

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on April 3, 2014.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

- A. Minutes of Layton City Council Work Meeting - March 6, 2014
- B. Minutes of Layton City Council Work Meeting - March 20, 2014
- C. Minutes of Layton City Council Meeting - March 20, 2014

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. CITIZEN COMMENTS:

4. VERBAL PETITIONS AND PRESENTATIONS:

- A. Proclamation - National Fair Housing Month

5. CONSENT ITEMS:(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Bid Award – Twin D Environmental Services, Inc. – Project 13-18 – 2013 Cleaning and Televising of Storm Drain System Lines – Resolution 14-12 – Various Locations Throughout the City
- B. Bid Award – Great Basin Development & Construction, Inc. – Project 13-13 – 2013 Storm Drain Small Repairs – Resolution 14-13 – Various Locations Throughout the City
- C. On-Premise Restaurant Liquor License – Taste of India – 1664 North Woodland Park Drive, Suite #401
- D. Off-Premise Beer Retailer License – Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn – 1700 North Woodland Park Drive
- E. Final Plat Approval – Garn Subdivision – 11 South Boynton Road
- F. Reappointments to the Board of Adjustment – Lance D. Shields, David Eliason, and Michael J. Ostermiller – Resolution 14-15
- G. Study Regarding Multi-Family Residential Development Within the City - Resolution 14-07

6. PUBLIC HEARINGS:

7. PLANNING COMMISSION RECOMMENDATIONS:

8. NEW BUSINESS:

9. UNFINISHED BUSINESS:

10. SPECIAL REPORTS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 p.m. to discuss miscellaneous matters.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____

By: _____

Thieda Wellman, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Electronic Information: An electronic or hard copy of any electronic information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

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**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 6, 2014; 5:36 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, DAVE THOMAS,
DAVE PRICE, JIM MASON, AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

**UTAH RISK MANAGEMENT MUTUAL ASSOCIATION (URMMA) – INTRODUCTIONS,
MISSION STATEMENT AND COUNCIL TRAINING**

Dean Steele, representing URMMA, introduced Carl Parker and Paul Johnson, and gave a brief history of the formation of URMMA and the City's involvement with URMMA.

Councilmember Day arrived at 5:38 p.m.

Mr. Steele explained their involvement in risk management to help reduce claims and make cities safer. He said URMMA was a self funded plan with reinsurance to cover large claims. Mr. Steele said in 28 years they had had only one claim that had reached reinsurance. He said premiums were fairly stable over the 28 year period.

Carl Parker presented information about risk management and their inspection process and training programs. Mr. Parker said most things could be prevented with property training and identifying risk.

Paul Johnson said Layton City did an incredible job with training and risk management. He said Jim Mason did a wonderful job for the City, and the City Attorney's office was the best in the State. Mr. Johnson explained his involvement with claims that advanced to lawsuits. He said the City was very

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involved in determining whether a lawsuit was settled or taken to trial.

Councilmember Petro asked if there were additional costs for training.

Mr. Johnson said no; that was part of the premium the City paid.

Councilmember Francis said the City paid a premium that covered training, administrative costs and reinsurance.

Mr. Steele explained the services covered by the City's premium.

Councilmember Petro asked how many cities were involved.

Mr. Steele said there were 19 cities involved in URMMA. He explained how URMMA had changed over the years.

Mr. Steele presented a dividend check of \$22,891 to the Mayor Stevenson.

PRESENTATION – MR. BILL FRANCIS – DAVIS CHANNEL 17

Mayor Stevenson introduced Mr. Bill Francis with Channel 17.

Mr. Francis said he had worked in the past with Mayor Curtis. He gave a brief history of Channel 17. Mr. Francis explained a program for cable users to pay an additional \$1.20 per year to fund a channel for Layton City. The funds would be used to purchase equipment and fund the cost of running the station. Mr. Francis explained how the station could be used to promote the City. He explained things he had done in the past for other cities, including Ogden City.

Councilmember Petro asked how much air time the City would get.

Mr. Francis said there was basically no limit on the amount of time but there would be extra fees for certain things, such as filming Council meetings.

Mayor Stevenson asked if high school plays could be filmed.

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Mr. Francis said they could if there were not copyright issues.

Mayor Stevenson asked about things at the amphitheater being filmed.

Dave Thomas, Recreation Supervisor, said that had been done in the past.

Mayor Stevenson asked about grand openings of local businesses being filmed.

Mr. Francis said yes; he explained things that would not be allowed.

Mayor Stevenson asked if a Council meeting could be broadcast.

Mr. Francis said that they could, but it would be limited to Comcast clients. He said he would help the City put the broadcast of Council meetings on the City's website as well.

Mayor Stevenson asked how UTOPIA would play into this.

Council and Staff discussed the importance of using and promoting UTOPIA.

Gary Crane, City Attorney, said UTOPIA was just a provider of fiber; the service provided would set the stations that would be broadcast. He said this was a public station and should be available through the internet.

Alex Jensen, City Manager, explained how the money would be collected through the fee.

Gary explained how franchise fees were paid and collected.

Mayor Stevenson asked Staff if they felt the City could utilize this service.

Dave Thomas said yes; there were several things that could be promoted in the City. He said Family Recreation could utilize the service; it would be a huge boon to what was already being done.

Council and Staff discussed things that could be promoted on the station.

Mr. Francis explained the ability to put things on demand.

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Gary said he thought that every service provider would have to impose the 10 cent per month fee.

Mr. Francis said he thought that it would only be Comcast because the channel was only available on Comcast.

Gary explained how public channels were available on the internet.

Mr. Francis explained some other things he was working on.

Mayor Stevenson asked how the Council felt about the idea.

Councilmember Brown said she would want more information about who would be paying the fee and how it would affect UTOPIA.

Councilmember Petro said she was concerned with nickel and diming the public.

MISCELLANEOUS:

Mayor Stevenson gave a brief update on Senate Bill 190 and its impacts on UTOPIA.

Gary said the bill had been pulled back to the Rules Committee and would probably die.

Gary said there was a bill relative to the 911 system that would impact private providers such as UTOPIA.

Council and Staff discussed other bills being considered that would impact the City.

Councilmember Day asked if there had been any decision about redoing the Council chambers.

Alex said Staff was working to get firm costs.

Councilmember Brown indicated that in two weeks the republican caucus would be held on Thursday, March 20th, which was a regular Council meeting night. She asked how many items were on the agenda; should the meeting be cancelled or held at an earlier time.

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Alex said there were just a couple of things on the agenda. He said the Council could cancel the regular meeting and hold the work meeting if they chose to do that.

Councilmember Brown suggested having Council meeting at 5:30 p.m. and the work meeting earlier in the day.

Mayor Stevenson asked if the Council would like access to a file drawer in the Mayor's office for their use that could be locked.

Consensus was that they didn't need access to a file drawer.

There was discussion about holding the next budget meeting on March 27th, which was a Strategic Planning meeting night.

Mayor Stevenson reminded the Council that this was the funding period for budget items if there was something the Council wanted included in the budget for next year.

Alex said the sooner Staff could receive budget information from the Council the better it would be.

Alex said on March 20th Staff wanted to update the Council on the FEMA issue. He said there would be an open house on the 26th that would be hosted by the State where the Council could raise questions.

The meeting adjourned at 7:40 p.m.

Thieda Wellman, City Recorder

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

MARCH 20, 2014; 4:39 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TRACY
PROBERT, BILL WRIGHT, TERRY COBURN,
JAMES (WOODY) WOODRUFF AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Alex Jensen, City Manager.

AGENDA:

PRESENTATION – VICTIM SERVICES

This item was not discussed.

BUDGET DISCUSSION

Tracy Probert, Finance Director, said he would be giving an overview of the proposed general fund budget for fiscal year 2014-2015, but the main focus this evening would be on special revenue funds and enterprise funds.

Councilmember Freitag arrived at 4:41 p.m.

Tracy said the total estimated general fund revenue was \$28,482,416. He reviewed personnel costs and operational costs in the general fund. Tracy said \$935,540 was budgeted for capital equipment replacements. He reviewed information about transfers to other funds. Tracy indicated that expenditures exceeded revenues by \$1,516,255. He said the unreserved fund balance at the end of the current year was estimated to be \$6,331,181; and \$4,564,926 at the end of June 30, 2015, which was 16%. Tracy reviewed information about maximum and minimum fund balance requirements.

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Councilmember Brown asked if the City had made the purchase from Rocky Mountain Power for the street lights.

Alex said no; there wasn't sufficient funding to do the needed lighting projects and purchase the system. He said all of the UDOT projects were taking a lot of money, and Staff felt that it was more important to take advantage of the projects that were taking place this year. Alex said Staff didn't want to fall behind on what the City wanted to accomplish.

Mayor Stevenson asked what the cost of the buyout would be.

Alex said it was about \$700,000. He said that wouldn't include poles that also had power lines on them. Alex said the City would rather put the money into upgrading and installing its own poles. He said the City wasn't losing anything and would still have the ability to purchase the system at a later date. Alex said funding would be taken out of the general fund up front and then paid back from the street lighting fund. He said Staff was going into subdivisions that didn't have any lights and would be installing lighting in those area. Alex said once the system was purchased, the City would work through replacing those older fiberglass poles.

Tracy displayed information about street lighting projects proposed in the coming year; most had to do with UDOT projects.

Tracy reviewed proposed changes in personnel, including a new Planning Technician and an upgrade to Kent Andersen's position to Economic Development Manager. He indicated that funding would be from the CDBG grant, the RDA fund, the EDA fund and the general fund.

Bill explained the reasoning for funding the positions with other funds besides general funds.

Councilmember Freitag asked about a position to support the Mayor and Council that had been discussed in the past.

Alex said it hadn't been included in the budget but Staff was aware of it and could make accommodations for it once the Mayor and Council made their decision.

Alex said there was about \$100,000 more in the general fund projects than what was previously discussed. He said the plan was to work with the County on improvements around the conference center

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area.

Tracy reviewed revenues and expenditures for special revenue funds including the victims services fund; alcohol enforcement fund; E911 fund; metro strike force fund; CDBG fund; RDA fund; EDA fund; impact fee fund; and class C road fund.

Tracy reviewed enterprise fund information including the water fund; storm sewer fund; sewer fund; refuse fund; street lighting fund; pool fund; emergency medical fund; and UIA telecom fund.

Councilmember Freitag asked about the vacancy in the director position of UTOPIA.

Alex said there was an interim person in that position until the Macquarie situation played out.

Councilmember Petro asked if the City had checked into a retractable structure for the pool.

Alex said he didn't think the City had looked at that.

Mayor Stevenson said when the pool was constructed, the bubble was the least expensive option. He said it would be very expensive to have a retractable structure.

Alex said the pool made money in the summer months; it might detract from the attractiveness of the pool in the summer.

CLOSED DOOR:

MOTION: Councilmember Freitag moved to close the meeting at 5:49 p.m. to discuss pending or reasonable imminent litigation. Councilmember Brown seconded the motion, which passed unanimously.

