

**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 16, 2015.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - March 19, 2015
- B. Minutes of Layton City Council Meeting - March 19, 2015
- C. Minutes of Layton City Council Strategic Planning Work Meeting - March 26, 2015

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. CITIZEN COMMENTS:

4. VERBAL PETITIONS AND PRESENTATIONS:

- A. Recognition of Community Emergency Response Team (CERT) Graduates

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. 2014 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 15-24
- B. Final Plat – Adams Farms Subdivision – Approximately 1250 East Gordon Avenue
- C. Preliminary Plat - Eastridge Park PRUD - Approximately 1450 East Antelope Drive

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.

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 19, 2015; 5:30 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

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

ABSENT:

SCOTT FREITAG

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, DAVID PRICE, WOODY
WOODRUFF, TRACY PROBERT AND THIEDA
WELLMAN**

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

Mayor Pro Tem Brown opened the meeting and indicated that Mayor Stevenson would be a little late. She turned the time over to Staff.

AGENDA:

REFUNDING 2006 SALES TAX REVENUE BONDS

Alex Jensen, City Manager, said a couple of months ago Staff talked with Council about refunding some of the existing bonds the City had in order to take advantage of the good interest rates and save some money. He introduced Marc Edminster with Lewis Young Robertson and Burningham.

Mr. Edminster said he worked with Laura Lewis, who was a financial advisor for the City. He said there had been discussion about refinancing the City's outstanding sales tax bonds, which had an interest rate of 4%. Mr. Edminster said they thought that in today's market they could restructure the bonds and get the City a 2% interest rate. He said this would save the City \$153,000. He said that would be a net present value savings of 5.2%; the rule of thumb was that if it was over 3% it was generally considered a good refunding to pursue.

Mr. Edminster said the old bonds were not callable until 2016. He said the City would have to escrow the money from the new bonds until 2016 when the old bonds could be paid. Mr. Edminster said at the point of issuance of the new bonds, the old bonds were no longer considered outstanding debt of the City.

D R A F T

Mr. Edminster said the process would start with a parameters resolution adopted by the Council, which would set out parameters for the bonds, such as limiting the amount of the bonds and the interest rate. He said once the parameters resolution was adopted, the City would publish a notice of intent to issue bonds. Mr. Edminster said that notice triggered a 30 day public contestability period; after that period ended, the bonds could be closed and issued. He said adopting a parameters resolution allowed the process to move forward, but it did not obligate the City to issue bonds. If something changed over the next few weeks, the City was not committed.

Councilmember Brown asked how quickly this could happen. She said she heard that the feds were considering raising rates in June.

Mr. Edminster said with the 30 day public contestability period, the bonds could close on May 7th.

Tracy Probert, Finance Director, said Staff would bring the parameters resolution to the next Council meeting. He said the public notice would be for a refunding of the bonds; the City wouldn't be issuing additional bonds, it would be refinancing existing debt.

Mr. Edminster said because there would be no new debt, the City wasn't required to hold a public hearing. He said he hadn't seen one of these ever protested, because it would be saving taxpayer dollars.

There was some discussion about the anticipated interest rate of the new bonds.

MISCELLANEOUS:

Alex indicated that there might be someone at the regular meeting to speak to the development on the Adams property near the hollow on Antelope Drive. He said Staff would urge Council to listen to what was being said, but not to engage in back and forth discussion because a public hearing on this issue was scheduled for a future meeting. Alex said the developer would not be here this evening and all parties wouldn't be represented.

Alex said during the budget meeting, there had been discussion about some personnel positions. He said one of those was to move a part-time secretary to a full time position in the Legal Department to accommodate changes in State law. Alex said the Legal Department was in a position where there was a transition that had occurred naturally, and rather than hiring a part-time person for a couple of months, and then hiring a full time person in July, Staff would request approval to hire the full time person now.

D R A F T

He said there was money in the existing budget to accommodate a full time position.

Consensus was to move forward with hiring a full time position now.

Councilmember Brown said Mayor Stevenson wanted her to mention a request for a proclamation from the City regarding CGH, which was a birth defect that was often confused with spina bifida. She said this type of proclamation hadn't been done in the past.

Discussion suggested not doing a proclamation.

AGENDA: (continued)

NOTIFICATION TO THE DAVIS COUNTY COMMISSION OF LAYTON CITY'S INTENT TO SUBMIT AN OPINION QUESTION TO LAYTON CITY RESIDENTS REGARDING A RAMP TAX – RESOLUTION 15-17

David Price, Parks and Recreation Director, said Resolution 15-17 would authorize the Mayor to notify the County that the City intended to put an opinion question to the residents of Layton City regarding a RAMP tax. David said the funds would be used to fund recreation, arts, museums and park facilities. He said the tax would be .1%, or 1/10 of a penny on each dollar. He said this resolution was simply to inform the County of the City's intent. David said the County would have 60 days to respond back to the City and let the City know if they had any desire in doing a countywide tax.

Councilmember Day asked why this was an opinion question when they wouldn't allow an opinion question on UTOPIA.

Gary Crane, City Attorney, said this was specifically listed in State statute. He said the argument that the Lt. Governor made was that if it wasn't specifically in State statute then you couldn't do it.

Councilmember Day asked if there were other ones that were specifically listed.

Gary said yes there were other types of taxes that would allow for opinion questions.

D R A F T

Councilmember Francis asked if in the past there had been other opinion questions allowed that were not specifically listed in statute.

Gary said yes. He said the Lt. Governor had indicated that if the City moved forward with an opinion question without the Lt. Governor's office having to render an opinion, the City would probably get away with it as long as the County would put it on the ballot. Gary gave some examples in the State where opinion questions were put on the ballot.

Gary said there were other areas of State Code that would allow for opinion questions such as UTOPIA relative to allowing the retail sale of it, but an extensive feasibility study was required with almost unreachable results.

AMEND TITLE 20, SECTIONS 20.01.020, 20.04.120 (2) AND 20.05.030 – ORDINANCE 15-12

Bill Wright, Community and Economic Development Director, said Ordinance 15-12 was a proposed amendment to Title 20 of the Municipal Code, which governed regulations for signage within the City. He said there were special provisions for detached signs, allowing for signage located in the downtown corridor area. Bill said the term downtown corridor did not adequately describe areas in proximity to the freeway. He said to reflect recent infrastructure improvements and City gateways, a freeway sign corridor map was being proposed for adoption that would include the expanded areas. Bill said the map was last updated in 2009.

Bill said the proposed amendments would rename the downtown corridor to freeway sign corridor and update the freeway sign corridor map to include additional areas adjacent to the freeway. He said the amendments would promote business and encourage future development.

Bill displayed a map that identified the previous downtown corridor and the proposed freeway sign corridor area. He said the ordinance allowed various sign heights based on the zoning. Bill said most of the areas allowed for 35 feet signs, but there were some that were 25 feet and some that were 20 feet. He said the ordinance allowed for signs to be 45 feet high in the downtown corridor, which would now be the freeway sign corridor.

D R A F T

Bill indicated that there were three areas being proposed to add to the freeway sign corridor; one area north of Antelope Drive on the east side of the interchange; an area near Kohl's; and an area on Layton Parkway along the I-15 corridor.

Bill displayed drawings of conceptual signs for the WinCo site. He indicated that the WinCo sign on Gentile Street would be five feet taller than the existing Fort Lane sign. Bill displayed examples of other signs in the City and discussed their heights.

Councilmember Brown said the amendments would basically change the name of the corridor and add the three additional locations to the corridor.

Bill said that was correct.

Council and Staff discussed signage in other areas of the City.

2015-2016 ANNUAL CITY BUDGET DISCUSSION

Tracy Probert, Finance Director, indicated that he would be reviewing budget information for the enterprise funds for the 2015-2016 fund year. He said in the water fund some net assets had been used to complete water projects. Tracy said with the proposed 2016 projects, \$746,000 of net assets would be used leaving approximately \$1,000,000 in net assets. He said some of the net assets were depleted with the purchase of water contracts over the past two years. Tracy said with \$1,000,000 left in the account, it might cause the City to not do as many projects in the future.

Tracy said in the storm sewer fund the revenue fluctuated based on the amount of impact fees collected. He said the capital projects being proposed totaled \$2,693,000 and the fund balance would go down to \$2,200,000.

