

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 16, 2021; 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, GARY CRANE, CHAD
WILKINSON, BRANDON RYPIEN, TERRY
COBURN, STEPHEN JACKSON, KAREN
ARROYO, 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 of the following:

- Recruitment for the Youth Council was in process. She identified the different avenues used to solicit youth participation and requested the Council encourage youth within the community to participate.
- The Get Ready Fair was scheduled for Saturday, September 18, 2021, from 10:00 am – 2:00 pm, at the Davis Hospital. She mentioned Communities That Care would be hosting a booth and Layton City's Emergency Preparedness would also be in attendance. She added free hot dogs would be available.

Councilmember Morris announced the ULCT (Utah League of Cities and Towns) Legislative Policy Committee had started meeting in preparation of the upcoming legislative session and mentioned the tax formula would again be on the agenda. He reported Governor Cox would be proposing to eliminate the incentivizing of businesses to relocate in Utah and would also be encouraging municipalities to follow suit. He mentioned some of the other issues proposed to be discussed during the ULCT Fall Conference.

Councilmember Bloxham mentioned he also participated in those same meetings with Councilmember Morris. He mentioned he had also participated in a homelessness committee meeting and shared some of the possible solutions being considered.

MAYOR'S REPORT

Mayor Petro informed the Council she had voted against the recreation facility proposed by the NDSD (North Davis Sewer District) in Syracuse City and reported it wasn't approved. She also informed the Council a groundbreaking ceremony took place at the District regarding the installation of the largest diameter pipe and the longest continuous pipe in the state for the piping of treated water to Gilbert Bay. She mentioned the water was previously piped to Farmington Bay. She shared some statistics associated with the size of the pipe and indicated a field trip could be arranged.

WATER CONSERVATION UPDATE

Stephen Jackson, City Engineer, shared a water conservation update for August 2021 and a visual presentation with the Council. He summarized the City had experienced a decrease of 9.7% of

Evapotranspiration Data for the months of April-August compared to 2020. The overall water trends for the entire city reflected a decrease of 15% from April-August compared to 2020, equivalent to 423,465,590 gallons of water. He continued to share statistics with the Council and announced the City had experienced a great response from the citizens within the City. He emphasized the City and State was not out of the woods in regards to the drought.

Terry Coburn, Public Works Director, recommended the implementation that no culinary water be used for outdoor use after Monday, September 20, 2021, and identified the importance of the restriction to the Council. A discussion followed and Councilmember Fitzpatrick inquired how the City intended to inform the residents of this date restriction.

Mr. Coburn identified how the City had addressed residents' complaints regarding irresponsible watering and believed continuing education and encouraging conservation by the residents. Mr. Jackson mentioned the City would continue to strongly enforce the City's cross connection ordinance and the Council expressed agreement. Alex Jensen, City Manager, mentioned the City would also be complying with the exception of recreation fields used in conjunction of sporting events, such as youth football and/or soccer. A discussion took place regarding the installation of new sod and/or landscaping.

VICTIM SERVICES PROGRAM FUNDING REPORT

Gary Crane, introduced Karen Arroyo, Victim Services Coordinator, to the Council.

Ms. Arroyo shared an update with the Council regarding the VOCA (Victims of Crime Assistance) Grant and explained how the grant was funded and reported the City would experience a decrease of 10% this year and possibly 20% next year in grant funding. She explained these reductions resulted in the City decreasing housing and employees, which ultimately would result in the City being able to serve 20% fewer individuals in the Program. She pointed out statistics not only reflected an increase in crime but the level of violence experienced by victims had also increased. She estimated an approximate loss of VOCA funding of \$56,000 within the next two years and clarified Layton City was the only other funding source for her office and a discussion followed.

Ms. Arroyo expressed appreciation to the Council for its continued support of the services provided by the City to its residents. Mr. Crane emphasized COVID had significantly impacted the work for victim's services and explained some of these challenges such as expiration of protective orders and the release of perpetrators.

Ms. Arroyo reported she had completed training which allowed her the opportunity to provide legal advice in assisting victims through the protective order and court process, which contributed in providing additional services to victims.

Ms. Arroyo left the meeting at 6:25 p.m.

REZONE REQUEST – YOUNG PROPERTY REZONE – C-H (HIGHWAY REGIONAL) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCE 21-22 – 613 WEST 500 NORTH

Chad Wilkinson, Community and Economic Development Director, identified the location of the parcel and stated the applicant was requesting a rezone for the Young Automotive Group to house its corporate offices and parts warehouse. He stated the proposed zoning would be a good transition from the M-2 (Heavy Manufacturing/Industrial) to the west and the retail to the east. He shared a conceptual plan for the building and informed the Council the Planning Commission reviewed the request and recommended approval.

Councilmember Fitzpatrick identified the "path" used by residents of Park Village mobile home community to access Walmart and requested the City encourage the future existence of the path in conjunction with the proposed development. Mr. Wilkinson emphasized the request before the Council

was a rezone and didn't believe the City had the authority to require something like this from the applicant and a discussion pertaining to the detention basin and possible future path followed.

Mr. Wilkinson mentioned the property was currently located within the RDA and the City was in the process of working with the owners to identify its participation with the RDA.

PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE – TITLE 19, “ZONING”, CHAPTER 19.02, “DEFINITIONS”, AND AMEND LAND USE REGULATIONS IN TITLE 19, “ZONING”, CHAPTER 19.05, “GENERAL AND SPECIFIC DEVELOPMENT REGULATIONS”, SECTION 19.05.000, “TABLE 5-1”, AND IN SECTION 19.05.030, “REQUIREMENTS SPECIFIC TO RESIDENTIAL AND AGRICULTURAL ZONING DISTRICT, LOT AREA, COVERAGE, WIDTH, MINIMUM DWELLING SIZE, HEIGHT REGULATIONS AND DWELLINGS PER LOT”, AND SECTION 19.06.000, “TABLES 6-1 & 6-2”, AND ADD A NEW SECTION TO TITLE 19, “ZONING”, CHAPTER 19.06, “LAND USE REGULATIONS”, ENTITLED “ACCESSORY DWELLING UNITS” – ORDINANCE 21-23

Mr. Wilkinson mentioned Staff had received feedback from the Council since the discussion during the Work Meeting from Thursday, September 2, 2021. He reminded the Council one of the strategies identified in the General Plan was to provide additional opportunities for affordable housing and moderate income housing within the City.

He shared some illustrations and identified the definition of the ADU (Accessory Dwelling Units) pointing out the owner was required to reside in one of the two units. He identified benefits associated with an ADU and reviewed modifications made to the ordinance and requested these be called out in the motion:

- The reference to “Primary Structures” for projections into required yards
- Table 6-4; 50% of primary dwelling unit's livable is counted
- Grammar and spelling corrections

He complimented Brandon Rypien, Planner, for his work on the ordinance. He expressed his opinion the City was in a good position for adopting a good ordinance for the City which not only included requirements for compliance to State Code, but clarifying the allowance of detached ADU's.

Councilmember Fitzpatrick expressed her opinion this was a good ordinance and suggested implementation of the ordinance would be one of the answers to the current housing crisis.

Councilmember Bloxham requested clarification on the allowance of three unrelated people living in an ADU. He asked about the difference between an application for creating an ADU and an application to finish a basement. Mr. Wilkinson responded Staff would be looking at whether construction of a kitchen was part of the basement refinishing and a discussion followed. Councilmember Bloxham requested clarification with how ADU's would affect City's infrastructure and Mr. Wilkinson responded the City had only approved eight or nine ADU's last year and explained how the City's infrastructure was sized and concluded it could accommodate for the few ADU's approved and a discussion followed.

Councilmember Bloxham believed the ordinance would have to be positive for the City overall but expressed his desire the position of residents opposed to ADU's was respected. He continued to express concern with the elimination of the storage/shipping containers and Mr. Wilkinson responded this was an issue experienced in neighborhoods of other cities and indicated the City wanted to be proactive and a discussion followed. Mr. Rypien pointed out the difference between shipping containers and a modular home.

Councilmember Morris asked about enforcement and Mr. Wilkinson identified the most common reasons in which the ADU would no longer be allowed. Mr. Wilkinson pointed out the difference between legal non-conforming and non-compliant.

COUNCIL TRAINING

Council Training wasn't presented.

The meeting adjourned at 6:58 p.m.

Kimberly S Read, City Recorder