MOTION: Councilmember Freitag moved to open the meeting at 6:12 p.m. Councilmember Petro seconded the motion, which passed unanimously.

The meeting adjourned at 6:12 p.m.

Thieda Wellman, City Recorder

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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 **20th day of March, 2014**, was to discuss pending or reasonably imminent litigation.

Dated this 3rd day of April, 2014.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MARCH 20, 2014; 6:16 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, ED FRAZIER,
TERRY COBURN AND THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Penny Faulkner gave the invocation. Scouts and students were welcomed.

PRESENTATIONS:

PROCLAMATION – VIETNAM VETERANS DAY

Mayor Stevenson said those that were old enough to remember the Vietnam War realized that there were many families impacted by the war. He mentioned a family member that had been killed in the Vietnam War. Mayor Stevenson introduced Dennis Howland, President of Northern Utah Vietnam Veterans of America Association. Mayor Stevenson read a proclamation proclaiming March 29th as Vietnam Veterans Day in Layton City.

Mr. Howland expressed his appreciation to the City for recognizing Vietnam Veterans.

Mayor Stevenson said the City was working on an appropriate memorial or park for the Vietnam Veterans.

MISCELLANEOUS:

Mayor Stevenson turned the time over to Dawn Brandvold with the Davis Arts Council.

Ms. Brandvold presented information about the Love Utah Give Utah donation program and how donations could be made to the Davis Arts Council. She presented information about the concerts that would be

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presented this year.

MINUTES:

MOTION: Councilmember Brown moved and Councilmember Freitag seconded to approve the minutes of:

- Layton City Council Strategic Planning Work Meeting – January 30, 2014;**
- Layton City Council Work Meeting – February 6, 2014;**
- Layton City Council Meeting – February 6, 2014;**
- Layton City Council Strategic Planning Work Meeting – February 20, 2014;**
- Layton City Council Meeting – February 20, 2014; and**
- Layton City Council Budget Work Meeting – February 24, 2014.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown said tomorrow residents could attend a Grizzlies game at a discounted price through the Parks and Recreation Department.

Councilmember Brown said the next Family Recreation event would be held on April 18th; Flapjack Friday and Bingo Night. She said this was a free event that would be held at the Central Davis Jr. High Gymnasium from 6:00 p.m. to 8:00 p.m.

Councilmember Petro mentioned an opportunity she had to visit with President Charles A. White at the Weber State Layton Campus today.

Mayor Stevenson said President White indicated that the largest amount of students at Weber State University came from Davis County. He said they estimated that there would be 15,000 students at the Davis Campus in the near future. Mayor Stevenson said five more buildings were planned for the Davis Campus.

A resident from the audience said he had heard that there was a plan for a Junior ROTC Academy in Layton.

Councilmember Brown said it would be part of a charter school in the City.

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Mr. Howland said at 9:30 a.m. on March 29th, there would be a ceremony in the State Capitol Rotunda where the Governor would sign the State's Vietnam Veterans Day bill into law. Mr. Howland invited the Mayor and Council to attend that ceremony.

Councilmember Petro said she had been asked to thank Scott Bone for the work the Homebuilders Association did on a resident's home.

CITIZEN COMMENTS:

Laurie Eccleston, 1426 East 525 North, said she had made a request in the past for a nondiscrimination ordinance in the City. She said she had had discussions with Mayor Stevenson about Layton City being the first City in Davis County to enact a nondiscrimination ordinance. Ms. Eccleston presented statistics about support for such an ordinance. Ms. Eccleston said a State law would be better, but it was not addressed by the legislature. She explained the benefits of an antidiscrimination ordinance.

Joseph D'Arco, 2265 Valley View Drive, explained the "don't asked don't tell" policy of the military. He explained his work and connection with Hill AFB. Mr. D'Arco expressed concerns with BRAC base closures and the impact it could have on base closures by not having an antidiscrimination ordinance. He asked that the City pass an antidiscrimination ordinance.

Councilmember Francis asked if the Department of Defense had an explicit antidiscrimination policy.

Mr. D'Arco said yes; gays and lesbians could serve openly in all arms of the military.

Ross Poore, 2265 North 125 West, congratulated the new members of the Council. He said he was an educator in Davis County for 37 years and was the first principal of Northridge High School. Mr. Poore expressed appreciation to the members of the military. Mr. Poore said he learned compassion from Mayor Stevenson's father. He expressed support of an antidiscrimination ordinance to protect all people.

Shawn Anderson, 1275 Bridge Park Way, said he was a small business owner. He said one of the unintended consequences of an antidiscrimination ordinance was that it opened the floodgates for lawsuits. Mr. Anderson said any law that affected employers would have a negative impact. He said the Americans with Disabilities Act opened the floodgates to litigation. Mr. Anderson asked the Council to please consider the impacts an antidiscrimination ordinance could have on businesses; it had the potential to break people into

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more groups. He said without certain protections it could have huge impacts on small businesses; mere accusations could hurt a company.

Mayor Stevenson said this had been discussed since the first of the year and work was being done. Mayor Stevenson said the City didn't want to discriminate against anyone and would not tolerate discrimination. He said the City wasn't ready to bring anything forward at this time.

CONSENT AGENDA:

AGREEMENT WITH SPILLMAN, SOLUTIONS II, AND IBM GLOBAL FINANCE FOR THE ACQUISITION OF A REPLACEMENT SERVER FOR POLICE/FIRE RECORDS MANAGEMENT – RESOLUTION 14-09

Ed Frazier, IT Manager, said Resolution 14-09 was an agreement between the City and Spillman, Solutions II and IBM Global Finance, for the acquisition of a replacement server for the Police and Fire records management system. He said the current server didn't support the latest versions of software. Ed said changes at the State and Federal level had forced the City to bring the server on now instead of waiting until the next budget year. He said the cost of the server would be financed by Solutions II until next fiscal year. Ed said Staff recommended approval.

BID AWARD – BRINKERHOFF EXCAVATING, INC. – 285 WEST STORM DRAIN AND LAND DRAIN – ALONG 285 WEST FROM 1925 NORTH TO 1775 NORTH – RESOLUTION 14-08

Terry Coburn, Public Works Director, said Resolution 14-08 authorized the execution of an agreement with Brinkerhoff Excavating for the 285 West Storm Drain and Land Drain Project. Terry said the project included the construction of approximately 1,200 linear feet of 8 inch to 18 inch storm drain pipe and other associated work items. He said the project would improve the collection of storm water runoff along 285 West and 1900 North streets, and correct blockage issues in the land drain line. Terry said five bids were received with Brinkerhoff Excavating submitting the lowest responsive, responsible bid in the amount of \$170,898; the engineer's estimate was \$175,000. He said Staff recommended approval.

Mayor Stevenson asked if there were any lower bids that were not responsible.

Terry said no. He said there were three companies that did not meet the 10:00 a.m. deadline, but their bids were higher.

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Councilmember Petro asked if Brinkerhoff had done work for the City in the past.

Terry said yes, many times.

MOTION: Councilmember Francis moved to approve the Consent Agenda as presented. Councilmember Freitag seconded the motion, which passed unanimously.

The meeting adjourned at 7:07 p.m.

Thieda Wellman, City Recorder

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.A.

Subject:

Proclamation - National Fair Housing Month

Background:

The Mayor will proclaim April as National Fair Housing Month.

Alternatives:

N/A

Recommendation:

N/A

Whereas, the month of April has been designated as *National Fair Housing Month* by the United States Department of Housing & Urban Development; and

Whereas, April 2014 marks the 46th anniversary of the passage of the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of fair housing without regard to race, color, national origin, religion, sex, financial status or disability and encourages fair housing opportunities for all citizens; and

Whereas, the City of Layton receives a direct allocation from the United States Department of Housing & Urban Development Community Development Block Grant Program for the development of affordable housing and public services in the City; and

Whereas, the United States Department of Housing & Urban Development has determined that the theme of this year's Fair Housing month is *"Fair Housing is Your Right. Use it!"*

Now Therefore, Be It Resolved that I, Robert J Stevenson, Mayor of Layton City, Utah, and the Layton City Council, do hereby proclaim April, 2014, as *Layton City Fair Housing Month*.

In Witness Whereof: I have caused the Seal of the City of Layton, Utah, to be affixed on this 3rd day of April 2014.

Mayor _____

Date _____

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Bid Award – Twin D Environmental Services, Inc. – Project 13-18 – 2013 Cleaning and Televising of Storm Drain System Lines – Resolution 14-12 – Various Locations Throughout the City

Background:

Resolution 14-12 authorizes the execution of an agreement between Layton City and Twin D Environmental Services, Inc. for the 2013 Cleaning and Televising of Storm Drain System Lines, Project 13-18. The project includes the televising and cleaning of an estimated 50,000 lineal feet of storm drain lines varying in size from 12 to 48 inches, located throughout the City. This project will extend the life and improve the performance of our storm drain system, enabling us to evaluate where repairs are needed.

Three bids were received, with Twin D Environmental Services, Inc. submitting the lowest responsive, responsible bid in the amount of \$64,199.80. The engineer's estimate was \$60,000.00.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-12 awarding the bid to Twin D Environmental Services, Inc. for the 2013 Cleaning and Televising of Storm Drain System Lines, Project 13-18; 2) Adopt Resolution 14-12 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-12 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-12 awarding the bid to Twin D Environmental Services, Inc. for the 2013 Cleaning and Televising of Storm Drain System Lines, Project 13-18 and authorize the City Manager to execute the agreement.

RESOLUTION 14-12

AUTHORIZING AN AGREEMENT WITH TWIN D ENVIRONMENTAL SERVICES, INC. FOR THE 2013 CLEANING AND TELEVISIONING OF STORM DRAIN SYSTEM LINES, PROJECT 13-18

WHEREAS, Layton City has elected to conduct storm drain improvements to be known as the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18; and

WHEREAS, the City received bids for the construction of the referenced project on March 20, 2014, with the results of these bids attached hereto, for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated each response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Layton City to conditionally select Twin D Environmental Services, Inc. as the contractor for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. Twin D Environmental Services, Inc. (hereafter referred to as Great Basin) is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18.

2. The City Manager is directed to conduct negotiations for an agreement (herein the "Agreement") with Twin D for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price and other responses to the Advertisement for Bids contained in the proposal submitted by Twin D that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an Agreement for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Twin D has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Twin D shall constitute Twin D's offer for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of Twin D's offer and the formal award of the contract to Twin D Environmental Services, Inc. for the 2013 Cleaning and Televisioning of Storm Drain System Lines, Project 13-18, pursuant to the terms and conditions of the Agreement.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 3rd day of April, 2014.

