

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 15, 2024; 5:32 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, CLINT DRAKE, CHAD
WILKINSON, STEPHEN JACKSON, 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:

MAYOR'S REPORT

Expressed appreciation to those members of the Council that attended the most recent Board Meeting at Wasatch Integrated Waste Management District. She mentioned there were some differences with the votes and suggested there were options moving forward.

Reported she had also attended the Board Meeting of the North Davis Sewer District last week and explained the Hill Field Road project near Red Lobster was ongoing and described a photo which illustrated the number of pipes and conduits underground. She indicated the District was excited about the state of the art sewer manhole infrastructure to be installed in conjunction with the project.

COUNCILMEMBER REPORT

Councilmember Morris announced the RAMP (Recreation, Arts, Museum, and Parks) Commission met earlier this week and reported it would be reviewing grant applications totaling just under \$2 million dollars. He briefly explained the review process being used by the Commission prior to making any recommendation to the Council. A discussion followed about when the RAMP Tax would next come before the residents to vote on.

Councilmember Roberts mentioned the Parks and Recreation Commission had met last week and informed the Council it was going through an audit to identify the various types of services provided to the public. He explained the results would help determine how efficient the department was.

He mentioned the Chamber's Legislative Affairs Committee would be meeting for two more weeks. He inquired whether the City had an opinion regarding the Blue Stakes bill. Stephen Jackson, City Engineer, explained his understanding of the bill and identified his concerns. He expressed a desire to see more parameters associated with that bill.

Councilmember Bloxham mentioned the article appearing in the Salt Lake Tribune regarding the negative advertising specific to UTOPIA Fiber. He would forward the article to the Council. He believed it dispelled some of the incorrect information and concerns previously put forth by the media campaign.

Councilmember Smith Edmondson reported a Communities that Care Community Board Meeting took place on Monday, February 12, 2024, during which information was provided regarding the kick-off. She announced there was a good turnout and indicated work groups had been designated. She added a key

meeting was scheduled for Friday, March 8, 2024. She mentioned it would be great if any of the Council could attend. She added the Board Meeting planned for Monday, March 11, would include reviewing results from the SHARP survey data respective to Northridge and Layton High Schools. She added virtual options for attendance to both of those meetings would be available.

She and Councilmember Morris were both attending Legislative Policy Committee Meetings with ULCT (Utah League of Cities and Towns) and expressed appreciation to Staff for their assistance. She mentioned the bills specific to affordable housing. A discussion followed regarding the ombudsman bill and Clint Drake, City Attorney, provided a clarification.

GORDON AVENUE AND HIGHWAY 89 TOWN CENTER UPDATE

Chad Wilkinson, Community and Economic Development Department Director, shared a visual illustration of a concept plan for the proposed town center and reminded the Council of previous open houses and public hearings. He reported Staff had followed-up with every question asked of the City and met with every group of residents which came into the City to clarify or respond to issues expressed and identified during the Planning Commission Meeting. Staff also responded to questions from residents via telephone.

Mr. Wilkinson emphasized the concept plan was a refinement from the General Plan and the City had the opportunity to determine what the Town Center would consist of and resemble. He pointed out the public amenity space and the surrounding housing. He shared illustration renderings. He reported Staff had been meeting with interested developers for the commercial development aspect, which was different than how town centers were historically developed. He also pointed out the detached single family housing which would be a buffer between the existing housing and the Town Center, which was a result of public comments. He also pointed out the 3-story maximum height within the development, a decrease from the original proposed 4-story unit density, which was also a result of the public comment. He spoke to possible changes from the proposed plan to accommodate the single level grocery store and a gas station.

He mentioned the planning, which had taken place over the years dating back as far as 2014, designating the area for a town center. He also referenced the Layton Forward General Plan process which also included the town center concept that also reflected a significantly higher density than what was currently being proposed. He also shared a visual illustration reflecting the results from a Market Study completed by Lewis Robertson & Burningham which identified a gap of services in the eastern portion of the City, which justified the need for a town center. He pointed out the Wasatch Choice Plan, affiliated with Wasatch Front Regional Council, a metropolitan planning organization, had put forth the ideas and benefits of town centers in certain areas. He concluded the town center concept was very important and was excited to have the public participation and input.

He reviewed the questions and concerns expressed during the Planning Commission's Public Hearing on Tuesday, January 30, 2024. He specifically mentioned the request to place the multi-family housing at the outer spaces/pads of the town center and indicated Staff had considered that option; however, the success of town centers was dependent upon visually identifying the services within the town center. He also addressed the proposed street connections which would benefit the adjacent residential roads and future development in the area. He also referred to the Town Center overlay density map and reported the Study reflected the need for that specific number of units. One concern of the public was the potential increase in traffic in relation to vehicle trips specific to townhomes and reported the study concluded the number of proposed townhome units wouldn't negatively impact the area. He believed Staff had implemented good planning principles associated with town centers for the proposed development. He also shared the site line to illustrate the impact associated with the proposed Town Center compared to illustrations of other areas within the City which concluded no interference with the site line.

Mr. Wilkinson continued to address the following concerns of the Council and discussions followed:

- The open space amenity and shared some visual illustrations.
- Pedestrian crossing for Highway 89. Stephen Jackson, City Engineer, mentioned it was

uncommon to add fencing at these types of crossings. Mr. Wilkinson also pointed out the signalized crossing near the location which would contribute to safety.

- Clarified the ground level designation of commercial uses within the development.
- Drive-through businesses would be limited.
- Widths of sidewalks, trees, and signage.
- Size of the grocery store component.

Mr. Wilkinson assured the Council, further approvals would be required on behalf of the Council, which would address specifics during the process at a future time. He announced this General Plan Amendment would come before the Council during its meeting on March 21, 2024.

He identified the acreage of the property and explained the process which concluded with the number of housing units proposed for the development. Mayor Petro mentioned residents had continued to express concern regarding the vehicular speed along Gordon Avenue in this area. Mr. Wilkinson pointed out the signaled intersections which would be implemented in conjunction with the development would address this concern.

CLOSED MEETING TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

CLOSED MEETING:

MOTION: Councilmember Roberts moved to adjourn the meeting and convene in a closed meeting at 6:32 p.m. to Discuss Pending or Reasonably Imminent Litigation, and to Discuss the Purchase, Sale, Exchange, or Lease of Real Property. Councilmember Thomas seconded the motion, which passed unanimously.

MOTION: Councilmember Thomas moved to open the meeting at 7:15 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:15 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 **15th day of February, 2024**, was to Discuss Pending or Reasonably Imminent Litigation, and; to Discuss the Purchase, Sale, Exchange, or Lease of Real Property.

Dated this 2nd day of May, 2024.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder