MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **OCTOBER 7, 2021; 5:33 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, STEPHEN JACKSON, CHAD WILKINSON, DAVID PRICE, JOELLEN GRANDY, 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 stated Youth Council interviews had taken place earlier in the day and reported five new members needed to be sworn in. She announced its next meeting was scheduled for Thursday, October 21, 2021, 4:00 p.m. and stated the Council was invited. She reported Mayor Petro, Councilmember Morris, and herself had attended the legislative meeting with the Davis Chamber of Commerce during which a presentation was shared regarding the West Davis Corridor.

Mayor Petro expressed appreciation for everyone attending the ULCT (Utah League of Cities and Towns) meeting and believed the information and discussions were worthwhile.

Councilmember Bloxham mentioned the City was recognized for its adoption of a new landscaping ordinance encouraging water conservation.

Councilmember Morris mentioned he had attended the Women In Government Breakfast.

Councilmember Bloxham complimented Michelle Williams, Community Development Secretary, on completing the minutes from the Planning Commission meetings so quickly to be included in the Council Meeting Packet.

Councilmember Morris mentioned Meet The Candidates evening hosted by students at Central Jr. High School.

COUNCIL MEMBER TRAINING

Gary Crane, City Attorney, shared a presentation specific to Ordinances and Resolutions and encouraged the Council to follow adopted ordinances. He explained how the use of appeal authority was allowed and shared some examples of conflicts and pointed out the right of the applicant/property owner would outweigh the City's. The Council discussed the examples shared by Mr. Crane and requested clarification with City Ordinances.

Alex Jensen, City Manager informed the Council of the City's process in reviewing its ordinances to identify inconsistencies with development ordinances and a discussion followed. Mr. Crane also informed the Council of weekly meetings with Staff which was also beneficial. The discussion continued.

Councilmember Thomas inquired who the appeal authority was for the City and Mr. Crane responded the City would select an individual from a vetted list and added the City hadn't needed to implement the appeal process.

LOCAL GOVERNMENT UNDERSTANDING AND AGREEMENT BETWEEN LAYTON CITY AND WASATCH FRONT REGIONAL COUNCIL FOR HIRING PROFESSIONAL DESIGN SERVICES FOR AN ACTIVE TRANSPORTATION PLAN – RESOLUTION 21-43

David Price, Parks and Recreation Director, and JoEllen Grandy, Parks Planner, presented information regarding a grant from Wasatch Front Regional Council (WFRC) to assist local entities with the development of Active Transportation Plans. He explained the Active Transportation Plan would contribute with the compiling and updating the City's bicycle trails, walking trails, and other modes of transportation, currently found in several documents, into one overarching document to be known as the Layton City Active Transportation Plan. This new plan element would supplement other General Plan elements to identify community opportunities and define goals and policies. He stated Staff had prepared and submitted an application and reported the City was awarded a $90,000 grant, with a $10,000 match. He mentioned the Mayor had signed a Letter of Concurrence allowing the City to begin the process and also select a consultant. He reported a committee had interviewed consulting firms and Alta Planning and Design had been selected. He explained a resolution would come before the Council during its meeting which would authorize the Mayor to sign an agreement for the development of The Plan and indicated the document acknowledged the agreement between WFRC and Alta Planning. It also indicated the City would be a participant in the process. He mentioned the City would be creating a Steering Committee and a group of stakeholders to assist throughout the process.

Mr. Price explained The Plan would assist Staff in prioritizing funds for an active transportation plan and Ms. Grandy pointed out it would be a guide for non-motorized transportation throughout the City. She mentioned neighboring cities had already prepared respective Plans and the City desired to appropriately blend regional connections within the City's Plan. Mr. Price mentioned the Steering Committee consisted of City Staff and mentioned community members would also be asked to serve. He added stakeholders would also consist of Staff, Planning Commission Members, and partners from the development community such as the hospitals, which might have employees which would use alternate modes of transportation. Ms. Grandy commented Weber State University and Hill Air Force Base (HAFB) would also be invited to participate and suggested high school students might also provide perspective.

GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT, AND REZONE REQUEST – M-2 (HEAVY MANUFACTURING/INDUSTRIAL) TO R-H PRUD (HIGH DENSITY RESIDENTIAL, PLANNED RESIDENTIAL UNIT DEVELOPMENT) AND CP-3 (PLANNED REGIONAL COMMERCIAL) – ORDINANCE 21-25, RESOLUTION 21-39, AND ORDINANCE 21-26 – APPROXIMATELY 1800 WEST GORDON AVENUE

Chad Wilkinson, Community Development Director, reminded the Council of a previous discussion regarding the proposed development by Destination Homes and identified the location on Gordon Avenue. He mentioned it consisted of 40 acres and pointed out the odd configuration of the parcel and adjacent amenities and uses. He indicated it had been reviewed by the Planning Commission and it had forwarded a recommendation of approval to the Council. He reminded the Council of the recently approved General Plan Amendment for the parcel and explained the active rail line had contributed to the zoning use designated for manufacturing; however, it was later determined the topography and grade differential of the site, associated with the existing rail, caused it to be ill suited as a rail site. He continued to identify other challenges associated with possible delivery/truck access routes which also wouldn't be suited for Manufacturing/Industrial Uses.