ATTEST:

THIEDA WELLMAN, City Recorder


ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



TERRY COBURN, Public Works Director

LAYTON CITY CORPORATION

2013 CLEANING and TELEVISIONING OF STORM DRAIN SYSTEM LINES, Project 13-18

Bid Opening March 20, 2014 @ 2 p.m						Engineer's Estimate: \$60,000				
		1			2			3		
		Twin D			Hoffman (Pro-pipe)			Val Kotter & Sons Inc.		
	DESCRIPTION	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	
1.	Clean 12-18" SD Lines	32,905	lf	1.20	39,486.00	1.29	42,447.45	1.38	45,408.90	
2.	Clean 21-27" SD Lines	6,658	lf	1.30	8,655.40	1.65	10,985.70	2.08	13,848.64	
3.	Clean 30-36" SD Lines	7,411	lf	1.40	10,375.40	1.95	14,451.45	2.98	22,084.78	
4.	Clean 42-48" SD Lines	2,272	lf	1.50	3,408.00	2.00	4,544.00	3.98	9,042.56	
5.	Raise Ext. MH to grade	5	ea	455.00	2,275.00	375.00	1,875.00	1275.00	6,375.00	
	Total				\$64,199.80		\$74,303.60		\$96,759.88	
<u>Alternates and/or additions</u>										
6.	Raise Ext. MH to grade	10	ea	550.00		700.00		575.00		
7.	Raise Ext. MH to grade (after	5	inch	50.00		35.00		275.00		
8.	Extra Cleaning with approval	1,000	lf	175.00		180.00		300.00		

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.B.

Subject:

Bid Award – Great Basin Development & Construction, Inc. – Project 13-13 – 2013 Storm Drain Small Repairs – Resolution 14-13 – Various Locations Throughout the City

Background:

Resolution 14-13 authorizes the execution of an agreement between Layton City and Great Basin Development & Construction, Inc. for the 2013 Storm Drain Small Repairs, Project 13-13. The project includes the replacement of approximately 700 lineal feet of 15-inch to 24-inch storm drain pipe and appurtenances in five separate locations throughout the City. This project will improve storm drainage and provide minor roadway improvements for enhanced traffic safety and flow.

Six bids were received, with Great Basin Development & Construction, Inc. submitting the lowest responsive, responsible bid in the amount of \$145,467.50. The engineer's estimate was \$175,000.00.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-13 awarding the bid to Great Basin Development & Construction, Inc. for the 2013 Storm Drain Small Repairs, Project 13-13; 2) Adopt Resolution 14-13 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-13 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-13 awarding the bid to Great Basin Development & Construction, Inc. for the 2013 Storm Drain Small Repairs, Project 13-13 and authorize the City Manager to execute the agreement .

RESOLUTION 14-13

AUTHORIZING AN AGREEMENT WITH GREAT BASIN DEVELOPMENT & CONSTRUCTION, LLC FOR THE 2013 STORM DRAIN SMALL REPAIRS, PROJECT 13-13

WHEREAS, Layton City has elected to conduct storm drain improvements to be known as the 2013 Storm Drain Small Repairs, Project 13-13; and

WHEREAS, the City received bids for the construction of the referenced project on March 20, 2014, with the results of these bids attached hereto, for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated each response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Layton City to conditionally select Great Basin Development and Construction, LLC as the contractor for the 2013 Storm Drain Small Repairs, Project 13-13.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. Great Basin Development and Construction, LLC (hereafter referred to as Great Basin) is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the 2013 Storm Drain Small Repairs, Project 13-13.

2. The City Manager is directed to conduct negotiations for an agreement (herein the "Agreement") with Great Basin for the 2013 Storm Drain Small Repairs, Project 13-13. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price and other responses to the Advertisement for Bids contained in the proposal submitted by Great Basin that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an Agreement for the 2013 Storm Drain Small Repairs, Project 13-13.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Great Basin has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Great Basin shall constitute Great Basin's offer for the 2013 Storm Drain Small Repairs, Project 13-13, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of Great Basin's offer and the formal award of the contract to Great Basin Development and Construction, LLC for the 2013 Storm Drain Small Repairs, Project 13-13, pursuant to the terms and conditions of the Agreement.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **3rd** day of April, 2014.

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



TERRY COBURN, Public Works Director

THE 2013 STORM DRAIN SMALL REPAIRS, Project 13-13

Bid Opening March 20, 2014, 2:30 a.m.

Engineer's Estimate: \$175,000

DESCRIPTION	QTY	Unit	1 Great Basin Dev. & Const. Co.		2 Daley Construction Co.		3 Brinkerhoff	
			(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
Sched. A - 3250 N 1050 E								
1. F&I 15" RCP	240	LF	\$40.75	\$9,780.00	\$65.00	\$15,600.00	\$70.00	\$16,800.00
2. Remove exst. box or manhole	1	EA	\$310.00	\$310.00	\$600.00	\$600.00	\$600.00	\$600.00
3. Construct standard hooded inlet box	4	EA	\$2,000.00	\$8,000.00	\$2,250.00	\$9,000.00	\$2,000.00	\$8,000.00
4. Construct combination box	2	EA	\$3,600.00	\$7,200.00	\$3,600.00	\$7,200.00	\$3,960.00	\$7,920.00
5. R&R 4" sewer lateral	2	EA	\$1,200.00	\$2,400.00	\$200.00	\$400.00	\$500.00	\$1,000.00
6. Loop exst. 3/4 -1" cul. water service	2	EA	\$300.00	\$600.00	\$100.00	\$200.00	\$300.00	\$600.00
7. Loop exst. 8" ductile iron cul. water line	2	EA	\$3,150.00	\$6,300.00	\$1,850.00	\$3,700.00	\$3,500.00	\$7,000.00
8. R&R standard high-back C&G	50	LF	\$25.00	\$1,250.00	\$20.00	\$1,000.00	\$100.00	\$5,000.00
9. R&R standard 4-foot sidewalk	40	LF	\$25.00	\$1,000.00	\$19.00	\$760.00	\$80.00	\$3,200.00
10. R&R curb radius w/handi-cap ramp	2	EA	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00	\$1,000.00	\$2,000.00
11. Remove waterway	1	EA	\$500.00	\$500.00	\$650.00	\$650.00	\$2,000.00	\$2,000.00
12. F&I 1" gravel bedding mat. for pipe	80	Tons	\$21.00	\$1,680.00	\$18.25	\$1,460.00	\$18.00	\$1,440.00
13. F&I 3" borrow material for trench backfill	260	Tons	\$17.50	\$4,550.00	\$16.50	\$4,290.00	\$12.75	\$3,315.00
14. F&P 3/4-1" roadbase over SD trenches	80	Tons	\$18.00	\$1,440.00	\$15.50	\$1,240.00	\$16.75	\$1,340.00
15. F&P 3/4" asphalt over SD trenches	25	Tons	\$237.00	\$5,925.00	\$220.00	\$5,500.00	\$120.00	\$3,000.00
16. Flush & TV new SD lines	1	LS	\$660.00	\$660.00	\$600.00	\$600.00	\$500.00	\$500.00
Schedule A Total				\$55,595.00		\$57,200.00		\$63,715.00

Sched. B - 3250 N 2175 E								
17. F&I 24" RCP	140	LF	\$60.00	\$8,400.00	\$57.00	\$7,980.00	\$100.00	\$14,000.00
18. Construct 5' SD manhole	1	EA	\$2,739.00	\$2,739.00	\$3,200.00	\$3,200.00	\$2,500.00	\$2,500.00
19. Repair landscape & sprinkling	1	LS	\$3,000.00	\$3,000.00	\$1,900.00	\$1,900.00	\$3,000.00	\$3,000.00
20. Loop exst. 8" ductile iron cul. water line	1	EA	\$3,150.00	\$3,150.00	\$1,850.00	\$1,850.00	\$4,000.00	\$4,000.00
21. R&R standard high-back C&G	15	LF	\$31.00	\$465.00	\$20.00	\$300.00	\$100.00	\$1,500.00
22. R&R standard 4-foot sidewalk	15	LF	\$28.00	\$420.00	\$19.00	\$285.00	\$40.00	\$600.00
23. F&I 1" gravel bedding material for pipe	85	Tons	\$21.00	\$1,785.00	\$18.25	\$1,551.25	\$18.00	\$1,530.00
24. F&I 3" borrow material for trench backfill	125	Tons	\$17.50	\$2,187.50	\$16.50	\$2,062.50	\$12.75	\$1,593.75
25. F&P 3/4-1" roadbase over SD trenches	80	Tons	\$18.00	\$1,440.00	\$15.50	\$1,240.00	\$16.75	\$1,340.00
26. F&P 3/4" asphalt over SD trenches	5	Tons	\$280.00	\$1,400.00	\$270.25	\$1,351.25	\$150.00	\$750.00
27. Flush and TV new SD lines	1	LS	\$550.00	\$550.00	\$1,250.00	\$1,250.00	\$500.00	\$500.00
Schedule B Total				\$25,536.50		\$22,970.00		\$31,313.75

Sched. C - Hillsborough and Cherry Ln								
28. F&I 15" RCP	214	LF	\$40.75	\$8,720.50	\$50.00	\$10,700.00	\$70.00	\$14,980.00
29. Remove exst. box or manhole	1	EA	\$310.00	\$310.00	\$500.00	\$500.00	\$600.00	\$600.00
30. Construct combination box	2	EA	\$3,600.00	\$7,200.00	\$3,500.00	\$7,000.00	\$3,900.00	\$7,800.00
31. Construct inlet box	1	EA	\$2,000.00	\$2,000.00	\$2,250.00	\$2,250.00	\$2,000.00	\$2,000.00
32. R&R standard high-back C&G	50	LF	\$25.00	\$1,250.00	\$25.00	\$1,250.00	\$100.00	\$5,000.00
33. Remove & replace ADA ramp	4	EA	\$2,000.00	\$8,000.00	\$2,500.00	\$10,000.00	\$1,000.00	\$4,000.00
34. Remove waterway (replace with asphalt)	2	EA	\$500.00	\$1,000.00	\$800.00	\$1,600.00	\$1,500.00	\$3,000.00
35. F&I 1" gravel bedding material for pipe	25	Tons	\$21.00	\$525.00	\$18.25	\$456.25	\$18.00	\$450.00
36. F&I 3" borrow material for trench backfill	115	Tons	\$17.50	\$2,012.50	\$16.50	\$1,897.50	\$12.75	\$1,466.25
37. F&P 3/4-1" roadbase over SD trenches	40	Tons	\$18.00	\$720.00	\$15.50	\$620.00	\$16.75	\$670.00
38. F&P 3/4" asphalt over SD trenches	61	Tons	\$182.00	\$11,102.00	\$158.00	\$9,638.00	\$115.00	\$7,015.00
39. Flush and TV new SD lines	1	LS	\$550.00	\$550.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00
Schedule C Total				\$43,390.00		\$47,411.75		\$47,481.25

