquired why the developer desired to push for a drive-thru as opposed to a sit-down restaurant. Mr. Watkins suggested this question would be better directed toward the developer.

Garrett Goff, Garn Development, pointed out the CP-1 rezone request was no longer needed since the other building was a single building and would only be requesting an amendment to the development agreement. Gary Crane, City Attorney, pointed out the development agreement prohibited the use for a hotel, and that was the reason it was coming before the Council for approval.

Mr. Watkins reviewed the allowed uses in the B-RP zone specific to hotels and pointed out the height of the buildings were no taller than the townhome development to the north. He continued to review the building height setbacks associated with the proposal and shared an illustration of the site lines specific to the height of a hotel compared to homes within the existing neighborhood. He also spoke to the concrete wall to minimize the sound associated with trash pick-up.

He also shared an illustration of the proposed drive-thru restaurant and the sound buffering to mitigate negative impact and lighting which shouldn't spill over to the residential development. He shared a conceptual plan for the proposed restaurant, Raising Cane's, for the southern parcel and reported the applicant had completed a study at a similar restaurant in in South Jordan which, with the current sound wall, should mitigate any noise. Mr. Wilkinson mentioned the current landscape buffer and stated there was no intent to eliminate the current buffer.

Mr. Watkins reported hotel uses generate very little additional traffic and believed the traffic counts wouldn't be significant in that area since it wasn't connected to or adjacent to a conference center.

Councilmember Thomas expressed concern regarding the noise impact associated with trash pick-up which usually took place during early morning hours. Mr. Goff responded the trash would be collected after 7:00 a.m.

Councilmember Fitzpatrick inquired where deliveries for the proposed hotel would occur and also what kind of signage would be requested. She indicated the response to the questions could be given during the City Council Meeting.

Councilmember Thomas asked if parking for the apartments to the north would be eliminated and Mr. Watkins clarified the apartments had adequate parking. Councilmember Thomas emphasized those residents oftentimes parked along Harris Boulevard in addition to parking in the adjacent parking lots.

ADOPT AND APPROVE AN AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR JOINT USE OF FACILITIES BETWEEN DAVIS SCHOOL DISTRICT AND LAYTON CITY – RESOLUTION 21-31

This agenda item was not addressed by the Council.

MAYOR'S REPORT

Mayor Petro informed the Council ,Davis County and the active transportation group had requested the one side of the double gates remain open at the various locations along the Rail Trail to accommodate cyclists. She asked the Council if it would agree to her authorizing that take place and a discussion followed.

David Price, Parks and Recreation Director, mentioned this could be placed on a future meeting agenda.

The meeting adjourned at:6 56 p.m.

Kimberly S Read, City Recorder