Tracy said in the sewer fund, revenues would go up \$1,100,000 because of the \$3.00 increase in fees from the North Davis Sewer District, but that money would go to the Sewer District.

Tracy reviewed information about utility rates including the increase in sewer fees and the increase in garbage disposal with the new contract with Waste Management. He said garbage rates would be going up \$.35 for first cans and \$.25 for second cans. Tracy said the minimum bill for a two month period

D R A F T

would be \$107.90. He said the Sewer District would be increasing their rates by \$3.00 a year for the next three years.

Tracy said in the refuse fund, Staff anticipated that with the rate increase, revenues would go up in the initial year or two of the new contract, but those funds would be used to cover increased fees in the latter years of the contract.

Tracy reviewed budget information in the street lighting fund. He indicated that \$87,000 would be transferred from the general fund to the street lighting fund to accomplish the projects being proposed. Tracy said in the current year, \$405,000 was being transferred from the general fund to the street lighting fund.

Councilmember Francis asked if an agreement had been reached with Rocky Mountain Power for taking over the street lights.

Alex said no. He said he thought that whenever the City was ready to move on that, Rocky Mountain Power would be willing to sell. Alex said for the last couple of years money that was available in the street lighting fund had been put toward projects that improved the lighting on UDOT projects, which the City was happy for. He mentioned some of the areas that were slated for improvement this year.

Tracy said revenues in the pool fund were fairly consistent. He said \$385,000 would be transferred from the general fund to help cover net operating loss.

Tracy said projected revenues in the emergency medical fund may change slightly depending on legislative funding changes. He said there were proposed changes to Medicaid funding that would impact fees. Tracy said the Fire Chief felt that the changes would be very positive for the City's medical operation. He said \$200,000 was being proposed to purchase a new medical engine; there was already \$150,000 set aside in the capital projects fund to add to this \$200,000, but it would still take another budget year to accumulate enough money to purchase the engine. Tracy said that would leave \$514,000 in fund balance.

Tracy said the main point in the UIA telecom fund was the \$221,000 being transferred from the general fund to cover the operational assessments. He said it was anticipated that those could be substantially less than that.

D R A F T

Tracy provided information about the proposed enterprise fund projects. He said in the street lighting fund, it was proposed to expend \$166,000 on residential street lighting projects and \$250,000 on the Antelope Drive and 1000 West street lighting project.

Councilmember Brown asked if there was a list available of the specific residential street lighting projects.

Alex said yes; Staff could provide that list for the Council's review. He said the Council could add to or delete from the list as they chose.

Tracy said he would bring that information to the Council as part of the CIP budget review.

Tracy said one of the main projects in the water fund was the purchase of new registers for the meters. He said \$700,000 was budgeted in the 2015-2016 fund year for that project, and the same amount would be budgeted in the next two years to cover the cost of replacing all of the meter registers. Tracy said the registers had a 10 year warranty and they were now in year 14.

Tracy listed the other proposed projects in the water fund.

Councilmember Brown asked where Davis Drive was located.

Discussion suggested that it was by Marilyn Drive.

Tracy said there was \$900,000 budgeted in the sewer fund for proposed projects.

Councilmember Petro asked about the project in the Hill Villa Subdivision.

James "Woody" Woodruff, City Engineer, said when the City considered doing a project, they looked at all utilities in the area so that the road would only be torn up once. He said this sewer project would be done in conjunction with a water project in the area.

Woody said the water fill station project in the water fund was to allow for a construction type filling station on the west side of the City. He said currently the only filling station was at the Public Works Shop; this would be a great addition for construction trucks and City trucks to be able to fill their tanks on

D R A F T

the west side of the City.

Councilmember Day asked about the Layton Parkway/Evergreen Farms sewer connection.

Woody said Evergreen Farms was installing oversized lines; the City would be reimbursing them the cost of the oversized lines.

Tracy explained impact fees collected relative to the storm sewer fund. He listed the proposed projects in the storm sewer fund.

Woody said the Talbot storm drain project was tied to a water and sewer replacement project. He said the storm drain project would be done at the same time.

Tracy said in the EMS fund, the partial funding for replacement of the engine that was discussed earlier was budgeted for \$200,000.

Alex said the Bamberger storm drain project would be done in conjunction with UDOT. He said as part of the complete rework of the Hill Field Road interchange, there was an existing problem with storm water capacity at that intersection. Alex said often during bigger storms, manhole covers would blow out and water would be coming out of the manholes. He said there wasn't enough capacity in the area. Alex said as part of the design of the new intersection, they would be adding to that capacity. He said the idea was to build a new line that would pull water out of that area and bring it south along the Bamberger Trail and dump it into Kays Creek. Alex said it was a very expensive line, but UDOT would be funding at least 50% of the cost. He said it would benefit the City and UDOT; the City was grateful for the partnership.

Tracy reviewed budget information relative to the special revenue funds, including the victims service fund, alcohol enforcement fund, E911 fund, metro strike force fund, CDBG fund and the RDA fund.

Mayor Stevenson arrived at 6:23 p.m.

Tracy reviewed information about the EDA fund, impact fee fund, Class C road fund, debt service fund and capital projects fund.

Alex said the intention would be to meet on the 26th to finish up the budget discussions, which was typically a Strategic Planning meeting.

D R A F T

Councilmember Francis indicated that he would be out of town, but he could call in.

Discussion suggested holding the next meeting on the March 26th.

The meeting adjourned at 6:28 p.m.

Thieda Wellman, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MARCH 19, 2015; 7:01 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

ABSENT:

SCOTT FREITAG

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
DAVID PRICE, PETER MATSON 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. Dave Thomas gave the invocation. Scouts and students were welcomed.

MINUTES:

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

**Layton City Council Strategic Planning Work Meeting – January 29, 2015;
Layton City Council Work Meeting – February 5, 2015; and
Layton City Council Meeting – February 5, 2015.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown mentioned the Easter Egg Dive at Surf ‘n Swim on April 4th from 10:00 a.m. to noon. She said the cost would be \$5 and there would be prizes in the eggs.

Councilmember Brown said the Family Recreation Program would host Flap Jack Friday on April 10th at Central Davis Jr. High. She said there would be bingo, prizes and all you can eat pancakes.

D R A F T

CITIZEN COMMENTS:

Daniella Harding, 1506 East 2050 North, expressed concerns with the Planning Commission meeting on March 10th, and how the Planning Commission handled the review of the Eastridge Subdivision. Ms. Harding indicated that there were alarming violations of City Code and the Planning Commission did not do its due diligence. She quoted sections of the Code that she felt were violated, particularly those having to do with the height of allowed cuts. Ms. Harding indicated that the Eastridge Subdivision would have huge impacts on the Hidden Hollow Subdivision and the value of their homes. She recommended that this item be sent back to the Planning Commission for further review.

Mayor Stevenson asked Ms. Harding to visit with him after the meeting.

PRESENTATIONS:

PROCLAMATION – NATIONAL FAIR HOUSING MONTH

Mayor Stevenson read a proclamation proclaiming April 2015 as Layton City Fair Housing Month.

PROCLAMATION – 2014-2015 LAYTON HIGH SCHOOL BOYS VARSITY BASKETBALL TEAM

Mayor Stevenson read a proclamation recognizing the Layton High School Boys Basketball Team for winning the 5-A State Championship. The team members came forward to receive copies of the proclamation and to shake hands with the Mayor and Council.

CONSENT AGENDA:

MUTUAL AID INTERLOCAL AGREEMENT FOR UTAH PUBLIC WORKS EMERGENCY MANAGEMENT – RESOLUTION 15-16

Gary Crane, City Attorney, said Resolution 15-16 would approve and adopt an agreement with most of the other public works facilities in the cities along the Wasatch Front. He said whenever there was an incident such as an earthquake, the public works facilities worked together with sharing resources such as heavy machinery. Gary said the agreement would allow the City to work with other entities and obtain reimbursement through FEMA and other agencies. He said this was a 50 year agreement, but the City could

D R A F T

opt-out at any time if it chose to do that. Gary said Staff recommended approval.