Sched. D - Hillsborough and 1275 North								
40. F&I 15" RCP	65	LF	\$52.00	\$3,380.00	\$60.00	\$3,900.00	\$100.00	\$6,500.00
41. Remove exst. box or manhole	1	EA	\$310.00	\$310.00	\$450.00	\$450.00	\$600.00	\$600.00
42. Construct cleanout box	1	EA	\$1,956.00	\$1,956.00	\$2,350.00	\$2,350.00	\$2,200.00	\$2,200.00
*49. Construct combination box	1	EA	\$3,600.00	\$3,600.00	\$3,500.00	\$3,500.00	\$3,900.00	\$3,900.00
43. F&I 1" gravel bedding material for pipe	8	Tons	\$21.00	\$168.00	\$25.00	\$200.00	\$18.00	\$144.00
44. F&I 3" borrow material for trench backfill	36	Tons	\$17.50	\$630.00	\$19.00	\$684.00	\$12.75	\$459.00
45. F&P 3/4-1" roadbase over SD trenches	13	Tons	\$18.00	\$234.00	\$16.00	\$208.00	\$16.75	\$217.75
46. F&P 3/4" asphalt course over SD trenches	10	Tons	\$254.00	\$2,540.00	\$240.00	\$2,400.00	\$150.00	\$1,500.00
47. Remove and replace manhole	1	LS	\$550.00	\$550.00	\$300.00	\$300.00	\$500.00	\$500.00
Schedule D Total				\$13,368.00		\$13,992.00		\$16,020.75

* Addendum Item added later to schedule

Sched. E - 825 North - Aspen Way								
48. Furnish & Install Manhole	1	EA	\$7,578.00	\$7,578.00	\$6,000.00	\$6,000.00	\$4,500.00	\$4,500.00
Schedule E Total				\$7,578.00		\$6,000.00		\$4,500.00

Schedule A Street Reconstruction	\$55,595.00	\$57,200.00	\$63,715.00
Schedule B - SD Construction	\$25,536.50	\$22,970.00	\$31,313.75
Schedule C - Irr. & Sec. Wtr. Construction	\$43,390.00	\$47,411.75	\$47,481.25
Schedule D - Utility Construction	\$13,368.00	\$13,992.00	\$16,020.75
Schedule E - TS/Fiber Optic/ST Lighting	\$7,578.00	\$6,000.00	\$4,500.00
Project Total	\$145,467.50	\$147,573.75	\$163,030.75

THE 2013 STORM DRAIN SMALL REPAIRS, Project 13-13

Bid Opening March 20, 2014, 2:30 a.m.

Engineer's Estimate: \$175,000

DESCRIPTION	QTY	Unit	4		5		6	
			Mecham Brothers (\$ Per	TOTAL (\$)	Craythorne Inc. (\$ Per	TOTAL (\$)	Ormond Construction (\$ Per	TOTAL (\$)
Sched. A - 3250 N 1050 E								
1. F&I 15" RCP	240	LF	\$45.00	\$10,800.00	\$53.13	\$12,751.20	\$54.75	\$13,140.00
2. Remove exst. box or manhole	1	EA	\$2,500.00	\$2,500.00	\$922.00	\$922.00	\$900.00	\$900.00
3. Construct standard hooded inlet box	4	EA	\$2,150.00	\$8,600.00	\$2,625.00	\$10,500.00	\$2,247.80	\$8,991.20
4. Construct combination box	2	EA	\$4,000.00	\$8,000.00	\$3,799.00	\$7,598.00	\$3,589.00	\$7,178.00
5. R&R 4" sewer lateral	2	EA	\$800.00	\$1,600.00	\$2,049.00	\$4,098.00	\$4,555.37	\$9,110.74
6. Loop exst. 3/4 -1" cul. water service	2	EA	\$750.00	\$1,500.00	\$785.00	\$1,570.00	\$1,505.67	\$3,011.34
7. Loop exst. 8" ductile iron cul. water line	2	EA	\$3,500.00	\$7,000.00	\$5,183.00	\$10,366.00	\$5,194.46	\$10,388.92
8. R&R standard high-back C&G	50	LF	\$40.00	\$2,000.00	\$42.95	\$2,147.50	\$28.19	\$1,409.50
9. R&R standard 4-foot sidewalk	40	LF	\$25.00	\$1,000.00	\$34.75	\$1,390.00	\$24.05	\$962.00
10. R&R curb radius w/handi-cap ramp	2	EA	\$1,000.00	\$2,000.00	\$2,865.00	\$5,730.00	\$1,891.00	\$3,782.00
11. Remove waterway	1	EA	\$2,000.00	\$2,000.00	\$2,312.00	\$2,312.00	\$11,533.02	\$11,533.02
12. F&I 1" gravel bedding mat. for pipe	80	Tons	\$22.00	\$1,760.00	\$28.85	\$2,308.00	\$21.00	\$1,680.00
13. F&I 3" borrow material for trench	260	Tons	\$17.00	\$4,420.00	\$14.48	\$3,764.80	\$5.00	\$1,300.00
14. F&P, 3/4-1" roadbase over SD	80	Tons	\$22.50	\$1,800.00	\$23.68	\$1,894.40	\$17.00	\$1,360.00
15. F&P 3/4" asphalt over SD trenches	25	Tons	\$200.00	\$5,000.00	\$244.65	\$6,116.25	\$255.44	\$6,386.00
16. Flush &TV new SD lines	1	LS	\$1,000.00	\$1,000.00	\$1,476.00	\$1,476.00	\$1,440.00	\$1,440.00
Schedule A Total				\$60,980.00		\$74,944.15		\$82,572.72

Sched. B - 3250 N 2175 E								
17 F&I 24" RCP	140	LF	\$60.00	\$8,400.00	\$63.95	\$8,953.00	\$61.26	\$8,576.40
18 Construct 5' SD manhole	1	EA	\$2,750.00	\$2,750.00	\$3,700.00	\$3,700.00	\$1,951.50	\$1,951.50
19 Repair landscape & sprinkling	1	LS	\$2,000.00	\$2,000.00	\$7,257.00	\$7,257.00	\$1,900.00	\$1,900.00
20 Loop exst. 8" ductile iron cul. water line	1	EA	\$4,000.00	\$4,000.00	\$5,183.00	\$5,183.00	\$5,413.11	\$5,413.11
21 R&R standard high-back C&G	15	LF	\$50.00	\$750.00	\$42.95	\$644.25	\$28.19	\$422.85
22 R&R standard 4-foot sidewalk	15	LF	\$35.00	\$525.00	\$34.75	\$521.25	\$24.05	\$360.75
23 F&I 1" gravel bedding material for pipe	85	Tons	\$22.50	\$1,912.50	\$28.85	\$2,452.25	\$21.00	\$1,785.00
24 F&I 3" borrow material for trench	125	Tons	\$17.00	\$2,125.00	\$14.48	\$1,810.00	\$17.00	\$2,125.00
25 F&P, 3/4"-1" roadbase over SD	80	Tons	\$22.00	\$1,760.00	\$23.68	\$1,894.40	\$17.00	\$1,360.00
26 F&P 3/4" asphalt over SD trenches	5	Tons	\$250.00	\$1,250.00	\$295.40	\$1,477.00	\$251.45	\$1,257.25
27 Flush and TV new SD lines	1	LS	\$800.00	\$800.00	\$861.00	\$861.00	\$980.00	\$980.00
Schedule B Total				\$26,272.50		\$34,753.15		\$26,131.86

Sched. C - Hillsborough and Cherry Ln								
28 F&I 15" RCP	214	LF	\$50.00	\$10,700.00	\$74.92	\$16,032.88	\$74.75	\$15,996.50
29 Remove exst. box or manhole	1	EA	\$1,000.00	\$1,000.00	\$922.00	\$922.00	\$900.00	\$900.00
30 Construct combination box	2	EA	\$4,300.00	\$8,600.00	\$3,799.00	\$7,598.00	\$3,589.00	\$7,178.00
31 Construct inlet box	1	EA	\$2,250.00	\$2,250.00	\$3,007.00	\$3,007.00	\$2,147.80	\$2,147.80
32 R&R standard high-back C&G	50	LF	\$35.00	\$1,750.00	\$42.95	\$2,147.50	\$28.19	\$1,409.50
33 Remove & replace ADA ramp	4	EA	\$1,200.00	\$4,800.00	\$3,517.00	\$14,068.00	\$1,891.00	\$7,564.00
34 Remove waterway (replace with	2	EA	\$2,000.00	\$4,000.00	\$3,633.00	\$7,266.00	\$11,533.02	\$23,066.04
35 F&I 1" gravel bedding material for pipe	25	Tons	\$22.50	\$562.50	\$28.85	\$721.25	\$21.00	\$525.00
36 F&I 3" borrow material for trench	115	Tons	\$17.00	\$1,955.00	\$14.48	\$1,665.20	\$17.00	\$1,955.00
37 F&P 3/4-1" roadbase over SD	40	Tons	\$22.00	\$880.00	\$23.68	\$947.20	\$17.00	\$680.00
38 F&P 3/4" asphalt over SD trenches	61	Tons	\$200.00	\$12,200.00	\$181.35	\$11,062.35	\$197.66	\$12,057.26
39 Flush and TV new SD lines	1	LS	\$1,000.00	\$1,000.00	\$1,316.00	\$1,316.00	\$1,284.00	\$1,284.00
Schedule C Total				\$49,697.50		\$66,753.38		\$74,763.10

Sched. D - Hillsborough and 1275 North								
40 F&I 15" RCP	65	LF	\$50.00	\$3,250.00	\$59.40	\$3,861.00	\$54.75	\$3,558.75
41 Remove exst. box or manhole	1	EA	\$2,500.00	\$2,500.00	\$922.00	\$922.00	\$900.00	\$900.00
42 Construct cleanout box	1	EA	\$4,000.00	\$4,000.00	\$3,268.00	\$3,268.00	\$2,301.30	\$2,301.30
*49 Construct combination box	1	EA	\$4,500.00	\$4,500.00	\$4,229.00	\$4,229.00	\$3,589.00	\$3,589.00
43 F&I 1" gravel bedding material for pipe	8	Tons	\$50.00	\$400.00	\$28.85	\$230.80	\$21.00	\$168.00
44 F&I 3" borrow material for trench	36	Tons	\$19.00	\$684.00	\$14.48	\$521.28	\$17.00	\$612.00
45 F&P 3/4"-1" roadbase over SD	13	Tons	\$25.00	\$325.00	\$23.68	\$307.84	\$17.00	\$221.00
46 F&P 3/4" asphalt course over SD	10	Tons	\$250.00	\$2,500.00	\$265.80	\$2,658.00	\$274.70	\$2,747.00
47 Remove and replace manhole	1	LS	\$500.00	\$500.00	\$490.00	\$490.00	\$650.00	\$650.00
Schedule D Total				\$18,659.00		\$16,487.92		\$14,747.05

* Addendum Item added later to schedule

Sched. E - 825 North - Aspen Way								
48 Furnish & Install Manhole	1	EA	\$15,000.00	\$15,000.00	\$4,531.00	\$4,531.00	\$7,915.33	\$7,915.33
Schedule E Total				\$15,000.00		\$4,531.00		\$7,915.33

Schedule A Street Reconstruction	\$60,980.00	\$74,944.15	\$82,572.72
Schedule B - SD Construction	\$26,272.50	\$34,753.15	\$26,131.86
Schedule C - Irr. & Sec. Wtr.	\$49,697.50	\$66,753.38	\$74,763.10
Schedule D - Utility Construction	\$18,659.00	\$16,487.92	\$14,747.05
Schedule E - TS/Fiber Optic/ST	\$15,000.00	\$4,531.00	\$7,915.33
Project Total	\$170,609.00	\$197,469.60	\$206,130.06

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.C.