Mr. Wilkinson explained as circumstances change or new information is presented, they could support justification of a new land use designation to the General Plan. He shared an illustration which identified surrounding uses which suggested the creation of a mix of uses to accommodate a necessary buffer made sense at this location. He concluded the condo/apartment designation would achieve the higher density, in addition to single family. He shared the Master Plan for the proposal which also included a rezone request and development agreement which identified the commercial/maker space in conjunction with the development. He spoke to specifics associated with the housing component including: concepts and renderings of each housing style, and the buffer adjacent to the railway. A discussion took place specific to the two ingress and egress points for the development; as well as water infrastructure and availability of culinary water.

Mr. Jensen reported the developer would be responsible for the landscaping and suggested the water-wise landscaping component would contribute to water conservation within the development. Mr. Wilkinson continued to review what the light industrial and maker space might look like. He also reviewed an illustration of the conceptual landscaping proposed for the development. He emphasized the developer had completed a traffic impact study, although it wasn’t required at this point in time. He reported the Planning Commission had reviewed the request and recommended approval of the General Plan and Zone Map Amendments, and Development Agreement.

A discussion took place regarding language in the development agreement specific with how and when the housing would be completed in conjunction with the amenities, driveways, private and public streets, and fencing. Councilmember Fitzpatrick expressed concern the City was giving up 40 acres of property designated for manufacturing and asked if there were other areas within the City which could accommodate for this loss. Mr. Wilkinson suggested the City would want to focus manufacturing uses in areas of the City where it would be most viable and added he wasn’t sure if there were many of that size.

Councilmember Morris asked about the recently completed traffic study and Mr. Jackson reported the study reflected Gordon Avenue and 2200 West could still meet required levels of service. He mentioned the proposed traffic light signal at Cold Creek Way and the HAWK crossing proposed for the Rail Trail and indicated further discussions would be needed to identify whether the intersection at Cold Creek Way would be the best location once this development materialized. He explained challenges associated with the proximity of future proposed crossings and a discussion followed with Mr. Jackson continuing to report on results from the recently completed traffic study. Councilmember Fitzpatrick expressed concern this crossing would be similar to what had been implemented at Gentile and Angel Street and pointed out the issues which she believed weren’t compatible. Mr. Jackson continued to report on results from the recently completed traffic study and also discussed what was proposed for access at the northern portion of the development.

LAYTON HEALTH HOLDINGS, LLC/GENTILE STATION DEVELOPMENT AGREEMENT AMENDMENT - RESOLUTION 21-41 – 312-332 WEST GENTILE STREET

Mr. Wilkinson pointed out approval of the resolution would be amending two exhibits included in the Layton Health Holdings Development Agreement. He explained the original housing plans were described as single story duplexes and stated the change would reflect them as one and one-half story duplexes. He identified the change in the exhibits.

Mr. Wilkinson shared an elevation illustration submitted with the preliminary plat reflecting dormers for the “bonus” space. He pointed out the homes were still considered single-story by building code. He explained at some time during the construction process it was determined to finish the bonus space for bedrooms and bathroom and emphasized the exterior of the homes hadn’t changed since approval of the original development agreement. He reported the Planning Commission reviewed the request and recommended approval.

He asked if there were any questions and Councilmember Morris requested clarification why Staff believed this needed to come before the Council for approval. Mr. Wilkinson responded because the “bonus” space had been finished and it became habitable space and to make the modification in a public process.

<u>ADOPTING AND APPROVING AN INTERLOCAL AGREEMENT ALLOWING THE DAVIS COUNTY ATTORNEY'S OFFICE TO REPRESENT LAYTON CITY'S INTERESTS IN FORFEITURE PROCEEDINGS – RESOLUTION 21-45</u>

This was not addressed by the Council.

<u>MAYOR'S REPORT</u>

Mayor Petro shared a brief update on the 7-mile long pipeline being installed by North Davis Sewer District (NDSD).

She requested language be included in the motion adjourning the regular Council Meeting, reflecting the Council would reconvene in a Closed Meeting.

The meeting adjourned at 6:55 p.m.

____
Kimberly S Read, City Recorder