NOTIFICATION TO THE DAVIS COUNTY COMMISSION OF LAYTON CITY'S INTENT TO SUBMIT AN OPINION QUESTION TO LAYTON CITY RESIDENTS REGARDING A RAMP TAX – RESOLUTION 15-17

David Price, Parks and Recreation Director, said Resolution 15-17 would authorize the Mayor to notify the Davis County Commission of Layton City's intent to submit an opinion question to Layton City residents regarding a RAMP tax. David said the opinion question would ask Layton City voters if the City should impose a local sales tax of .1% to finance recreation, arts, museums and park facilities. He said Resolution 15-17 would authorize the Mayor to inform Davis County of the City's interest in having this question on the November ballot. David said Staff recommended approval.

Mayor Stevenson said a number of communities in Davis County already had this tax in place. He said this money would be used toward special projects for arts, parks, trails, the museum, etc. Mayor Stevenson said this tax would be 1/10 of 1%, or for every \$10 spent there would be 1 cent of tax. He said because of the size of Layton's commercial base, it would greatly benefit the City. Mayor Stevenson said there were a lot of people outside of the City that came to shop in Layton that would help grow the fund. He said residents would be hearing more about this in the coming months.

PARCEL SPLIT – ANGELIKA PAXMAN – APPROXIMATELY 2500 EAST 475 NORTH

Bill Wright, Community and Economic Development Director, said this was a parcel split request from Angelika and Scott Paxman, for property located at approximately 2500 East 475 North. He said the property contained 2.68 acres. Bill said the request was to split the property into two parcels in an R-1-10 zoning district. He said the north parcel would contain 1.38 acres, and the south parcel, which had an existing single family home, would contain 1.3 acres. Bill said the plan was to build a home on the north parcel, which would be directly west of the Red Fox Ridge Subdivision. He said access to the parcel would be from the stub street of 475 North; with this proposal the street would not continue any further to the west.

Bill explained geotechnical issues that would affect the northern lot. He indicated that a separate geotechnical report would be required with application for a building permit. He said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson said when the Red Fox Ridge Subdivision was developed, he thought that the road would

D R A F T

continue west into the lower piece of property.

Bill said there was a concept plan with the Red Fox Ridge Subdivision that showed that road continuing to the west. He said the property owner, Mr. Weiderholt, sold this parcel and did it in a way that would not accommodate the road through the property. Bill said the parcel to the west was still owned by Mr. Weiderholt and access to that parcel could be provided from the south off of 350 North if that property was to develop.

AMEND TITLE 20, SECTIONS 20.01.020, 20.04.120 (2) AND 20.05.030 – ORDINANCE 15-12

Bill Wright said in reviewing Title 20, which was the City's sign Code, Staff discovered that there was a provision in the Code for what was now called a downtown corridor. He identified the corridor on a map. Bill said the corridor basically followed I-15 as it came through the community, and it identified commercial properties that had a relationship to the I-15 corridor and Main Street. He said the downtown corridor provided an opportunity for signs to be raised in their height from 35 feet, 25 feet, or 20 feet, to a maximum of 45 feet. Bill described an area north of Antelope Drive east of the I-15 interchange, an area near Kohl's, and the Fort Lane Village area continuing south along Layton Parkway that should have opportunities for taller signs given the proximity to I-15. He said Staff recommended adding these three areas to the downtown corridor area and renaming the corridor to freeway sign corridor. Bill said Staff recommended approval.

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

The meeting adjourned at 7:42 p.m.

Thieda Wellman, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL STRATEGIC PLANNING
WORK MEETING**

MARCH 26, 2015; 5:12 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

**ALEX JENSEN, TRACY PROBERT, KENT
ANDERSEN, 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 Staff.

ITEMS FOR DISCUSSION:

CITY LOGO

Kent Andersen, Community and Economic Development Deputy Director, showed slides and presented information about two alternatives to the City's new logo. He explained the significance of the tag-line, "Community, Prosperity, Choice."

Council and Staff discussed different aspects of the tag-line.

Kent reviewed some of the comments that were received on the logo.

There was discussion about the two alternatives and various color options. There was discussion about including the word "City" on the logo.

Kent indicated that Staff would like to move forward with a new logo and would like feedback from the Mayor and Council on their preference.

Councilmember Freitag arrived at 5:29 p.m.

D R A F T

Mayor Stevenson asked if the second logo should be sent back to the focus group for evaluation.

Councilmember Freitag expressed concerns with the blue color not being consistent in all copies.

Councilmember Petro indicated that the color number could be exact.

Consensus was to move forward with Concept 2, color variation D, which included Layton in blue and gold arches above.

Mayor Stevenson suggested doing a couple of magnetic signs that could be placed on vehicles for review. He suggested having Public Works make a street sign for review.

Discussion suggested taking the tag line off of the signage for vehicles and signs.

2015-2016 FISCAL YEAR BUDGET

Tracy Probert, Finance Director, reviewed budget information for the Five Year CIP Plan, which included projects proposed over the next five years, and those that were unscheduled. He indicated that there were a lot of projects in the unscheduled column in the streets division; \$22,000,000. Tracy mentioned laws passed by the legislature for a ¼ cent sales tax and a gas tax increase that would help funding of streets projects.

Tracy discussed fund balance in the water fund and how that was going down somewhat. He provided information on impact fees and fund balances in other funds. Tracy mentioned the Master Plans that were in some stage of completion. He said the Master Plans could change fee rates, impact fees, projects, and the priorities of projects.

Tracy presented information on individual department projects in the CIP. In the Finance Department he mentioned the new financial software system; in Management Services Facilities he indicated that there were several roofs and HVAC units that would need to be replaced. Tracy indicated that in Management Services IT division most projects didn't climb to the CIP level; they were typically funded out of operation budgets.

D R A F T

Tracy said in the Police Department a new police building and a firing range were included in the CIP. He explained how purchases in the Fire Department were usually large purchases, which were spread over several years. Tracy mentioned the new fire engine that, because of cost, was spread over a three year period. He discussed the money that was set aside for Fire Station #4 and the cost to man a new station and the cost of equipment.

Councilmember Brown mentioned that eventually the building would have to be built or the impact fees would have to be given back.

Tracy said that was correct, but he thought that was a few years away. He said the City could repurpose the funds to something else.

There was discussion about property tax increases.

Mayor Stevenson asked if increased property tax revenues could be accomplished without increasing the property tax rate, but holding it at the same rate.

There was discussion about how property tax was calculated and how holding the rate constant would increase revenues somewhat.

Alex Jensen, City Manager, said the City currently had a site on the east side of Highway 89 that had been set aside for a combination of a fire station, park and water tank location. He said the tank caused the City to reevaluate the area to see if they would all fit on the site. Alex said there was a piece of property to the south of the site that was owned by UDOT. He said the City had asked UDOT to consider declaring that site as surplus property and selling or trading it to the City. Alex said UDOT indicated that they would surplus the property. He said the City owned approximately 1.88 acres that was tied to the wilderness park at the top end of Oakhills Drive that could possibly be traded to UDOT for the other property. Alex said UDOT would eventually need the property to do an interchange at Oakhills Drive. He said it would be a great deal for the City.

Mayor Stevenson said the City still needed to look at Adams Canyon and enhancing the parking and access.

D R A F T

Tracy reviewed CIP projects in the streets division.

Mayor Stevenson asked how much the Gentile Street and Gordon Avenue projects had cost the City.

Alex said he couldn't remember what the Gordon Avenue project cost, but Gentile Street was about 8 or 9 million dollars.

Mayor Stevenson asked where the funding had come from.

Alex said mostly from the general fund; the City had more funding during that time.

Mayor Stevenson said if the flyover by Kohl's went in, Angel Street would need to be improved on the north end.

Council and Staff discussed moving the connection at Gentile Street and Sugar Street to Angel Street, and making that a 4-way intersection.

Alex explained how the City was falling behind on street repairs and construction.

Mayor Stevenson asked if Staff knew what the impact of the optional sales tax would be.

Tracy said 1/10 of a percent should be about 1/10 of what the City already received, which would be an additional 1.2 million dollars.

Mayor Stevenson expressed the importance of selling the tax to the residents of Layton, and showing what the money would be used for.

Woody said he had calculated how much the City had spent on road improvements on the west side of the City. He said the City spent 17 million dollars from 2000 to 2014 on Hill Field Road, Gordon Avenue and Gentile Street.

D R A F T

Mayor Stevenson said if the City had 17 million dollars more right now, could everything be accomplished that they were looking at.

Tracy said the total amount in the CIP was about 30 million dollars.

Councilmember Brown said this didn't include ongoing maintenance.