Subject:

On-Premise Restaurant Liquor License – Taste of India – 1664 North Woodland Park Drive, Suite #401

Background:

The owner of Taste of India, Ranjit Singh Chohan, is requesting an on-premise restaurant liquor license. Section 5.16.020 of the Layton City Code regulates liquor licenses with the following location criteria.

(1) An on-premise restaurant liquor license may not be established within 600 feet of any public or private school, church, public library, public playground, school playground or park measured following the shortest pedestrian or vehicular route.

(2) An on-premise restaurant liquor license may not be established within 200 feet of any public or private school, church, public library, public playground, school playground or park measured in a straight line from the nearest entrance of the restaurant to the nearest property line.

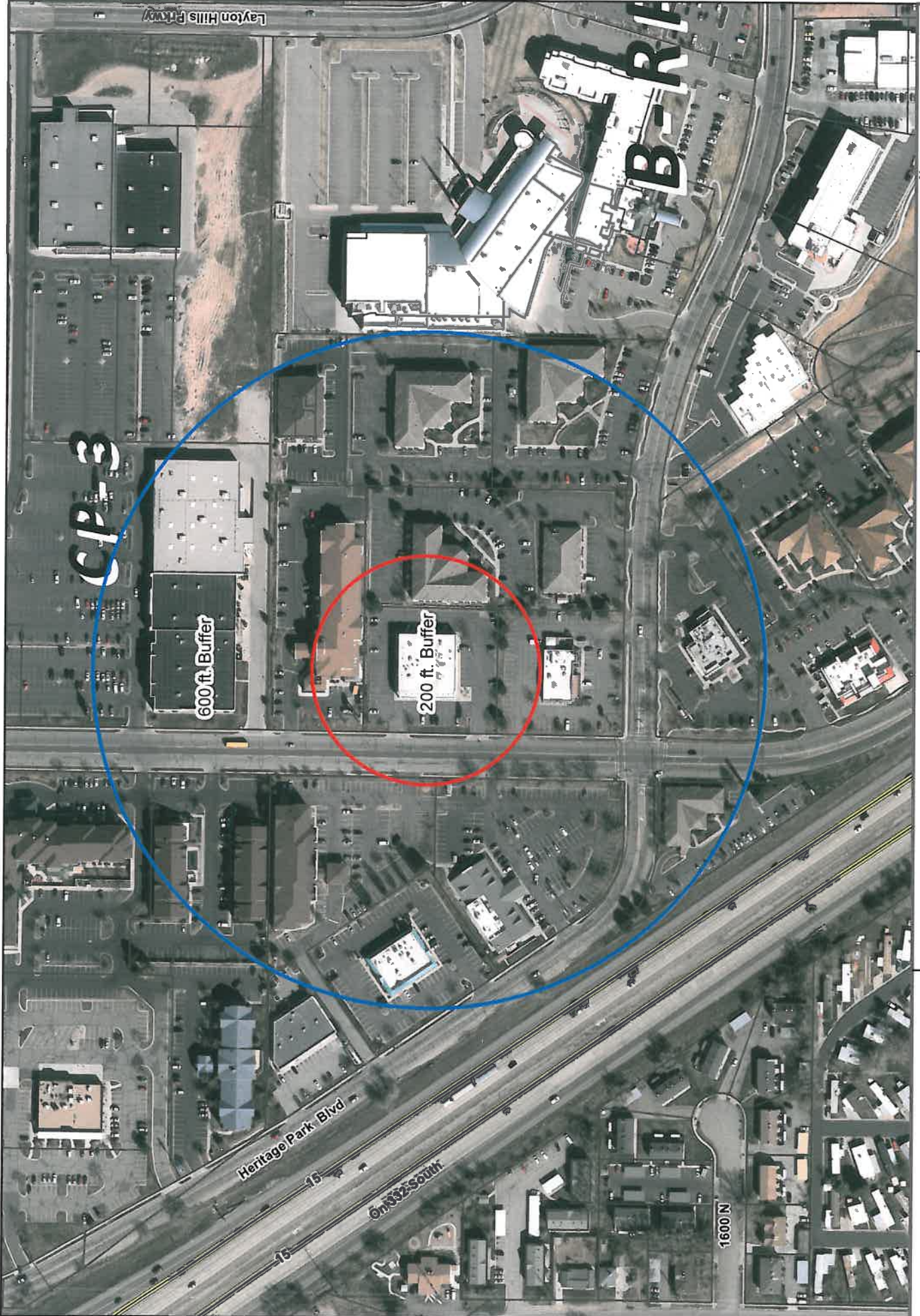
The attached map illustrates the 200-foot buffer circle and 600-foot buffer circle. Currently there are no parks, schools, libraries or churches within the 200-foot or 600-foot distances to the restaurant. The location meets the location criteria. A copy of the criminal background check on Ranjit Singh Chohan has been submitted to the Police Department for review and has been approved.

Alternatives:

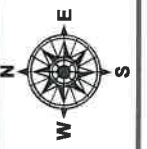
Alternatives are to 1) Approve the on-premise restaurant liquor license for Taste of India; or 2) Deny the request.

Recommendation:

Staff recommends the Council approve the on-premise restaurant liquor license for Taste of India.



Taste of India
1664 N. Woodland Park Drive



**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.D.

Subject:

Off-Premise Beer Retailer License – Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn – 1700 North Woodland Park Drive

Background:

Jody Sander, the Regional Manager of Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn, is requesting an off-premise beer retailer license. Section 5.16.100 of the Layton City Code regulates beer retailer licenses with the following location criteria.

(1) An off-premise beer retailer license may not be established within 600 feet of any public or private school, church, public library, public playground, school playground or park measured following the shortest pedestrian or vehicular route.

(2) An off-premise beer retailer license may not be established within 200 feet of any public or private school, church, public library, public playground, school playground or park measured in a straight line from the nearest entrance of the convenience store to the nearest property line.

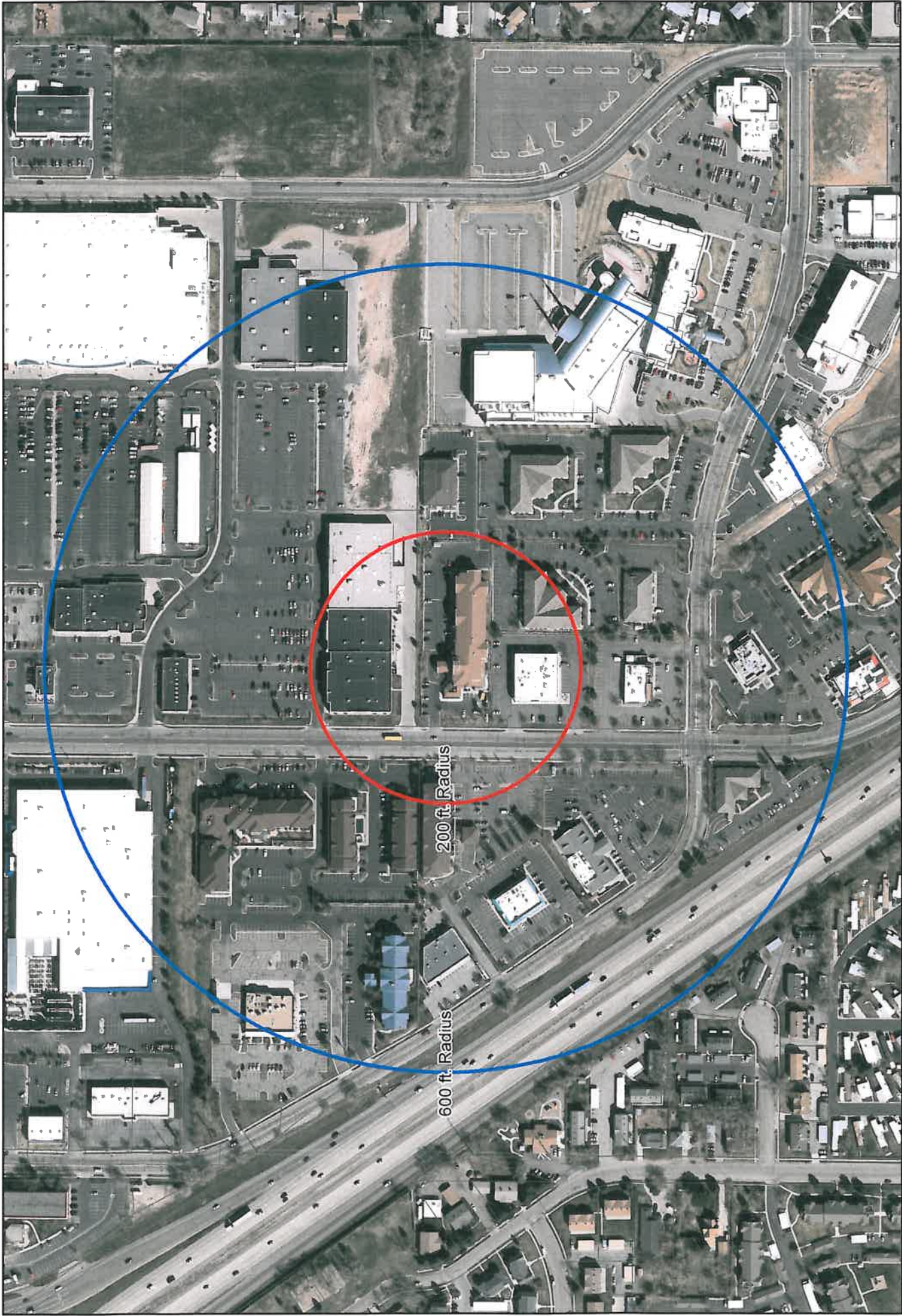
The attached map illustrates the 200-foot buffer circle and 600-foot buffer circle. Currently there are no parks, schools, libraries or churches within the 200-foot or 600-foot distances to Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn. The location meets the location criteria. A copy of the criminal background check on Jody Sander has been submitted to the Police Department for review and has been approved.

Alternatives:

Alternatives are to 1) Approve the off-premise beer retailer license for Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn; or 2) Deny the request.

Recommendation:

Staff recommends the Council approve the off-premise beer retailer license for Layton II, LLC/Hospitality Investors III, LLC DBA Hampton Inn.



200 ft. Radius

600 ft. Radius



Layton II, LLC/Hospitality Investors III, LLC
DBA Hampton Inn
1700 North Woodland Park Drive



**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.E.

Subject:

Final Plat Approval – Garn Subdivision – 11 South Boynton Road

Background:

The applicant, Kevin Garn, is requesting approval for a one-lot subdivision. The one-lot subdivision will include a future single family home for the applicant. The purpose for the subdivision approval is the requirement for the one-lot plat to dedicate the street frontage in front of the lot for Boynton Road to be widened. A width of 32 feet is required to be dedicated to Layton City.

The 2.3 acre parcel with a street frontage of 300 lineal feet meets the R-1-10 PRUD zoning requirements.

Alternatives:

Alternatives are to 1) Grant final plat approval to the Garn Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval.

Recommendation:

On March 25, 2014, the Planning Commission unanimously recommended the Council grant final plat approval to the Garn Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: City Council

From: Kem Weaver, Planner II 

Date: April 3, 2014

Re: Garn Subdivision Final Plat

Location: 11 South Boynton Road

Zoning: R-1-10 PRUD (Single Family Residential with the Planned Residential Unit Development overlay)

Background:

On April 21, 2011, the City Council approved Phase 1 of the Les Chenes PRUD on property at 11 South Boynton Road. The development never came to fruition and all approvals expired a year later. The property has now been purchased by the applicant, Kevin Garn, to be developed as a single lot for a single family home (see attached site plan).

By ordinance, the applicant is required to go through the final plat portion of the subdivision process application. The applicant is required to dedicate a portion of the property to Layton City to widen Boynton Road along the frontage of the lot. The required dedication is a width of 32 feet. The frontage of the lot is 300 lineal feet.

The 2.3 acre parcel with a street frontage of 300 lineal feet meets the R-1-10 PRUD zoning requirements.

Staff Recommendation:

Staff recommends final plat approval be granted subject to meeting all Staff requirements as outlined in Staff memorandums.

Engineering 

Planning 

Fire 

Planning Commission Action: On March 25, 2014, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comments were given.



TO: John Wilcox, john@wilcoxcustombuilder.com
Keith Russell, krussell@ensignutah.com

CC: COMMUNITY DEVELOPMENT DEPARTMENT & FIRE MARSHALL

FROM: Debi Richards, Assistant City Engineer

DATE: March 5, 2014

RE: **GARN SUBDIVISION (Final Review 3rd submittal)**
11 SOUTH BOYNTON ROAD

I have reviewed the final plans, sewer easement and title report received March 3, 2014, for the Garn Subdivision located at 11 South Boynton Road. The plans have been stamped "**Approved as Corrected**". The following comments and corrections must be addressed and six sets of plans signed and stamped by a licensed P.E., prior to scheduling a pre-construction meeting.

A pre-construction meeting can be scheduled for the public improvements on Boynton Road once planning, engineering and fire have approved the plans and the City Council has approved the subdivision (tentatively scheduled for April 17th).

A building permit will not be issued until the plat is recorded, sewer, storm drain, water, land drain, curb, gutter and compacted roadbase are installed, tested and fully functional including fire hydrants. As-built drawings are submitted and lot corners delineated with appropriate survey markers.

Lighting – The light payment has been received. The city will order the lights and the City's contractor will install the underground power, light poles and lighting assembly. Street lighting must be connected to a transformer located in the public right of way or P.U.E. If an existing transformer is not available, the Developer must pay for one to be installed.

General - An electronic file in an AutoCAD format of the final approved plan and profile drawing must be submitted.

Water – The water lateral size and material type must be noted on the plans.

Per the Fire Marshall memo a new fire hydrant must be shown approximately 10 feet from the south entrance.

Sewer – An approval from the North Davis Sewer District for the connection to their line must be submitted.

Sewer Easement - The sewer easement for the off-site sewer main must be signed, recorded and a copy of the recorded easement submitted to the city prior to scheduling a pre-construction meeting.

The dates on this document must be corrected to 2014 and the document must note the legal description is for the centerline of the sewer easement and the width of the easement (shown as 20 feet on the plan and profile) must be added.

Secondary Water - A letter of approval from Weber Basin for the connection to their secondary water system must be submitted. Contact Briant Jacobs, bjackobs@weberbasin.com.

SWPPP – Based on the limits of disturbance shown for the public improvements a state permit will not be required for the street improvements.

If the site plan for the home has a disturbance area greater than an acre the developer must obtain a UPDES Storm Water Permit from the State online at www.waterquality.utah.gov/UPDES/stormwatercon.htm. A copy of the permit must be submitted to Layton City prior to issuance of a building permit.

Dedication Plat – All easements in the title report must be identified on the plat or removed from the title report. Signature blocks are required for all easement owners identified on the plat.

The buildable area of the lot is encumbered by the existing access and sewer easement (recorded 9/28/10, entry 2555577, book 5118, page 225-233).

Julie Matthews

From: Doug Bitton
Sent: Wednesday, March 05, 2014 8:47 AM
To: Julie Matthews; Dean Hunt; Paul Bauer; Debi Richards; Stephen Jackson
Cc: cpreston@ensignutah.com; john@wilcoxcustombuilder.com
Subject: FW: Garn Subdivision
Attachments: Letter to Layton City Fire - 3-4-14.pdf; Garn Subdivision (Denied Progression) 11 S Boynton Rd.pdf

Hi All,

We have received some required information about the Garn Subdivision. With the response letter (see attached) the fire departments concerns at this point are satisfied and the project can continue in a timely fashion to the Planning Commission and City Council as schedule permits. Cameron did express that site plans will be coming.

Cameron – With the size of the structure, minimum fire flow required after reduction and on a end of a approved road will require a “public” fire hydrant approx. 10 feet from south entrance facing Boynton Road. No private hydrant needed.

Karen – Please place in BMI. Thanks!

Douglas K. Bitton

Fire Prevention Specialist/Public Information Officer
Layton City Fire Department
437 N Wasatch Drive
Layton, Utah 84041
Office: 801-336-3940 | Fax: 801-546-0901
dbitton@laytoncity.org

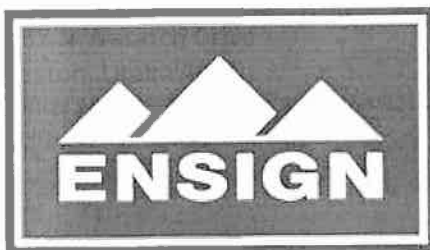


From: Cameron Preston [<mailto:cpreston@ensignutah.com>]
Sent: Tuesday, March 04, 2014 4:10 PM
To: Doug Bitton
Cc: john@wilcoxcustombuilder.com
Subject: Garn Subdivision

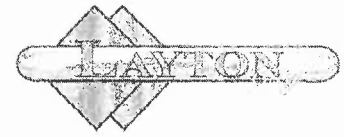
Doug,

Attached is our letter for the future home on Lot 1 of the Garn Subdivision. If you have any questions, please let me know.

Thanks,



Cam Preston, P.E., S.E.
Project Manager
Ensign Engineering and Land Surveying
1485 West Hill Field Rd. Suite 204
Layton, Utah 84041
(801)547-1100 Ph
(801)593-6315 Fax



Memorandum

To: Planning Commission
From: Scott Carter, Parks Planner
Date: January 22, 2014
Re: Garn Subdivision, Final Plat – 11 South Boynton Road

The Parks & Recreation Department will not be adversely affected by Garn Subdivision; however, the following information may be useful to the developer and the development engineer.

The proposed subdivision is immediately east of the future eight acre Boynton Road Park and storm water detention basin. The property currently owned by the City is mislabeled on this plat as being in the ownership of Muddy Lane Investments L.L.C. However, Muddy Lane Investments is responsible to construct the western portion of Boynton Road across the frontage of the park property along with phase 5 of Estates at Mutton Hollow, which is currently scheduled for final approval by the City Council on February 6, 2014. It makes sense for the two subdivisions to coordinate their efforts in constructing Boynton Road.

In two locations on the plat it is indicated that the subdivision is located in the northeast quarter of Section 26 and the northeast quarter of Section 27. The references to Section 26 should be changed to northwest.

Recommendation

Parks & Recreation supports granting final approval to Garn Subdivision.






CITY COUNCIL

April 3, 2014

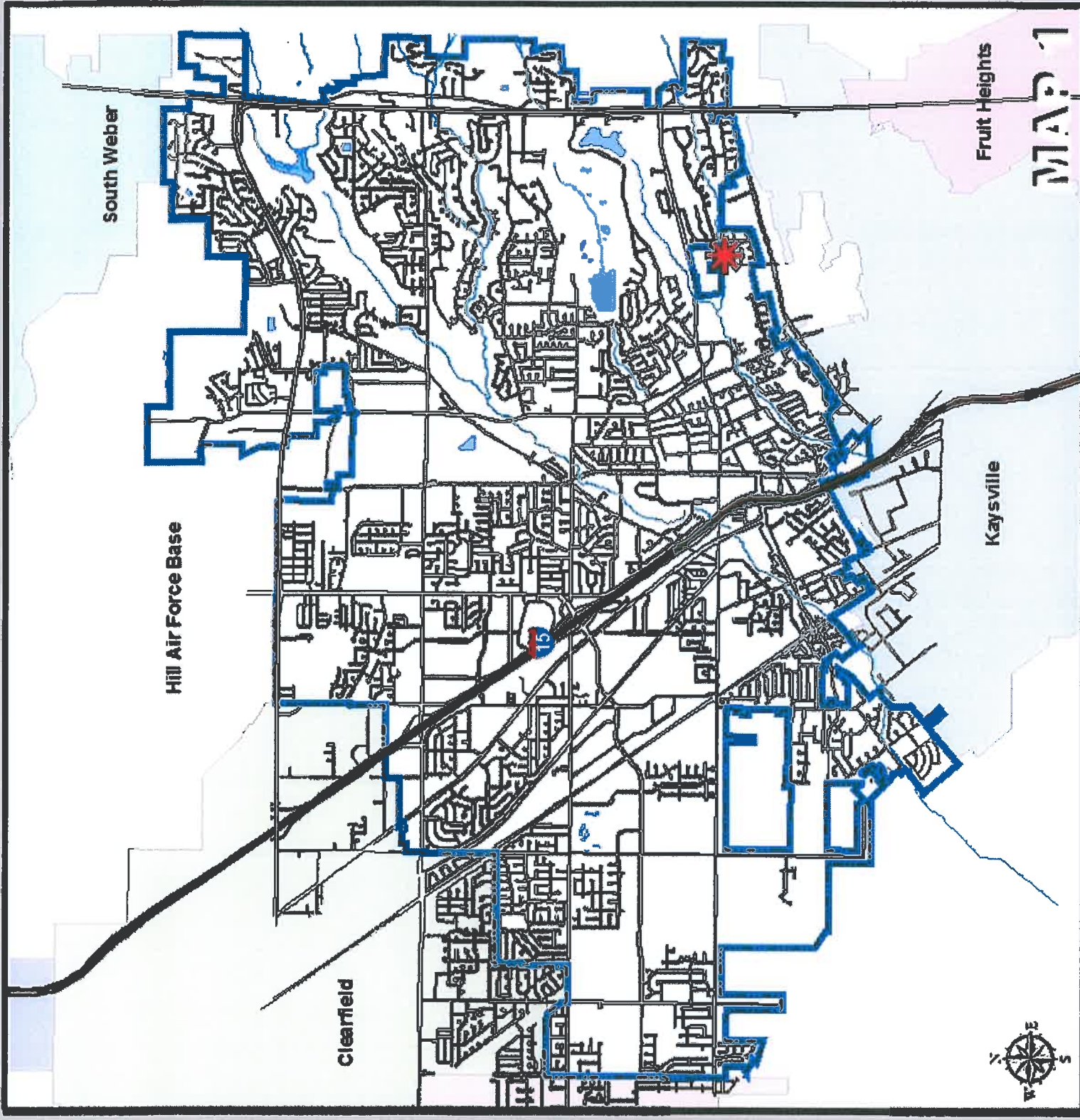
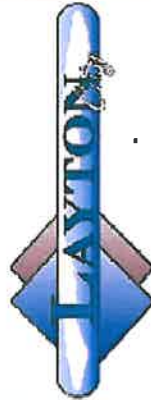
Garn Subdivision

