

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 7, 2023; 5:31 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, LON CROWELL,
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 announced the following:

- Davis Arts Council held its annual fund raising breakfast this morning at the Kenley Amphitheater Plaza. She announced it would be moving to its temporary location.
- Communities that Care (CTC) new coordinator would be having a virtual meeting with herself, Mayor Petro, and other key individuals. She mentioned the Council was invited to participate in the next CTC meeting on Monday, September 11, at 1:00 PM and indicated virtual participation was an option.

Councilmember Thomas reminded the Council about the Sub-for-Santa fundraising concert was scheduled for Saturday, September 9, 2023, at the Kenley Amphitheater. He announced an anonymous sponsor had provided tickets for City Staff. He indicated donations for Sub-for-Santa could be made that evening and stated the Program benefitted families working with the City's Victim's Advocate.

Councilmember Smith Edmondson also mentioned Youth Council retreat which took place a few weeks ago and announced the youth participants were very excited for this upcoming year.

MISCELLANEOUS PROJECT UPDATES

Alex Jensen, City Manager, announced Staff was prepared to provide an update on issues expressed during the Citizen Comment portion from previous meetings, as well as other development and subdivision issues within the City which the Council was aware of.

2200 West

Stephen Jackson, City Engineer, announced the City had received grant funding from UDOT (Utah Department of Transportation) to construct a mid-block crosswalk which would connect to the crosswalk on the north side of Ellison Park. He reported it was currently in the design phase and reviewed the improvements which would be included in conjunction with the crosswalk project. He mentioned it also included RRFB (Rectangular Rapid Flashing Beacon) type of flashing lights similar to what was in place along Wasatch Drive. The UDOT funding source was still in place; however, funds probably wouldn't be recognized until July 2024. He identified options to the City at this time and clarified no right-of-way acquisition would be needed and continued to further explain how the crosswalk installation would take place. A discussion took place regarding the location of the proposed crosswalk.

He suggested the City could move forward in preparing the area for the crosswalk installation in the immediate future until the UDOT funding was recognized by the City.

Chadwick Farms

Chad Wilkinson, Community and Economic Development Director, informed the Council the subdivision was predominantly completed and soils acquired from the Highway 89 project had been used with the mitigation work. The re-vegetation was anticipated to be completed within the next few weeks and the project was anticipated to be completed within the next three weeks. He identified the impacted property owners west along Gentile had declined to participate in the mitigation work and indicated a significant cut/scar was visible in the ground. Mayor Petro requested clarification regarding the process used in the land stabilization and Mr. Jackson explained the materials and process allowed more strength within the soils due to the compaction and a discussion followed. Mr. Wilkinson mentioned conversations had taken place with those property owners which had installed piping unbeknownst to the City and identified actions which had contributed to land stabilization issues.

Hobbs Creek Area

Mr. Wilkinson indicated the Geotechnical technician indicated this was a superficial slide deemed to be natural unstable soil and it should re-vegetate on its own. He mentioned there was no threat to any structures and no additional sliding had taken place.

Country Hollow Subdivision/Hidden Hollow Drive

Mr. Jackson informed the Council the Geotechnical Engineer had reviewed specifics associated with the area and reported this had been identified as an active land slide area since the 1970's. He mentioned the multiple reports and documentation reflected slide scarps that had been identified in the 1980's and 1990's in conjunction with every significant water year. He identified additional scarps were identified in the area as late as 2018. The recommendation was to quarterly monitor the area from numerous survey points to determine whether active movement occurred during different times of the year. He continued to identify other monitoring for analysis. He also indicated surface water from the new development could potentially contribute to the instability of the slope and identified the home which was uninhabitable. A discussion took place regarding how development was allowed to take place in the area and Mr. Jackson emphasized the City didn't have a Sensitive Lands Ordinance in place during that time. Mayor Petro suggested a new snow removal plan needed to be put in place so as to not contribute to the ground water in the area and the discussion continued regarding development in the area. Mr. Jackson explained the City's plan moving forward with monitoring the hillsides and impacts to homes. Mr. Jensen emphasized it wasn't the intent of the City to provide a remedy for these issues and the discussion continued.