Tracy said the City received about 2 million dollars a year in Class C Road funds. He said with the gas tax increase that would go up some. Tracy said a lot of that money was used on maintenance, but every year during the budget process there was always two or three times as much need for maintenance than there were funds available.

Woody said to keep up to date with maintenance would be around 3 million dollars a year; this year the City was spending less than half of that. Every year the City was falling behind on maintenance.

Mayor Stevenson mentioned things the County should be doing to improve funding.

Tracy presented detailed information about projects proposed in the street lighting fund.

Council and Staff discussed some of the projects.

Alex said very often projects that were planned for were put on hold because of development or other things. He said with all the new road projects UDOT had done in the City, the City had used money earmarked for other projects to install infrastructure on the new roads, which was a good use of money. Alex said with WinCo coming in, they would have to install a few street lights. He said it made sense to finish the street lights in that area to tie into Layton Parkway and Gentile Street, which would create somewhat of a corridor.

Mayor Stevenson said the process was dressing up the City.

Woody said the City also wasn't paying the lease fee to Rocky Mountain Power.

D R A F T

Alex said there was a provision in State Code that UDOT took advantage of. He said after UDOT put in roads, they turned everything that wasn't asphalt over to the cities to maintain. Alex said UDOT informed Staff that the City would have to take over maintenance of intersection lights that were UDOT roads. He said this was a great deal for the State.

Tracy reviewed proposed projects in the Water Division and Sewer Division.

Tracy reviewed projects in the storm sewer fund and identified projects that could be funded with impact fees.

Council and Staff discussed some of the proposed projects.

Woody said all of these would be updated as part of the Master Plan update.

Tracy reviewed Parks and Recreation projects, and pool projects.

Alex asked the Mayor and Council if there was anything they felt was missing.

Councilmember Freitag asked if there were any other parks being proposed.

Alex said there was funding for a neighborhood park in the 2019/2020 fund year.

Mayor Stevenson said parks were wonderful, but the City needed to develop things in parks to make people come to them and draw people to the area. He suggested something like an ice skating rink in Commons Park during the Christmas season; similar to the splash pad at Ellison Park.

Discussion suggested adding the Adams Canyon parking area and the hollow off of East Gentile Street to the list of projects.

Mayor Stevenson mentioned a gun range training area in conjunction with Hill Air Force Base and the County.

D R A F T

Mayor Stevenson asked where the next park would be located after the Greyhawk Park.

Alex said ultimately it would be up to the Council, but there was a park planned on the property east of Highway 89, one near the Boynton Road area, one in the Kays Creek Estates area, and Harmony Place; there were 4 or 5 sites that had been secured.

Council and Staff discussed other parks and trails in the City including Adams Canyon. They discussed possibly bonding for parks and trails in the future.

Councilmember Freitag mentioned putting shade near the splash pad in Ellison Park, and improving some of the play areas at the parks.

Councilmember Francis said there should be a focus on the parks and recreation programs.

Woody said one of the challenges with trails was connectivity across Highway 89. He said he had been talking with the Parks and Recreation Department about a pet bridge at about 3025 North, and putting a structure that would tie into the trail and allow pedestrians to go up and over to the Valley View Drive frontage area. Woody said in the future another connection could be made at Oakhills Drive. He said Holmes Creek would be a great place for trails. He said Staff was looking at doing a trail along Gordon Avenue and tying it into Andy Adams Park. Woody suggested the City pursue funding through some C-Mac funds.

Councilmember Day said a connection across Highway 89 at Oakhills Drive would be a good solution to Adams Canyon in a way, with some parking on the west side of Highway 89 near the water tank area.

Woody said that water tank would eventually be removed and replaced with the new tank near Valley View Drive.

Alex said a preliminary design had been done for the east side of Highway 89 for a parking area with a restroom near Adams Canyon. He said some of it would push onto Forest Service property.

D R A F T

Council and Staff discussed improvements on East Side Drive near Adams Canyon. They discussed UDOT improvements on Highway 89 and the frontage roads.

Mayor Stevenson asked if the City needed large 10-acre parks; would 4-acre parks be sufficient to meet the City's needs.

Councilmember Brown said the biggest want from the residents was sport fields, which required larger parks.

Council and Staff discussed the need for practice facilities and using the power corridor, which would allow for big open fields as practice areas; not necessarily to put in a lot of improvements but just open fields that could be used for practice areas.

Alex indicated that there were about 22 or 23 acres available in the power corridor.

Mayor Stevenson asked how Rocky Mountain Power felt about that.

Alex said in the past, they had always been amenable to working with the City on that.

Council and Staff discussed other open areas of the City.

There was discussion about building a better relationship with the School District.

MISCELLANEOUS:

Mayor Stevenson said on Monday at 1:00 p.m. in the rotunda at the State Capitol, there would be a ceremony recognizing Vietnam Veterans Day. He said the Governor would be there, and at the conclusion there would be an announcement about the Memorial that would be located in Commons Park.

There was discussion about the Memorial.

Councilmember Petro mentioned the need for a sidewalk on the south side of Highway 193, east of Hill

D R A F T

Field Road to the commercial area.

Mayor Stevenson said the City talked with UDOT about that last year.

Woody said UDOT wanted the City to put together an offer that they could review and consider participating in.

The meeting adjourned at 7:21 p.m.

Thieda Wellman, City Recorder

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

Item Number: 4.A.

Subject:

Recognition of Community Emergency Response Team (CERT) Graduates

Background:

The Layton Citizen Corps CERT Outreach program teaches CERT classes several times a year for citizens interested in learning basic skills regarding how to take care of themselves, their families, and their neighbors after a disaster situation. The course has been developed by FEMA and is overseen locally by the Fire Department. It includes instruction on potential hazards, fire suppression, disaster first-aid, urban search and rescue, disaster psychology, terrorism and a mock disaster exercise to practice newly acquired skills. These students have completed all of the required training sessions and a final mock disaster.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.A.

Subject:

2014 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 15-24

Background:

Resolution 15-24 authorizes the review and adoption of the 2014 Municipal Wastewater Planning Program Annual Report by the Council.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-24 authorizing the review and adoption of the 2014 Wastewater Planning Program Annual Report; 2) Adopt Resolution 15-24 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-24 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-24 authorizing the review and adoption of the 2014 Wastewater Planning Program Annual Report and authorize the Mayor to execute the necessary documents.

RESOLUTION 15-24

A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2014 LAYTON CITY MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT

WHEREAS, the State of Utah, Department of Environmental Quality, Division of Water Quality requires Layton City to complete the 2014 Municipal Wastewater Planning Program Annual Report; and

WHEREAS, the State requires that the Annual Report be adopted by a Layton City resolution.

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

That the City Council of Layton City, Davis County, State of Utah, has reviewed and adopted the 2014 Municipal Wastewater Planning Program Annual Report.

PASSED AND ADOPTED by the City Council of Layton, Utah this **16th day of April, 2015.**

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



FOR: TERRY COBURN, Public Works Director

Resolution Number 15-24

MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION

RESOLVED that **LAYTON** informs the Water Quality Board the following actions were taken by the **CITY COUNCIL**

1. Reviewed the attached Municipal Wastewater Planning Program Report for 2014.
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit (If Applicable).

Passed by a (majority) (unanimous) vote on

(date)

Mayor/Chairman

Attest:

Recorder/Clerk

**DOCUMENT WAS
RECEIVED FROM
OUTSIDE SOURCE**

Municipal Wastewater Planning Program (MWPP) Collection System Section

Owner Name: LAYTON

Name and Title of Contact Person:

Wes Adams

Water Supervisor - Certificate #2207U0825114C

Phone:

(801) 336-3720

E-mail:

wadams@laytoncity.org

PLEASE SUBMIT TO STATE BY: May 1, 2015

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

Form completed by

Ryan Bankhead

Part I: SYSTEM AGE

A. What year was your collection system first constructed (approximately)?

Year 1945

B. What is the oldest part of your present system?

Oldest part 70 years

Part II: BYPASSES

A. Please complete the following table:

Question	Number	Points Earned	Total Points
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater in the system due to rain or snowmelt?	0	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater due to equipment failure? (except plugged laterals)	1	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	5
TOTAL PART II =			5

B. The Utah Sewer Management Program defines sanitary sewer overflows into two classes. Below include the number of SSOs that occurred in 2014:

Number of Class 1 SSOs in Calendar year 2014 0

Number of Class 2 SSOs in Calendar year 2014 1

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) effects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Part II: BYPASSES (cont.)

