

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 5, 2023; 5:34 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, STEPHEN
JACKSON, CHAD WILKINSON, 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:

COUNCILMEMBER REPORT

Councilmember Smith Edmondson reported she and Mayor Petro had met with the new CTC (Communities that Care) Coordinator, Megan Hanshaw, and Amelia Williams from Davis Behavioral Health. She reported a good discussion took place about the Program and the City's expectations. She informed the Council a Community Board Meeting was scheduled for Monday, October 9, 2023. Mayor Petro expressed her confidence with Ms. Hanshaw and reported on the success of the City's CTC Programming and Councilmember Smith Edmondson expressed agreement with the Mayor's comments.

REZONE REQUEST – BIRD REZONE – R-S (RESIDENTIAL SUBURBAN) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 23-19 – 2599 AND 2619 EAST OAK HILLS DRIVE

Chad Wilkinson, Community and Economic Development Director, identified the locations of the parcels and explained these lots were quite deep from the roadway and the purpose of the rezone was the first step in possibly creating a flag lot at the rear of one of the properties. He shared a visual illustration and explained the rezone would create the appropriate frontage to meet the standards of the R-1-8 zoning code. He mentioned the R-1-8 zoning was supported in the General Plan. He reported under normal circumstances approval of the two lot subdivision wouldn't come before the City Council; however, the properties are located in the Sensitive Lands Overlay, which included a fault scarp identified in the required geotechnical study and report. He referenced the illustration and identified the location of the existing structures and stated the geotechnical report restricted the construction of an habitable structure behind the fault scarp and clarified an outbuilding or barn would be allowed. He reported the Planning Commission reviewed the rezone request and recommended approval. He asked if there were any questions.

Councilmember Smith Edmondson asked where the access to the new lot would be located and Mr. Wilkinson identified the location for the new driveway would be constructed between the two existing homes and identified where the new home would be constructed in relation to the fault scarp. A discussion followed about the possibility of adjacent properties wanting to accomplish the same thing and Mr. Wilkinson indicated no other interest had been expressed at this time.

Councilmember Roberts requested clarification regarding the storm water management of the property because there was no storm drain in that area. Stephen Jackson, City Engineer, responded it was drained into the ditch along Oak Hills Drive.

Alex Jensen, City Manager, inquired if the City could implement restrictions for the property to prohibit water being diverted to the back of the hillside. Mr. Jackson indicated the City recently adopted a new ordinance specific to the discharge of surface water would be applicable in this circumstance and a discussion followed. He suggested that area was large enough to accommodate any surface water.

MAYOR'S REPORT

Mr. Jensen shared an update with the Council regarding a recent meeting with Davis School District's participation in the EDA (Economic Development Area) and Taxing Entity Committee and explained how that would take place. He also indicated discussions had taken place with JL Properties and informed the Council of positive interest for the proposed additional buildings. He mentioned the positive valuations for the development area and the benefit to the City.

He announced an offer had been extended, and accepted, to Clint Drake for the City Attorney's position. Gary Crane, City Attorney, also reported Jady Applonie had been hired as a new prosecuting attorney. The Council expressed confidence in the decision to hire Mr. Drake and Ms. Applonie.

A discussion also took place regarding commercial viability for the identified town centers within the City and Mr. Wilkinson indicated a comprehensive study would be completed in conjunction with Wasatch Front Regional Council.

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

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:02 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water shares. Councilmember Bloxham seconded the motion, which passed unanimously.

MOTION: Councilmember Thomas moved to adjourn the closed meeting at 6:59 p.m. Councilmember Morris seconded the motion, which passed unanimously.

The meeting adjourned at 6:59 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **5th day of October, 2023**, was to Discuss the Purchase, Exchange, or Lease of Real Property, Including any Form of a Water Right or Water Shares.

Dated this 19th day of October, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder