

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 17, 2022; 5:33 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, GARY CRANE, CHAD WILKINSON, LON CROWELL, WESTON APPLONIE, ED FRAZIER, MASON KJAR, AND KIM READ

PLANNING COMMISSION MEMBERS

TREVOR STEENBLIK, JEREMY MANNING, JULIE PIERCE, AND GEORGE WILSON

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

Mayor Petro opened the meeting. She requested members of the Planning Commission and City Council introduce themselves. She turned the time over to Staff.

AGENDA:

Gary Crane, City Attorney, reminded the Council the City was required to complete training on the following three topics and presented a training specific to each:

OPEN AND PUBLIC MEETING ACT TRAINING

Mr. Crane reminded the Council, the public's business should be completed 'out in the open'. He shared some scenarios and requested responses on best practices. He emphasized a quorum was constituted when at least three members of the Public Body were present and reviewed the following:

- The amount of time required to publish or announce a 'meeting'
- The amount of time required to announce a 'public hearing'
- When can a public body convene a closed meeting
- Who can go into closed meeting
- Field trips
- Cell phone usage
- Materials produced for the meetings, such as the agenda packet
- Comments made during meetings and included in the minutes
- Dissenting votes

CONFLICT OF INTEREST TRAINING

Mr. Crane reviewed the requirements associated with filing a Conflict of Interest Statement with the City and encouraged members of the Planning Commission and/or City Council contact him with any questions whether affiliations outside the City constituted the need for submission.

SEXUAL HARASSMENT TRAINING

Mr. Crane announced the City had a zero tolerance for any harassment within the City and shared some examples. He emphasized all harassment should be reported to ensure the culture of the City remain at a high level. He pointed out there were instances in which the victim doesn't realize or associate certain behavior as harassment, and there were also instances in which the perpetrator didn't recognize the negative behavior. He asked if there were any questions and stated he would forward a video to members

of the Planning Commission and City Council to watch specific to harassment. A discussion followed and Mr. Crane emphasized members of the public and vendors doing business with City Staff were also subject to the policy and he referenced Surf'n Swim as an example, and the discussion continued. He shared other examples of sexual harassment and reiterated the importance of preventing this type of culture within the organization.

PRESENTATION – HILL AIR FORCE BASE COMPATIBLE USE PLAN

Lon Crowell, Economic Development, introduced Patrick Small, Matrix Design, and announced he was prepared to share a presentation regarding the Hill Air Force Base (HAFB) Compatible Use Plan. Mr. Small mentioned the initiative had been the focus for a number of years and indicated the hard work would be in implementing the Plan. He stated he considered himself a facilitator of the process with the many participating involved stakeholders.

He reviewed the following associated with the Compatible Use Plan:

- It was funded by the Department of Defense Office of Local Development Community Cooperation, with local assistance from participating communities which surround a military installation. He emphasized it was driven by the community and intended to be a balanced process.
- The Plan was approximately 372 pages and contained information intended to assist City Councils in making informed decisions relative to impacts regarding HAFB and to assist HAFB in understanding its surrounding communities. He emphasized it wasn't a regulatory document and any recommendations were not enforceable actions.

He identified why the Plan was important:

- HAFB was the sixth largest employer (22,358 personnel) in the State of Utah
- \$4.5 billion of economic impact to not only the region but the State of Utah
- A number of active duty and civilian defense contractors conducted business on HAFB
- Help maintain a high quality of life for residents living within the City
- Protecting the residents living on HAFB
- Included not only HAFB, but also the Little Mountain test facility in Weber County and the Utah Test and Training Range
- Identified the entities which participated in the Study
- Identified those things which contributed to transparency and mentioned public comment was accepted.