C. Please specify whether the SSOs were caused a contract or tributary community, etc.

N/A

Part III: NEW DEVELOPMENT

A. Please complete the following table:

Question	Points Earned	Total Points
Has an industry (or other development) moved into the community or expanded production in the past two years, such that either flow or wastewater loadings to the sewerage system were significantly increased (10-20%)?	No = 0 points Yes = 10 points	0
Are there any major new developments (industrial, commercial, or residential) anticipated in the next 2-3 years, such that either flow or BOD ₅ loadings to the sewerage system could significantly increase (25%)?	No = 0 points Yes = 10 points	0
TOTAL PART III =		0

B. Approximate number of new residential sewer connections in the last year

449 new residential connections

C. Approximate number of new commercial/industrial connections in the last year

9 new commercial/industrial connections

D. Approximate number of new population serviced in the last year

1,357 new people served

Part IV: OPERATOR CERTIFICATION

A. How many collection system operators are currently employed by your facility?

_____ collection system operators employed

B. What is/are the name(s) of your DRC operator(s)?

C. You are required to have the collection DRC operator(s) certified at **Grade IV**

What is the current grade of the DRC operator(s)? _____

D. State of Utah Administrative Rules requires all operators considered to be in DRC to be appropriately certified. List all the operators in your system by their certification class.

Wesley Adams - IV	<i>Not Certified</i>	_____
Brian King - IV		_____
Howard Larkins - IV	Small Lagoons	_____
Michael Naranjo - IV	Collection I	_____
Brett Perkins - IV		_____
Lonnie Smith - IV	Collection II	_____
Darrin Taylor - IV	Collection III	_____
	Collection IV	_____

E. Please complete the following table:

Question	Points Earned	Total Points
Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? (see C)	Yes = 0 points No = 50 points	
How many continuing education units has each of the DRC operator(s) completed over the last 3 years?	3 or more = 0 points less than 3 = 10 points	
TOTAL PART IV =		

Part V: FACILITY MAINTENANCE

A. Please complete the following table:

Question	Points Earned	Total Points
Do you follow an annual preventative maintenance program?	Yes = 0 points No = 30 points	0
Is it written?	Yes = 0 points No = 20 points	0
Do you have a written emergency response plan?	Yes = 0 points No = 20 points	0
Do you have an updated operations and maintenance manual	Yes = 0 points No = 20 points	0
Do you have a written safety plan?	Yes = 0 points No = 20 points	0
TOTAL PART V =		0

Part VI: SSMP EVALUATION

A. Has your system completed its Sewer System Management Plan (SSMP)?

Yes X NO _____

B. If the SSMP has been completed then has the SSMP been public noticed?

No _____ Yes, included date of public notice June 19, 2014

C. Has the SSMP been approved by the permittee's governing body at a public meeting?

Yes X NO _____

D. During the annual assessment of the operation and maintenance plan were any adjustments needed based on the performance of the plan?

No X If yes, what components of the plan were changed (i.e. line cleaning, CCTV inspections and manhole inspections and/or SSO events)

Part VI: SSMP EVALUATION (cont.)

E. During 2014 was any part of the SSMP audited as part of the five year audit?

No X

If yes, what part of the SSMP was audited and were changed made to the SSMP as a result of the audit? _____

F. Has your system completed its *System Evaluation and Capacity Assurance Plan* (SECAP) as defined by the Utah Sewer Management Program?

Yes NO X

The following are required completion dates that the SSMP and SECAP based on population. The SSMP and SECAP must be public noticed and approved by the permittee's governing body in order to be considered complete.

Program	Population				
	< 2,000	2,000 - 3,500	3,501 – 15,000	15,001 – 50,000	> 50,000
SSMP	3-31-16	3-31-16	9-30-15	3-31-15	9-30-14
SECAP	Optional	9-30-17	9-30-16	3-31-16	9-30-15

SSMP Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Wes Adams
Signature of Signatory Official

4-6-15
Date

Wes Adams
Print Name of Signatory Official

Water \ sewer Supervisor
Title

The signatory official is the person authorized to sign permit documents, per R317-8-3.4.

Part VII: SUBJECTIVE EVALUATION

This section should be with the system operators.

- A. Describe the physical condition of the sewer collection system: (lift stations, etc. included)

Most are gravity flow systems with approximately 205 miles of gravity flow and 0.31 miles of pressurized main. The City has one sewer lift station.

- B. What sewerage system improvements does the community have under consideration for the next 10 years?

Rehabilitation of existing system through lining and manhole and sewer line replacement.
Implementation of Capital Improvement Projects identified from the master plan.

- C. Explain what problems, other than plugging have you experienced over the last year
In the past year, we have encountered minor FOG issues in isolated areas, and isolated root

intrusion. Sanitary wipes are becoming an increasing area of concern, specifically in collection zones serviced by the lift station.

- D. Is your community presently involved in formal planning for system expansion/upgrading? If so explain.

No

- E. Does the municipality/district pay for the continuing education expenses of operators?

ALWAYS X SOMETIMES NO

If they do, what percentage is paid?

approximately 100 %

Municipal Wastewater Planning Program (MWPP) Financial Evaluation Section

Owner Name: *LAYTON*

Name and Title of Financial Contact Person:

Stephen Jackson

Staff Engineer

Phone:

(801) 336-3700

E-mail:

sjackson@laytoncity.org

PLEASE SUBMIT TO STATE BY: May 1, 2015

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

NOTE: This questionnaire has been compiled for your benefit by a state sponsored task force comprised of representatives of local government and service districts. It is designed to assist you in making an evaluation of your wastewater system and financial planning. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please call, Emily Cantón. Utah Division of Water Quality: (801) 536-4342.

I. Definitions: The following terms and definitions may help you complete the worksheets and questionnaire:

User Charge (UC) - A fee established for one or more class(es) of users of the wastewater treatment facilities that generate revenues to pay for costs of the system.

Operation and Maintenance Expense - Expenditures incurred for materials, labor, utilities, and other items necessary for managing and maintaining the facility to achieve or maintain the capacity and performance for which it was designed and constructed.

Repair and Replacement Cost - Expenditures incurred during the useful life of the treatment works for obtaining and installing equipment, accessories, and/or appurtenances necessary to maintain the existing capacity and the performance for which the facility was designed and constructed.

Capital Needs - Cost to construct, upgrade or improve the facility.

Capital Improvement Reserve Account - A reserve established to accumulate funds for construction and/or replacement of treatment facilities, collection lines or other capital improvement needs.

Reserve for Debt Service - A reserve for bond repayment as may be defined in accordance with terms of a bond indenture.

Current Debt Service - Interest and principal costs for debt payable this year.

Repair and Replacement Sinking Fund - A fund to accumulate funds for repairs and maintenance to fixed assets not normally included in operation expenses and for replacement costs (defined above).

Part I: OPERATION AND MAINTENANCE

Complete the following table:

Question	Points Earned	Total
Are revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs <u>at this time</u> ?	YES = 0 points NO = 25 points	0
Are the projected revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs for the <u>next five years</u> ?	YES = 0 points NO = 25 points	0
Does the facility have sufficient staff to ensure proper O&M?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for repair & replacement costs?	YES = 0 points NO = 25 points	25
Is the repair & replacement sinking fund adequate to meet anticipated needs?	YES = 0 points NO = 25 points	25
TOTAL PART I =		50

Part II: CAPITAL IMPROVEMENTS

Complete the following table:

Question	Points Earned	Total
Are present revenues collected sufficient to cover all costs and provide funding for capital improvements?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next five years</u> ?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next ten years</u> ?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next twenty years</u> ?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for future capital improvements?	YES = 0 points NO = 25 points	25
TOTAL PART II =		25

Part III: GENERAL QUESTIONS

Complete the following table:

Question	Points Earned	Total
Is the wastewater treatment fund a separate enterprise fund/account or district?	YES = 0 points NO = 25 points	0
Are you collecting 95% or more of your sewer billings?	YES = 0 points NO = 25 points	0
Is there a review, at least annually, of user fees?	YES = 0 points NO = 25 points	0
Are bond reserve requirements being met if applicable?	YES = 0 points NO = 25 points	N/A
TOTAL PART III =		0

Part IV: PROJECTED NEEDS

Estimate as best you can the following:

Cost of projected capital improvements (in thousands)	2015	2016	2017	2018	2019
	900	275	435	455	500

Point Summation

Fill in the values from Parts I through III in the blanks provided in column 1. Add the numbers to determine the MWPP point total that reflects your present financial position for meeting your wastewater needs.