AMENDING TITLE 10.62.030 PARKING RESTRICTIONS – ORDINANCE 23-12

Gary Crane, City Attorney, explained the current parking restrictions in City Code and stated the proposed ordinance would be specific to on-street parking. Code Enforcement had informed Staff about the 24-hour parking provision for recreational vehicles and other trailers without the purpose of loading and/or unloading. This proposed ordinance would provide greater enforcement capability for on-street parking of these types of vehicles. Mr. Crane indicated this had become a real problem within the City and a discussion took place. Mr. Jensen pointed out the safety issues associated with this type of on-street parking and emphasized the intent wasn't to allow Code Enforcement to issue tickets; but rather to work with the violator to identify a reasonable amount of time and a discussion took place.

POSTPONEMENT OF IMPROVEMENTS AGREEMENT BETWEEN LAYTON CITY AND THE UTE AND GAIL KNOWLTON TRUST, DATED NOVEMBER 29, 1991, FOR THE POSTPONEMENT OF SIDEWALK INSTALLATION – RESOLUTION 23-42 – ALONG THE FRONTAGE OF LOT 2 IN THE KNOWLTON 2 LOT SUBDIVISION, LOCATED AT APPROXIMATELY 2417 NORTH FAIRFIELD ROAD

Mr. Jackson identified the location of the property, 2417 North Fairfield Road, and explained the property owner was creating a two-lot subdivision. He continued to explain that when development generally

occurred within the City, it required curb, gutter, and sidewalk improvements to be completed. Currently there was no sidewalk on the west side of North Fairfield Road between Antelope Drive and Love Lane. Due to the location of this particular parcel, the postponement agreement allowed these improvements to be delayed until 75% of the area was developed, which would trigger the need for sidewalk improvements. He reminded the Council the agriculture area of this parcel was included in the APZ (Accident Potential Zone) and a discussion followed. He mentioned sidewalk was available on the east side of the road.

JURISDICTIONAL TRANSFER OF FRONTAGE ROADS ON THE US-89 PROJECT

Mr. Jackson distributed a map handout and explained the need to formalize jurisdictional transfer of frontage roads associated with the Highway 89 project. He informed the Council prior to the project the City had been maintaining the frontage roads which were City streets; however, now the project was complete UDOT (Utah Department of Transportation) desired to formalize the jurisdictional transfer for the Transportation Board. He reviewed those roads which would be transferred to Layton City which included the following: Valley View Drive, the West Frontage Road, Gordon Avenue including the overpass crossing, and Antelope Drive including the overpass crossing. He emphasized this was already codified in the Administrative Rules with the State of Utah.

He clarified Administrative Rule R918 which addressed undercrossings at interchanges and subsequent maintenance. He clarified those things the City would be responsible for which included snow removal, fencing, and maintenance of adjacent landscaping.

MAYOR'S REPORT

Mayor Petro reported NDSD (North Davis Sewer District) was almost finished completing the sewer line connection in 3200 West which would soon be turned over to the City. She also informed the Council Wasatch Integrated Waste Management was seriously considering the possibility of a countywide recycling program. She stated she wasn't in favor of a mandate. She mentioned those discussions would continue to take place later in September and encouraged participation by the 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 Roberts moved to adjourn the meeting and convene in a closed meeting at 6:38 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Thomas seconded the motion, which passed unanimously.

MOTION: Councilmember Thomas moved to open the meeting at 6:58 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 6:58 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 **7th day of September, 2023**, was to Discuss the Purchase, Exchange, or Lease of Real Property, Including any Form of a Water Right or Water Shares.

Dated this 16th day of November, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder