

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

NOVEMBER 18, 2021; 5:31 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

TOM DAY

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, STEVE GARSIDE,
CHAD WILKINSON, TRACY PROBERT, TERRY
COBURN, STEPHEN JACKSON, DAVID PRICE,
ED FRAZIER, CHRIS SCHWARTZ, 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 Bloxham reported on the meeting with Wasatch Front Regional Council during which a transportation discussion had taken place with officials from neighboring entities. Mayor Petro mentioned the break-out sessions led to a robust discussion and believed these discussions were pertinent for long-range planning of road connections between different entities.

COUNCIL MEMBER TRAINING

Gary Crane, City Attorney, reviewed possible Land Use Legislation for the 2022 Legislative session based on discussions within the development community, City Attorney's, and the Utah League of Cities and Towns (ULCT):

- Development Standards – different standards specific to sizes of sidewalks, roads, etc. He stated Layton City followed national engineering development standards.
- Commercial Incentives – the governor would like to reduce incentives for commercial development and pointed out how this could negatively affect development.
- Inclusionary zoning
- Annexation – 3rd party standing. He pointed out a judge had sustained a third party contest of an annexation.
- Administrative Decisions by Legislative Bodies – suggested that multi-family housing determinations would be mandated by state law.
- Speed in decision-making/Land Use Application Processing
- Vesting
- ADU (Accessory Dwelling Unit) clarification – impact fees, number of units
- Annexation – standing
- Short-term rentals
- Development Agreements

Alex Jensen, City Manager, suggested both the development community and City needed to be responsible in addressing issues respective to each entity and then cooperatively work together toward a resolution. Mr. Crane expressed agreement more collaboration was needed between the development community and city government and the discussion continued.

UPDATE BY DAVIS COUNTY COMMISSION

Mayor Petro acknowledged Commissioner Bob Stevenson's attendance at the meeting and allowed him to address the Council. Commissioner Stevenson mentioned counties within the state were also experiencing similar issues and reviewed some of the development issues recently experienced by Davis County. He requested some of the information shared during the update not be posted on social media platforms and briefly reviewed the following topics being explored by the Commission:

- the collaboration between the cities and fire departments within the county specific to paramedic services
- 9-1-1 dispatch center
- funding contributions toward the West Davis Corridor
- the I-15 road construction project in the local area and the amount of time it was taking
- other projects which had been completed using grant funding from Davis County
- proposed changes at the Legacy Events Center
- sewage pumping stations
- improvement of Valley View Drive

He complimented the City for its leadership and progressive attitude and a discussion followed. He extended an invitation to the Council to visit with the Commission regarding issues of concern at any time. He asked if there were any questions and there were none.

He mentioned the 2021 Municipal Election and stated he was pleased to see so many candidates had made the decision to seek elected office.

Commissioner Stevenson left the meeting at 6:19 p.m.

ANNUAL MODERATE INCOME HOUSING PLAN REPORT

Chad Wilkinson, Community and Economic Development Director, reminded the Council, the City was required to provide an annual update on the progress specific to the Moderate Income Housing Plan which was adopted in 2019. He pointed out term Moderate Income Housing was identified as housing that was affordable for those earning 80% or less than the area median income (AMI). He also reminded the Council of SB34, which required the City to identify three or more of the 23 strategies identified in the law to implement. He identified the following strategies:

- Strategy 1 – Accessory Dwelling Units (ADU) – The City adopted an expanded ADU ordinance.
- Strategy 2 – Continue working with Davis Community Housing Authority to support its affordable housing programs including the Down Payment Assistance Program. He reported the City had administered 16 grants through the Down Payment Assistance Program and seven grants through the Emergency Home Repair/Rehab Program in 2021 using CDBG (Community Development Block Grant) funding.
- Strategy 3 – Continue to promote investments near transit. The City consolidated and transferred property to the RDA in anticipation of partnering with a potential developer to build high density housing near the Frontrunner Station.
- Strategy 4 – Explore and monitor parking demand trends. The City had adopted a parking reduction ordinance specific for multi-family housing and reported it had enabled several residential projects to develop and had enabled more housing. He pointed out the parking for townhomes had not been reduced based on the survey; however, it appeared the implemented modifications specific to multi-family housing were adequately applied.

He reviewed 5-year projected housing supply with the Council. He informed the Council there were some tools available to the City to increase affordable housing units and continued to review the supply and availability of affordable housing in Layton City. He indicated Staff would be proposing a higher amount of funding be appropriated for the Down Payment Assistance Program.

He stated the City's report would be forwarded to the Department of Workforce Services and pointed out the City was required to adopt a new updated Moderate Housing Plan every five years.

EASEMENT AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION – RESOLUTION 21-50 – 1705 WEAVER LANE

David Price, Parks and Recreation Director, explained the resolution would authorize a perpetual easement with UDOT (Utah Department of Transportation) to provide for the purpose of constructing a 10-mile trail in conjunction with the West Davis Corridor. He reminded the Council, Kays Creek Homeowner's Association had dedicated 16.51 acres of property to the City for the purpose of a future park and open space. He added the proposed 10-mile trail would extend from the Emigration Trail (West Point City) to Legacy Park Trail (North Salt Lake). He also pointed out this trail would allow for a perimeter trail around the proposed park. The Agreement also identified all encumbrances included in the original deed of property to the City from Kays Creek Estates. He added UDOT's trail would be constructed and maintained in the future by UDOT. He mentioned the City had not yet made a determination when the park was proposed for completion. Councilmember Fitzpatrick requested clarification with the trail near Weaver Lane in conjunction with the West Davis Corridor and Mr. Price provided an update and a discussion followed. Mr. Price stated Staff would reach out to UDOT for clarification specific to that particular trail crossing.

DISCUSSION – CITY COMMUNICATIONS

Alex Jensen, City Manager, reported Staff was consistently working at keeping the City's communication systems effective and reported improvements to the City's website were being proposed and informed the Council some had already been implemented. Tracy Probert, Finance Director, briefly reviewed some of the implemented changes. He informed the Council the responsibility for updates to information provided on the website was the responsibility of the respective departments. A discussion took place regarding Facebook postings appearing on the website. The Council was pleased with the proposed changes and also provided some suggestions.

CLOSED MEETING TO DISCUSS PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

The Closed Meeting did not take place.

MAYOR'S REPORT

Mayor Petro reported Open Doors had been identified as a model within the state with how it had appropriated COVID funding for rental assistance and mentioned the state would be adopting what it had implemented. She also mentioned the respite and crisis child care center operated by Open Doors had been recognized. She shared statistics reflecting a significant increase in requests for services and highlighted some of the benefits and/or services it provided. She requested the Council be prepared to refer those services to the public and provided contact information.

The meeting adjourned at 6:55 p.m.

Kimberly S Read, City Recorder