Part	Points
I	50
II	25
III	0
Total	75

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

Item Number: 5.B.

Subject:

Final Plat – Adams Farms Subdivision – Approximately 1250 East Gordon Avenue

Background:

On January 13, 2015, the Planning Commission approved the preliminary plat for Adams Farms Subdivision. The applicant is requesting to develop 8.53 acres of vacant land as an infill subdivision on Gordon Avenue. Single family detached developments surround the property being proposed for the Adams Farms Subdivision.

The proposed development for the final plat has 25 lots, which meets the density requirement of 2 to 4 units per acre in the R-1-8 zoning district.

The proposed infill subdivision will create street connectivity with existing stubbed streets to the east and to the west. A street connection will be made at Gordon Avenue to provide immediate access to the subdivision from an arterial street.

Alternatives:

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

Recommendation:

On March 24, 2015, the Planning Commission unanimously recommended the Council grant final plat approval to Adams Farms 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

A handwritten signature in black ink, appearing to read "Kem Weaver", written over a horizontal line.

Date: April 16, 2015

Re: Adams Farms Subdivision Final Plat

Location: Approximately 1250 East Gordon Avenue

Zoning: R-1-8 (Single Family Residential)

Background:

On January 13, 2015, the Planning Commission approved the preliminary plat for the Adams Farms Subdivision. The applicant is requesting final plat approval to develop 8.53 acres of vacant land. The parcel is surrounded by existing single family detached subdivisions with the same zoning designation of R-1-8. The proposed development is considered an infill subdivision with the vacant property being the last large vacant parcel in the area.

The proposed subdivision will contain 25 lots, which meets the density requirement of 2 to 4 units per acre. Each lot meets the area and frontage requirements of the R-1-8 zone. The proposed infill subdivision will create street connectivity with existing stubbed streets to the east and to the west. A street connection will be made at Gordon Avenue to provide immediate access to the subdivision from an arterial street.

The developer is responsible to provide a 5-foot landscape buffer easement along the frontage of Gordon Avenue. The developer is requesting that another option be made available for the maintenance of the landscape buffer along Gordon Avenue, rather than have a homeowners association. Consideration for an alternative option to maintain the landscape buffer would have to be a request made to the City Council. The City has not received covenants for the subdivision. If the developer is required to meet current ordinances for the Gordon Avenue landscape buffer, then subdivision covenants will be required for staff review before the final plat is recorded.

Staff Recommendation:

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

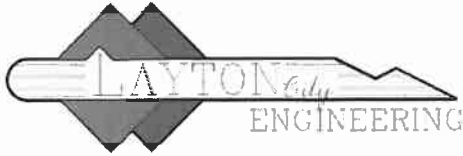
Engineering 

Planning 

Fire 

Planning Commission Action: On March 24, 2015, 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.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Andy Hubbard; andyh@greatbasinengineering.com
Ed Green; edgontherun@comcast.net

FROM: Shannon Hansen, Assistant City Engineer – Development

CC: Community Development, Fire Marshal

DATE: March 2, 2015

RE: **Adams Farms Subdivision, Final Plan (2nd Submittal)**

I have reviewed the dedication plat and construction drawings submitted on February 20, 2015 for the proposed Adams Farms Subdivision, located at approximately 1250 East Gordon Avenue. The plans have been stamped "APPROVED AS CORRECTED." The following item will need to be addressed prior to scheduling a pre-construction meeting.

We understand that the Developer has an April 1, 2015 deadline for the installation of the 18-inch Kays Creek Irrigation transmission line. The Developer's contractor will be allowed to construct this secondary waterline as soon as stamped and signed corrected drawings have been received and a pre-construction meeting for the line has been held. The line will need to be installed in a location and elevation that will not impact the construction of other utilities. The contractor will not be allowed to construct any other utility until after the City Council has approved the subdivision, all items of the memo have addressed, and a pre-construction meeting has been held.

- **Bonding** - A cost estimate from a contractor will need to be submitted for review.
- **Lighting** – The developer will be required to pay \$18,550 prior to the pre-construction meeting for the subdivisions required street lights (4 SL-02 and 1 SL-04). These lighting costs are estimates only. The Developer will be required to pay for the actual installed cost for the lighting system based on costs incurred by the City.
- A letter of approval from Kays Creek Irrigation for the pressurized secondary water system will need to be submitted. Proof of payment for connection fees will need to be submitted.
- An electronic file of the drawings in AutoCAD format will need to be submitted.
- Based on the lot configuration seen in the dedication plat and with the reduction with the use of Kays Creek Secondary Water, the water exaction required is 5 acre feet.

The following three companies have water shares acceptable to Layton City:

Kays Creek Irrigation (A or B stock) (3 acre feet = 1 share)

Holmes Creek Irrigation (3 acre feet = 1 share)

Davis & Weber Canal Company (6 acre feet = 1 share)

Each company can tell you a price per share and verify the amount of acre-feet of water included

in a share or partial share.

- An electronic file of the drawings in AutoCAD format will need to be submitted.
- An electronic PDF and paper copy of the construction plans on 11x17 sheets will need to be submitted for submittal to the Utah Division of Drinking Water and will need to include a “water/sewer crossing table”. See Section 4 – Culinary Water Section item VII (F) located at <http://laytoncity.org/public/Depts/PubWorks/downloads.aspx>
- Prior to the pre-construction meeting, 5 sets of drawings that have been stamped and signed by a PE will need to be submitted. The plans will need to address the following comments.

Dedication Plat –

1. A title report will need to be submitted. All easements from the report will need to be included on the plat.
2. The note for lot 35 of the Spruce Creek Subdivision overlaps the Davis County Recorder signature block.
3. The note for the landscape butter on lot 17 overlaps several notes making it difficult to read.
4. An easement will need to be established for the sanitary sewer lateral for the Delvin Read home. The easement will need to be a minimum of 15' wide.

Construction Drawings –

1. A benchmark will need to be provided on the drawings.
2. We recommend having the waterline blue staked and potholed to verify the location prior to the start any construction. The location of this line may require the relocation/redesign of the land drain line in 850 North.
3. The sanitary sewer lateral for the Delvon Read home currently lines within lot 25. The plans will need to include the relocation of the lateral.
4. Note 10 will need to be expanded to include the main in 850 North. The sanitary sewer laterals for the Read home and one of the homes to be removed currently connect to that main.
5. On sheet C3, the manhole at station 6+71.12 will need to be reconfigured to direct the storm drain flow into the new pipe and to plug and block the existing pipes to the north and south.
6. On sheet C3, the storm drain box at station 0+43.10 is indicated as an inlet in the plan view and a 2'x3' cleanout box in the profile.
7. On sheet C4, in the profile, there are street station and elevation notes overlapping at station 0+00 and 2+04.
8. On sheet C4, the inlet box at station 0+00 will need to be eliminated and the storm drain will need to terminate a minimum distance of 2' from the lip of curb to provide adequate space for the City's contractor to make a connection.
9. On sheet C4, the developer will be required to connect the land drain to the storm drain. The rim elevation of the connecting storm drain manhole/box will determine the finished floor elevations. The City is currently designing the storm drain outfall from 0+02.46 to the creek. The plans will be sent to the developer's engineer once complete.




Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Douglas K. Bitton, Fire Prevention Specialist 

RE: Adams Farm Subdivision (Final) @ 1200 East Gordon Avenue

CC: 1) Engineering, Attention: Shannon Hansen
2) Andy Hubbard, andyh@greatbasinengineering.com
3) Ed Green, edgontherun@comcast.ent

DATE: March 2, 2015

I have reviewed the site plan submitted on February 20, 2015 for the above referenced project. The Fire Prevention Division of this department has no comments or concerns at this time regarding this project **and recommends granting final approval for this project. Please reference previous memorandums dated October 24, 2014, December 8, 2014, and February 11, 2015 for comments on this development.**

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DKBAdams Farms Finalkn
Plan # S15-032, District #32
Project Tracker #LAY 1410211473
ERS #8605








CITY COUNCIL

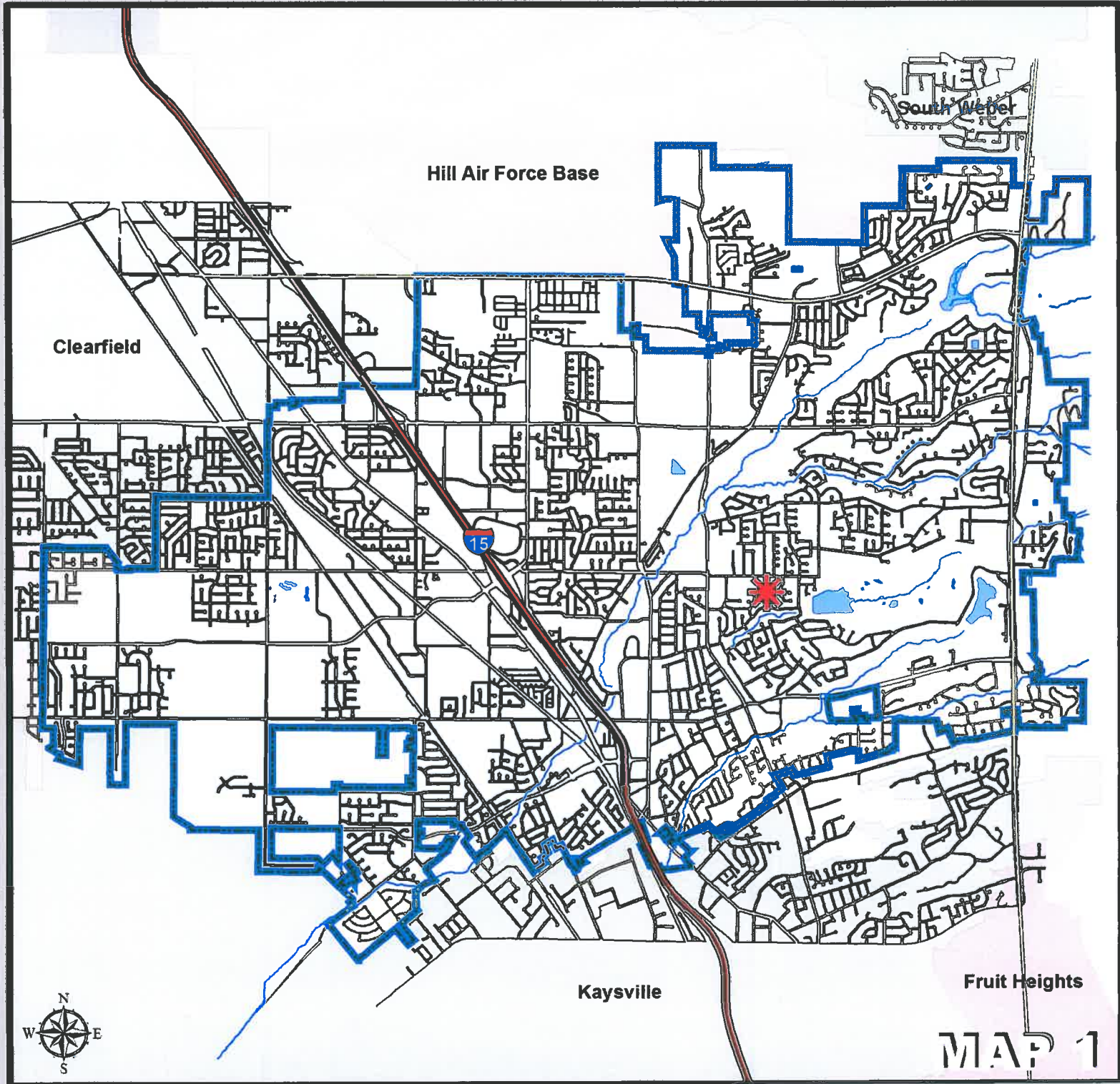
April 16, 2015

Adams Farms Final Plat

Legend

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

 - Project Site



MAP 1

CITY COUNCIL

April 16, 2015

Adams Farms Final Plat

Legend

 City Boundary

Centerlines

 Highways

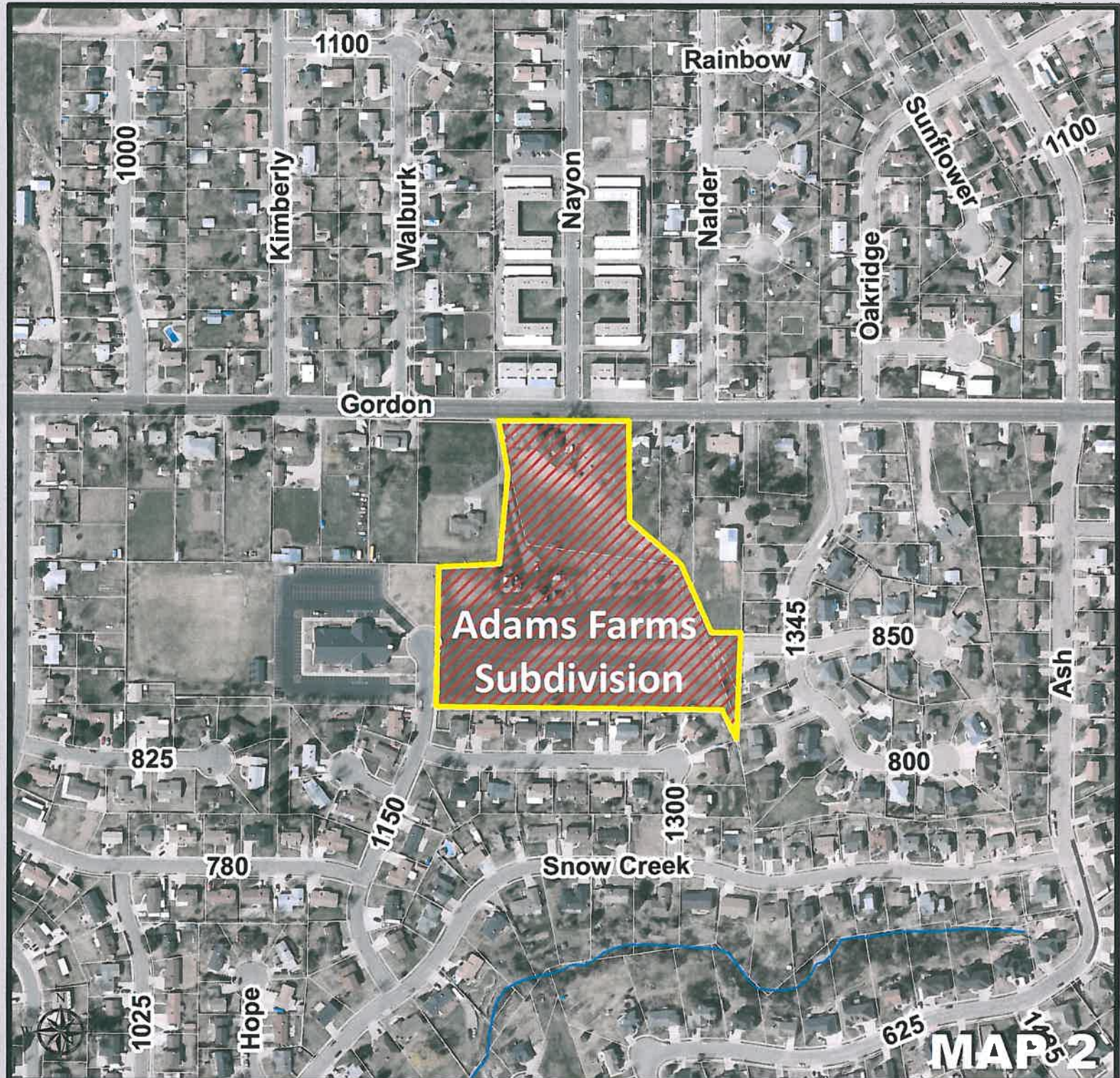
 Interstate 15

 Streams

 Lakes

 Project Area

1 inch = 330 feet



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

Item Number: 5.C.