Final Plat

Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

 - Project Site



MAP 1

CITY COUNCIL

April 3, 2014

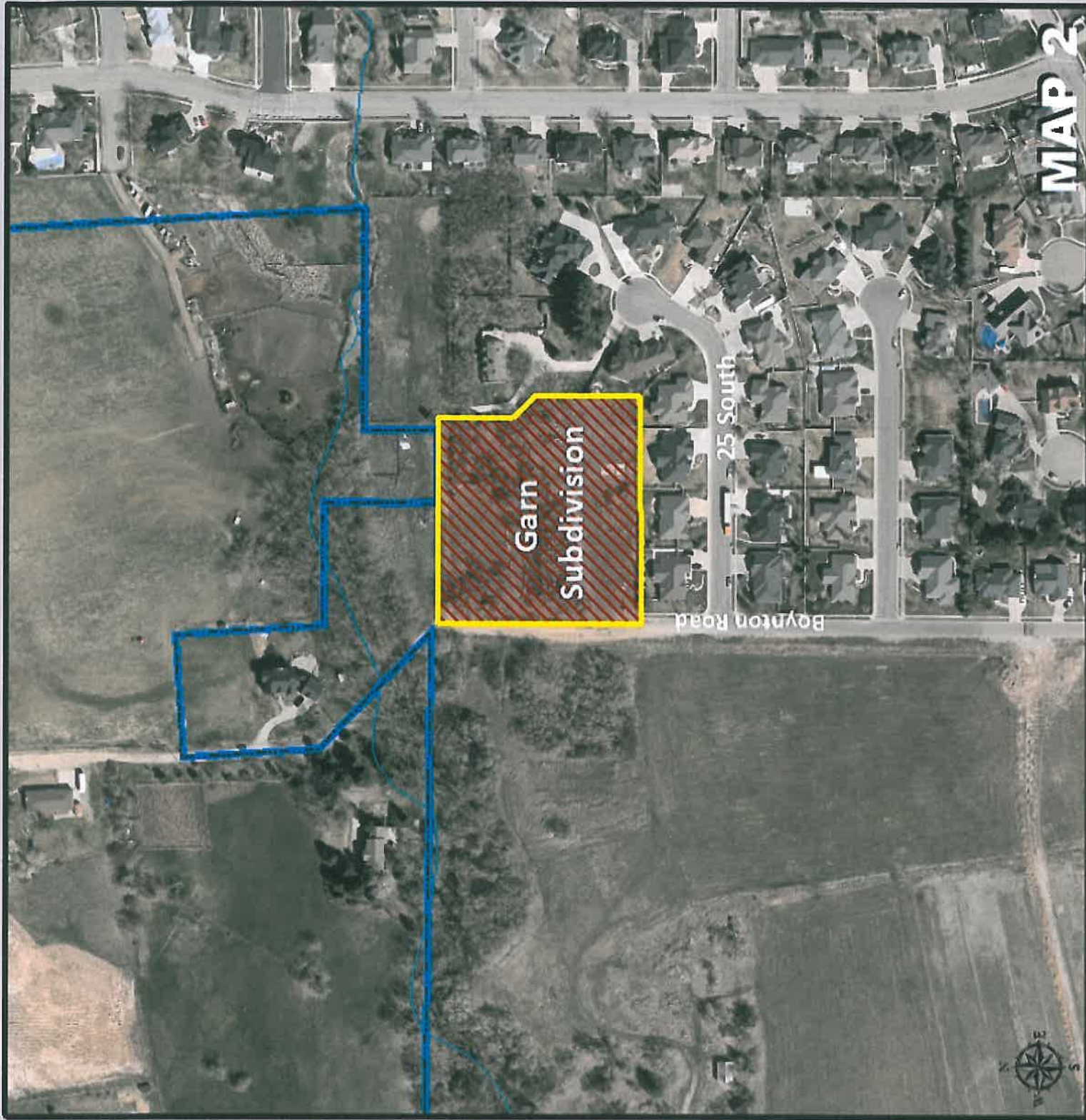
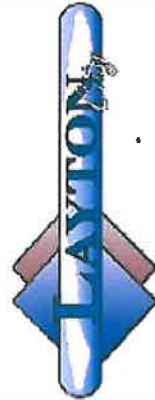
Garn Subdivision

Final Plat

Legend

- City Boundary
- Interstate 15
- Highways
- Lakes
- Streams
- Project Area

1 inch = 215 feet



GARN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
AND THE NORTHEAST QUARTER OF SEC
TOWNSHIP 4 NORTH RANGE 1 WE
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UT.

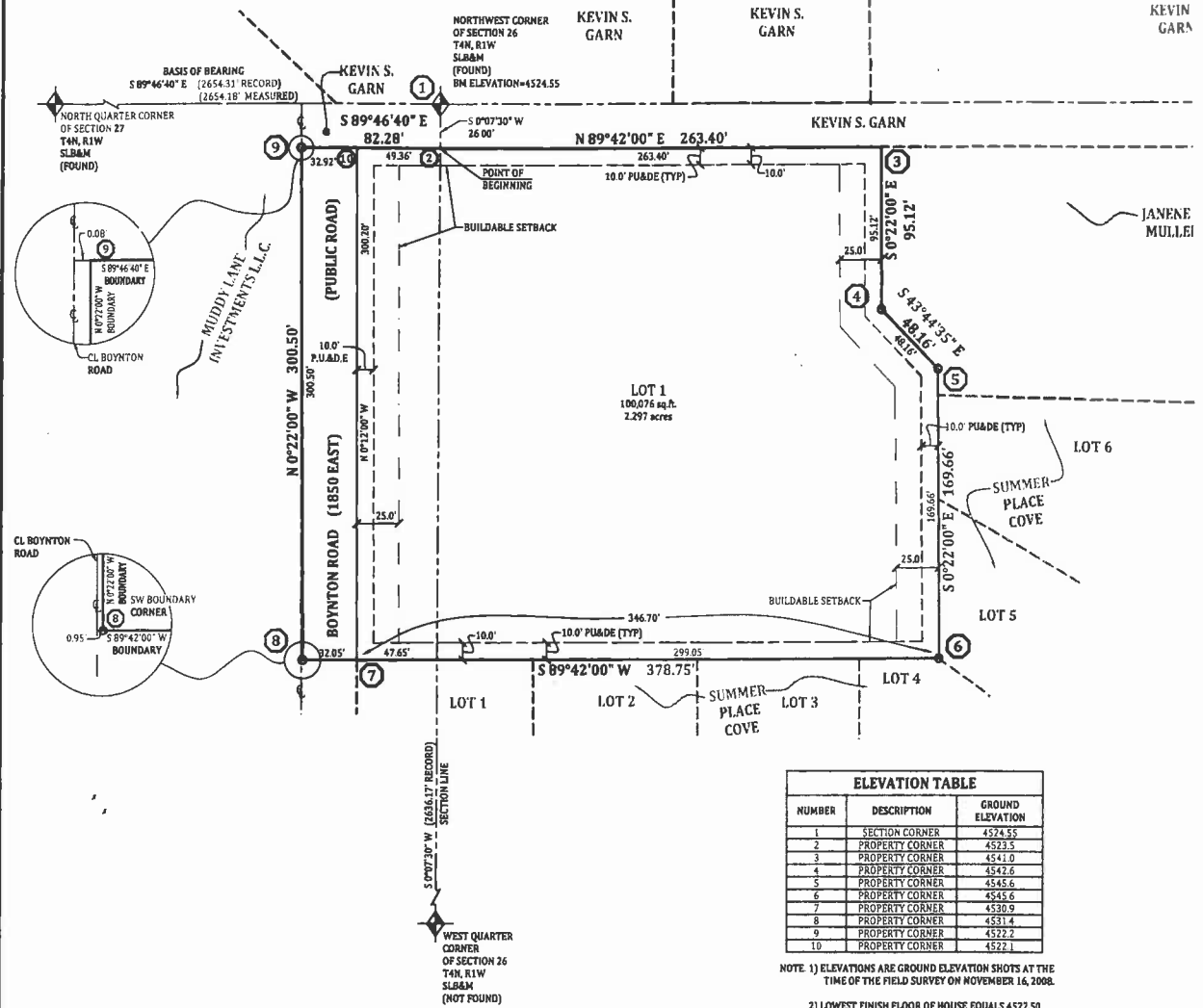
BRENTWOOD CO

GENERAL NOTE

1. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH ACCESSORY OPERATIONS ARE BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONAL ON ACCEPTANCE OF ANY APPLICANCE OR DISCRETIONARY WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

2. SET BACK REQUIREMENTS

FRONT YARD-15 FEET
SIDE YARD-10 FEET EACH SIDE
REAR YARD-25 FEET



<p>LAYTON 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315 www.ensignutah.com</p>	<p>SALT LAKE CITY Phone: 801.255.0529</p> <p>PLEASANT GROVE Phone: 801.796.8145</p> <p>TOOELE Phone: 435.843.3590</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>BY THE LAYTON CITY ATTORNEY.</p>	<p>PLANNING COMM</p> <p>APPROVED THIS _____ DAY OF _____</p> <p>BY THE LAYTON CITY PLANNING CO</p>
		<p>_____ LAYTON CITY ATTORNEY</p>	<p>_____ CHAIRMAN, LAYTON CITY PLA</p>

LOT 1
GARN SUBDIVISION

39'-9"