He stated 25 factors were assessed specific to compatibility issues announcing 18 factors with issues and shared some examples. He identified those in which compatibility could be achieved:

- Information
- Communication
- Coordination
- Partnerships
- Policies and regulations

He explained how the strategies were identified which included both committee and public input and announced The Plan identified 110 unique strategies to address or mitigate 43 issues. He stated the strategies included in The Plan required geographic compatibility known as Military Compatibility Areas and explained the City was included within the overlay district. The following were the four identified Compatible Areas and highlighted each one:

- Aircraft noise
- Airfield safety
- BASH (Bird and Wildlife Aircraft Strike Hazards)
- Vertical obstructions

He pointed out Layton City boundaries were within all identified Compatible Areas which suggested its relevance to the City. He identified the safety zones located at the end of the runways and indicated those areas statistically had the highest probability areas for aircraft accidents. He added the Department of Defense had created these zones to provide land use guidance to the City. He also addressed boundaries for BASH and vertical obstructions which also addressed development near HAFB.

He reviewed the next steps associated with implementation:

- Adopt Resolutions endorsing The Plan and participation for the Implementation Coordination Committee
- Implementation of actions

He mentioned there was available funding from the same federal agency which funded The Plan to be used for its implementation. He believed since the City was the project sponsor, it would be the ideal candidate for facilitating the implementation and funding process; however, surrounding jurisdictions would also need to express their interest by adopting resolutions endorsing The Plan, thus reflecting demonstration of commitment in addressing their respective compatibility with HAFB.

Mr. Crowell stated hard copies of The Plan would be available if any councilmembers were interested in reviewing it; however, it was also available electronically. A discussion followed regarding how the City should move forward with The Plan:

- Identifying what was relevant to Layton City
- Identifying the strategies it was amenable in executing
- Identifying strategies would benefit from additional funding for implementation

PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE, TITLE 19 ZONING, CHAPTER 19.05 GENERAL AND SPECIFIC DEVELOPMENT REGULATIONS, SECTION 000 TABLES 5-1 AND 5-2; AND SECTION 030 REQUIREMENTS SPECIFIC TO RESIDENTIAL AND AGRICULTURE ZONING DISTRICTS, LOT AREA, COVERAGE, WIDTH, MINIMUM DWELLING SIZE, HEIGHT REGULATIONS AND DWELLINGS PER LOT; CHAPTER 19.16 LANDSCAPING AND FENCING, SECTION 040 “TRANSITIONAL LANDSCAPING AND FENCING”, AND SECTION 090 LANDSCAPE REQUIREMENTS FOR ARTERIAL STREETS – ORDINANCE 22-01

Chad Wilkinson, Community and Economic Development Director, informed the Council of those issues previously discussed during Planning Commission Meetings and mentioned some grammatical and typographical errors would need to be included in the motion.

Weston Applonie, City Planner, identified landscape buffer issues specific to maintenance. He clarified the proposed ordinance was intended to address buffers which were:

- Owned and maintained by HOA's (Homeowner's Associations)
- Provide the minor density increase
- Strengthen language specific to CC&R's (Codes, Covenants, and Restrictions) recorded for HOA's
- Potentially impose a fee for landscape buffers which weren't being maintained

The proposed ordinance would establish that landscape buffers be associated with the HOA, as opposed to the responsibility of the adjacent property owner, and described how that would be accomplished. He explained the City would 'lot average' properties in all single family residential zones and addressed the density associated with the respective zoning district. He clarified how the language in the CC&R's would no longer allow the HOA to absolve its responsibility relative to maintenance and also clarified how the fee would be implemented, as a last resort, in order to encourage compliance moving forward.

Mr. Wilkinson added Staff would address any questions during the regular City Council Meeting.

**AMENDED PLAT – INDIAN SPRINGS CREEK SUBDIVISION, 1ST AMENDMENT – 1329
EAST INDIAN SPRINGS CIRCLE AND 161 SOUTH INDIAN SPRINGS DRIVE**

This item was not addressed by the Council.

MAYOR’S REPORT

No Mayor’s report was shared.

The meeting adjourned at 7:01 p.m.

Kimberly S Read, City Recorder