

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 6, 2022; 6:12 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, TERRY COBURN, DAVID PRICE,
ALLEN SWANSON, AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

COUNCILMEMBER REPORT

Councilmember Roberts informed the Council the Legislative Affairs Committee for the Davis Chamber of Commerce had met earlier today. He mentioned Davis School District's bond election would be on the ballot and pointed out the City had greatly benefitted from the previous bond being approved.

Alex Jensen, City Manager, expressed agreement with Councilmember Roberts' comments regarding the benefits to the City from the school district's last bond election and mentioned future bonding of the school district could help with relocating a school in Layton City and indicated the District was actively looking for an appropriate relocation site.

**CONCEPT PLAN, DEVELOPMENT AGREEMENT, AND REZONE REQUEST – FOLKMAN
FARMS PRUD – FROM A (AGRICULTURE) AND R-1-10 (SINGLE FAMILY RESIDENTIAL
PLANNED RESIDENTIAL UNIT DEVELOPMENT) – RESOLUTION 22-60 AND ORDINANCE
22-23 – APPROXIMATELY 1600 NORTH VALLEY VIEW DRIVE**

Chad Wilkinson, Community and Economic Development Director, shared an illustration and oriented the Council to the location of the property and explained the current zoning and proposed rezone for the parcel. He shared the development proposal and concept plan with the Council, explaining this was the culmination of several months of discussion, and indicated the proposal included 50 single-family home lots and 21 townhome lots. He pointed out the parcel was located within a designated sensitive lands overlay and reviewed those specifics. He stated a geotechnical report was required in conjunction with the project and pointed out many modifications had taken place, as a result of reviews and recommendations by a third party, to accommodate constraints on the land. He indicated the parcel wasn't located within the neighborhood agriculture overlay; therefore, the open space requirement was different and pointed out the large unusable open space on the concept plan. He pointed out the one significant change specific with the reduction in lot size for those lots adjacent to the unusable open space, some of which was part of a trail system, and explained the purpose in decreasing those lot sizes. He clarified the geological constraints contributed to the reduction of the lots adjacent to the open space which would be owned by the Homeowner's Association (HOA).

Mr. Wilkinson shared some additional concept plans and identified the proposed open space and respective amenities. He also identified the unusable open space and identified the trail system and pointed out the trail at the rear of the lots would only be adjacent to a small portion of the development and emphasized the sensitive lands area would be the ownership of the HOA.

Mr. Wilkinson shared some conceptual renderings of homes and typicals associated with the open space which could be implemented within the development. He continued to point out issues and/or conditions relative to grading, spoils (excess dirt), setbacks, slopes, and conditions to provide for drainage. He announced the Planning Commission recommended approval of both the development agreement, conceptual plan, and rezone. A discussion took place specific to the following: access to the reservoir and the number of proposed housing units. Mr. Wilkinson also explained the process associated with the geotechnical study and review on behalf of the City.

AGREEMENT BETWEEN LAYTON CITY AND NORTH DAVIS SEWER DISTRICT (NDSD) FOR THE REALIGNMENT AND REPAIR OF THE SANITARY SEWER LINES – RESOLUTION 22-59 – LOCATED WITHIN 3200 WEST FROM GENTILE STREET TO APPROXIMATELY 500 SOUTH

Terry Coburn, Public Works Director, oriented the Council to the location specific to the sanitary sewer repair project and explained NDSD had requested that upon completion it would be turned over to the City for any future maintenance. He explained this particular area had been annexed into the City and NDSD generally didn't maintain sewer lines this small in size, which justified the position of NDSD in making the request of the City. A discussion regarding the potential construction timeline associated with the project took place.

APPOINTMENTS TO THE RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ADVISORY COMMISSION – RESOLUTION 22-61

David Price, Parks and Recreation Director, announced there were five openings on the RAMP Commission. He stated nine applications were received and seven of those interested individuals were interviewed. He announced the Mayor's recommendations for appointment to the RAMP Commission and explained how alternate members were a necessary part of the Commission.

REVIEW OF BYRNE GRANT APPLICATION

Allen Swanson, Police Chief, explained the Byrne Justice Assistance grant was again available following a two year hiatus due to COVID. He explained how the grant was implemented and mentioned the City partnered with Davis County. He proposed the purchase of electric bikes with funding from the grant and mentioned the bicycles had been appropriated in the budget.

Mr. Jensen mentioned in previous years Staff could designate how the grant funding would be used; however, stipulations of the grant now require approval by the governing body. A discussion took place regarding how the bikes could benefit the City.

APPROVE THE CONVEYANCE AGREEMENT BETWEEN LAYTON CITY AND R B WILLEY FAMILY TRUST – RESOLUTION 22-57

Gary Crane, City Attorney, explained how the remnant parcel was originally deeded to Mr. Willey and explained the family had recently approached the City to resolve the issue of the remnant parcel, now upon his death. The proposal included the City paying for some back taxes and a small amount of funds, totaling not more than \$6,000. He mentioned the City was happy to finally obtain the property.

MAYOR'S REPORT

Mayor Petro informed the Council of the following:

- Wasatch Integrated Waste Facility had discovered the recyclable materials that come into the facility already separated as such contributed to quicker processing and was now considering implementing a recycling program with separate cans and a discussion followed.
- NDSD (North Davis Sewer District) would be constructing a sewer line down West Gordon Avenue.

The meeting adjourned at 6:53 p.m.

Kimberly S Read, City Recorder