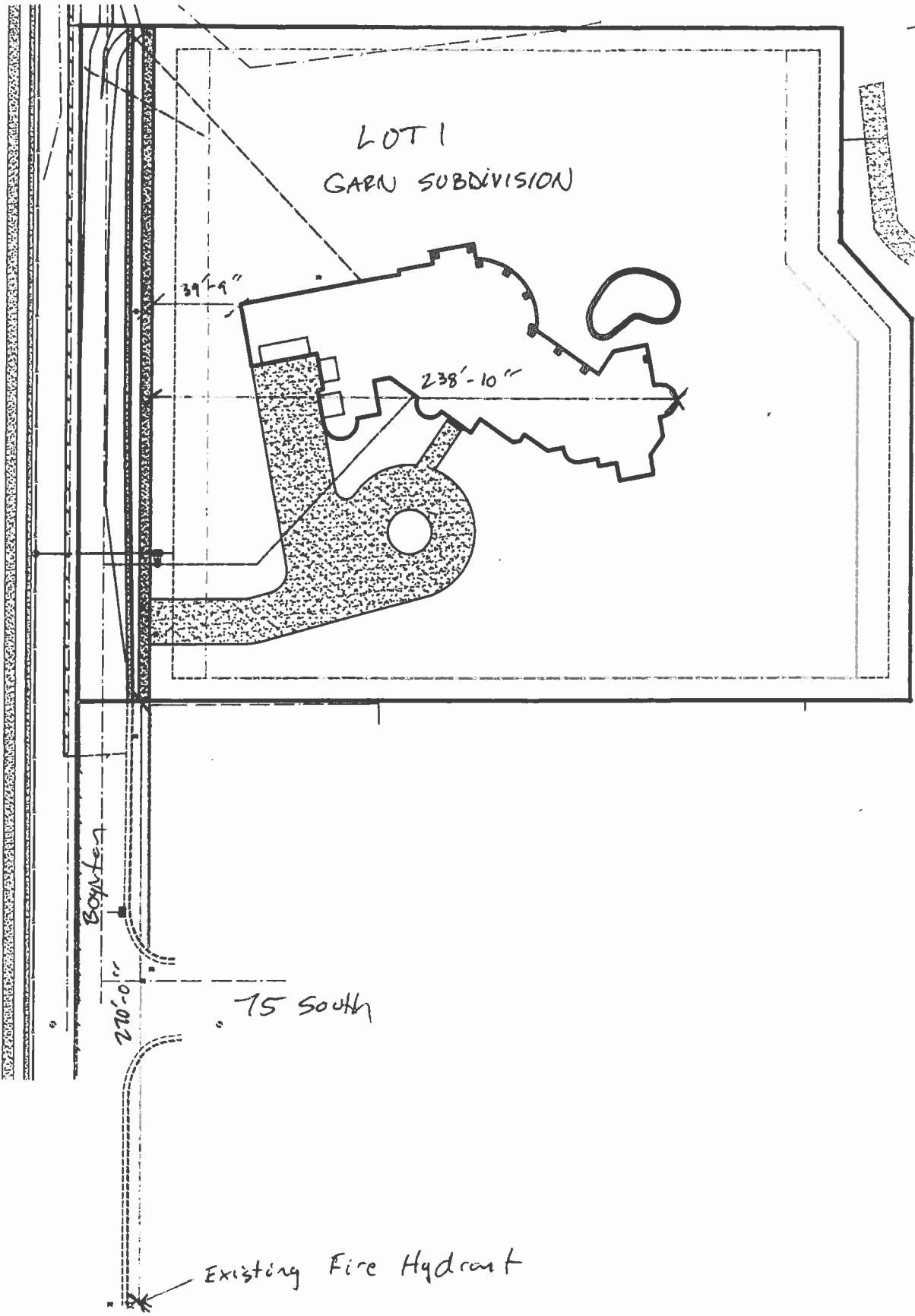
238'-10"

Boypfen

270'-0"

75 South

Existing Fire Hydrant



**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.F.

Subject:

Reappointments to the Board of Adjustment – Lance D. Shields, David Eliason, and Michael J. Ostermiller – Resolution 14-15

Background:

The need has arisen to re-appoint existing members of the Board of Adjustment. The Mayor has recommended that Lance D. Shields and David Eliason be reappointed as members of the Board of Adjustment and that Michael J. Ostermiller be appointed from an alternate member to a regular member of the Board of Adjustment.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-15 confirming the reappointment of Lance D. Shields to the Board of Adjustment to a term ending on July 1, 2015, and David Eliason to the Board of Adjustment to a term ending on July 1, 2016, and confirming the appointment of Michael J. Ostermiller from an alternate to a regular member of the Board of Adjustment to a term ending on July 1, 2018; or 2) Not adopt Resolution 14-15 and remand to Staff with directions.

Recommendation:

Mayor Stevenson recommends the Council adopt Resolution 14-15 confirming the reappointment of Lance D. Shields to the Board of Adjustment to a term ending on July 1, 2015 and David Eliason to the Board of Adjustment to a term ending on July 1, 2016, and confirming the appointment of Michael J. Ostermiller from an alternate to a regular member of the Board of Adjustment to a term ending on July 1, 2018.

Staff supports the Mayor's recommendation.

RESOLUTION 14-15

APPOINTING VARIOUS MEMBERS TO THE BOARD OF ADJUSTMENT, WITH TERMS THAT EXPIRE AT VARIOUS FUTURE DATES; REAPPOINTING LANCE D. SHIELDS WITH A TERM EXPIRING JULY 1, 2015; REAPPOINTING DAVID ELIASON WITH A TERM EXPIRING JULY 1, 2016; AND APPOINTING MICHAEL J. OSTERMILLER FROM AN ALTERNATE TO A REGULAR MEMBER WITH A TERM EXPIRING JULY 1, 2018.

WHEREAS, pursuant to Layton City Ordinance, there are to be five members of the Board of Adjustment and alternate members as deemed necessary; and

WHEREAS, the Board of Adjustment meets on an as needed basis and has not met for an extended length of time, therefore the appointments of the existing members have lapsed; and

WHEREAS, the three previously appointed members of the Board of Adjustment have served diligently and consent to the extension of their terms of service, with said appointments being retroactive for five years prior to the date of termination noted for each member in this Resolution; and

WHEREAS, the Mayor has recommended that Lance D. Shields and David Eliason be reappointed as members of the Board of Adjustment; that Michael J. Ostermiller be appointed from an alternate to a regular member of the Board of Adjustment; and the City Council consents to said appointments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That Lance D. Shields is reappointed to the Board of Adjustment to a term ending July 1, 2015.
2. That David Eliason is reappointed to the Board of Adjustment to a term ending July 1, 2016.
3. That Michael J. Ostermiller is appointed from an alternate to a regular member to the Board of Adjustment to a term ending July 1, 2018.


PASSED AND ADOPTED by the City Council of Layton, Utah this _____ of _____, 2014.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:



WILLIAM T. WRIGHT, CED Director

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.G.

Subject:

Study Regarding Multi-Family Residential Development Within the City - Resolution 14-07

Background:

One of the initial results of the economic downturn was a near complete cessation of new construction, particularly regarding residential buildings. While a need for housing remained, albeit tepid, the economic conditions directed that need towards multi-family units. That demand resulted in large scale multi-family complexes being developed in the City, some of which required amendments to the Land Use Element of the General Plan and the attendant zoning regulations and map.

Independent, yet somewhat contemporaneously therewith, the City adopted zoning regulations creating districts for mixed-uses and for transit oriented development. Both of those districts contemplate the inclusion of multi-family units.

As the economy has become less volatile, applications for single family units have consistently increased. The City's General Plan provides guidance and direction on the ratio between detached and multi-family units. That guidance is important as it provides the basis for the development of infrastructure and demand for resources to ensure the sufficiency thereof to support the proposed growth.

Now that the economic tumult has somewhat subsided, this is an important and opportune time for the City to inventory and evaluate the existing, proposed, and potential housing stock, its type, and location. The requisite resources and infrastructure therefore must also be evaluated, and then each of those must be compared with the guidance and direction of the General Plan. In order to conduct such an evaluation accurately and ensure maintained compliance with the General Plan, it is necessary to initiate a current study of multi-family residential development in the City.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-07 authorizing Staff and the Planning Commission to perform an inventory of existing and approved multi-family residential development within the City; 2) Adopt Resolution 14-07 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-07 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-07 authorizing Staff and the Planning Commission to perform an inventory of existing and approved multi-family residential development within the City and authorize the Mayor to sign the necessary documents.

RESOLUTION 14-07

A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION AND STAFF REVIEW ALL PROPERTY WITHIN LAYTON CITY AND THE ZONING SCHEME RELATING TO THE LOCATION AND DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL UNITS.

WHEREAS, within the City's General Plan are stated objectives for the balance of residential densities to ensure adequate residential facilities across the housing spectrum while ensuring that sufficient resources and infrastructure exist to support the residents of the City; and

WHEREAS, the City's zoning code has recently been expanded to include mixed-use and transit oriented (MU-TOD) zoning districts, which include multi-family residential as a permitted use; and

WHEREAS, there have been recent amendments to the Land Use Element of the General Plan facilitating the development of large scale multi-family projects, while similar projects have occurred within existing zoning districts as permitted or conditional uses; and

WHEREAS, the acquisition and maintenance of resources and infrastructure necessary to support the City are based on the objectives of the General Plan, upon which are based population and development projections; and

WHEREAS, to ensure that development trends remain congruent with resources and infrastructure, it is necessary to direct Staff and the Planning Commission to perform an inventory of the existing and approved residential stock of multi-family housing, and its ratio; to inventory the current available and planned resources and infrastructure; to perform an analysis to determine the sufficiency of those resources and infrastructure to support existing and potential development; to determine whether current, proposed, and potential residential development is in accordance with the objectives of the General Plan; to conduct any attendant evaluations regarding the residential development in the City; and to submit the findings of this study and resulting recommendations, to the City Council; and

WHEREAS, ensuring residential growth does not exceed the City's resources and infrastructure, and that growth is occurring congruent with the General Plan, are significantly important issues and enforcing these objectives is necessary to protect the public's interest, its health, safety, and welfare; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to direct Staff and the Planning Commission to perform an inventory of the existing and approved multi-family residential development within Layton City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That City Staff and the Planning Commission perform an inventory of the existing and approved residential stock of multi-family housing, and its ratio; inventory the current available and planned resources and infrastructure; perform an analysis to determine the sufficiency of those resources and infrastructure to support existing and potential development; determine whether current, proposed, and potential residential development is in accordance with the objectives of the General Plan; conduct any attendant evaluations regarding the residential development in the City; and submit the findings of this study and resulting recommendations, to the City Council.

2. That, because of recent studies supporting the current MU-TOD zoning designations at their current locations with allowed multi-family residential uses sustaining the concept of transit oriented development, those properties with MU-TOD zoning shall be exempt from this resolution for the purpose of delaying development in those areas.

3. That any new multi-family designations, not currently zoned or entitled, be delayed to provide time for completion of this study and accompanying recommendations.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 3rd day of April, 2014.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY R. CRANE, City Attorney