Subject:

Preliminary Plat – Eastridge Park PRUD – Approximately 1450 East Antelope Drive

Background:

On March 10, 2015, the Planning Commission unanimously recommended the Council approve the preliminary plat for the Eastridge Park PRUD. The applicant, Adams Property LLC, is requesting preliminary plat approval for property that contains 70.02 acres of vacant land located between the south fork and middle fork of Kays Creek and between Antelope Drive and Kays Creek Drive.

The applicant/developer received rezone approval with a Development Agreement from the Council on June 4, 2009. Since this approval, the developer has been actively progressing towards preliminary plat review and approval for the development now being called Eastridge Park PRUD. The majority of work has been addressing geotechnical issues with the property and how they should be mitigated. As mentioned during the rezone process, the best mitigating option to create slope stability on the property is through mass grading 54 of the 70 acres of the site. There are 16 acres that will not be mass graded surrounding the middle or south fork of Kays Creek. The 16 acres will be dedicated to the City as a nature park.

The developer has decided to phase the mass grading of the development rather than mass grade the entire property at once. Additional geotechnical studies were required to address the phasing of the mass grading. The Planning Commission will be reviewing the cuts and fills plan for cuts and fills that are 10 feet or greater in height on April 14, 2015. Staff will make the Council aware of their decision before the Council meeting.

The developer has met with the Design Review Committee (DRC). The DRC has very few comments concerning the development, and overall, the DRC thought it was a quality project with a good mix of housing options. The DRC's recommendations are spelled out in the Staff Report.

There are three housing types within the development. Townhomes are to be located along Antelope Drive due to the street being an arterial street. The development transitions south into an area of cottage type homes with the final transition to single family lots south of the cottage homes. The number and density of all three housing types has been reduced from the number originally proposed during the rezone. The Development Agreement capped the total number of housing units at 303 and the number being proposed is 268 units. The largest decrease was the number of townhomes, originally proposed at 157, and the number proposed for the preliminary plat is 52.

Alternatives:

Alternatives are to 1) Grant preliminary plat approval to Eastridge Park PRUD subject to meeting all geotechnical requirements from Intermountain GeoEnvironmental Services (IGES), DRC recommendations and Staff requirements; 2) Table the preliminary plat for Eastridge Park PRUD to give the Council time to gather additional information; or 3) Deny granting preliminary plat approval to Eastridge Park PRUD.

Recommendation:

On March 10, 2015, the Planning Commission unanimously recommended the Council grant preliminary plat approval to Eastridge Park PRUD subject to meeting all geotechnical requirements from IGES, DRC recommendations and Staff requirements.

As a part of the motion, the Planning Commission requested the developer to:

1. Update the traffic study.
2. Study a route for a trail connection from Antelope Drive to the 16 acre nature park on the applicant's property; prior to the City Council review of the preliminary plat.

These two items are included in the Staff report.

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

A handwritten signature in black ink, appearing to read "Kem Weaver", written over a horizontal line.

Date: April 16, 2015

Re: Eastridge Park PRUD Preliminary Plat

Location: Approximately 1450 East Antelope Drive (2000 North)

Zoning: R-1-10 PRUD (Single Family Residential – Planned Residential Unit Development)

Description:

On March 10, 2015, the Planning Commission unanimously recommended the City Council approve the preliminary plat for Eastridge Park PRUD. The applicant, Adams Property LLC, represented by Mike Flood, is requesting preliminary plat approval for property that contains 70.02 acres of vacant farm land located between the south fork and middle fork of Kay's Creek at approximately 1450 East Antelope Drive. To the north and across Antelope Drive is an R-1-10 PRUD single family detached residential development, to the east is an R-1-10 single family detached residential development, to the south is an R-1-8 single family detached residential development and to the west is vacant agricultural land. The surrounding residential land uses have a density range of 2 to 4 units per acre.

Background:

On June 4, 2009, the City Council approved the rezone of 70.02 acres for the Beech Adams property. The property was rezoned from Agriculture (A) and R-1-10 to R-1-10 PRUD. An associated Development Agreement (DA), (Exhibit K), was approved with the rezone, which set guidelines for how the property is to be developed with regards to density, streets, utilities, parks and geotechnical requirements.

During the last six years, since the rezone was approved by the City Council, the developer has been progressing towards receiving preliminary plat approval. As was determined during the public hearings for the rezone and DA approval, there needed to be additional geotechnical studies conducted by the developer and reviewed by both Layton City and the third party geotechnical peer reviewer, Golder Associates.

During this same time, City Staff has been working with the developer by reviewing the preliminary plat, grading plans, street plans, utility plans and meeting with the Design Review Committee (DRC).

The following provides a summary of the key elements of the preliminary plat and PRUD plan. The key elements include the density of the overall project and various phases, geotechnical studies and recommendations, Design Review Committee recommendations, architecture of the townhomes, cottage homes and single family homes, landscaping and open space, and utilities and streets.

Density:

The rezone and DA were approved capping the total number of units on the 70.02 acres at 303 units (Exhibit A – concept plan). A large number of the proposed units were attached townhomes, which totaled 157 units. This left 146 units for single family detached lots. The 303 units created a density of 4.33 units per acre, which required density bonuses to develop the property with 303 units.

Through additional geotechnical studies and the design of the preliminary plat, the developer has reduced the number of units as illustrated in Exhibit B and detailed in the Land Use and Density Chart below.

Land Use and Density Chart

	2009 Rezone & Development Agreement	Proposed 2015 Preliminary Plat
Total of Residential Units	303	268
Townhomes	157	52
Single Family Detached Homes	146	140
Single Family Detached Cottage Homes	0	76
Overall Density	4.33 units/acre	3.82 units/acre
Nature Park	16 acres	16 acres

The Land Use and Density Chart above shows a considerable decrease in the number of attached townhomes by removing 105 units and creating 76 cottage homes. With this conversion, more land is required for the cottage homes, which reduces the overall number of units and the overall density of the development.

Townhomes (Phases 2 and 2A) – The 52 attached townhome units will be located on the northeast portion of the property and adjacent to Antelope Drive (Exhibit A – 2015 preliminary plat). The proposal is for 13 buildings with each building containing 4 units. The units will be accessed by a private drive between the row of units, which will give access to the garages located at the front of each unit.

The townhomes are being proposed as two-story units. Because of the proposed final grade of the property in this area, the townhomes will step down to follow the contours of the property and Antelope Drive. This will assist in breaking up a continual roofline and exterior building elevations (Exhibit F).

Cottage Homes (Phases, 1A, 1B, 1C and future phasing) – The 76 proposed cottage homes are a product similar to a patio style home. They can be one-story or two-story and are similar to a single family detached type home but with a smaller footprint. Cottage homes are built on pad sites with landscaped common areas surrounding the home. The 18-foot deep front yard and driveway are considered limited common area as well as a small patio area at the rear of the home.

The cottage homes are proposed to be located adjacent to Antelope Drive and then transitioning to the south behind the townhomes and north of the single family lots (Exhibit A).

Single Family Detached Lots (Phases 3, 4 and Future Phasing) – The 140 single family lots are proposed on the remainder of the property (Exhibit A). The lot sizes range from 5,000 to 14,000 square feet. The lots can accommodate homes that will be compatible with the homes located in the area. The homes will be one or two-story in height.

Phase 3 is proposed to create the extension of Emerald Drive from the south and will contain 12 lots (Exhibit A). Phase 4 is located west of the north fork of Kays Creek and will contain 7 lots (Exhibit A). Future phasing for the remaining single family lots will be determined as the development applies for additional phasing. The number of lots for each future phase has not been determined. Mass grading will continue with each phase of development for both the remaining cottage homes and single family homes.

Geotechnical Studies:

After the rezone approval for the 70.02 acres by the City Council in 2009, the next course of action was to create a mass grading plan as the tool to mitigate any slope instability found on the property. Extensive geotechnical research and studies were performed by the developer's geotechnical engineer, Intermountain GeoEnvironmental Services (IGES). These studies then were peer reviewed by the City's third party geotechnical engineer, Golder Associates.

The developer initially proposed to mass grade the entire 70.02 acres at the same time with a City-approved grading permit. The mass grading was to be done per the requirements and recommendations of IGES and Golder Associates. The developer later decided to mass grade the property in phases by starting to mass grade the northern portion of the property, which is the location of the townhomes and cottage homes. With phasing the mass grading plan further studies and data analysis were performed by IGES and certain cross sections of the property were reevaluated (Exhibits C and E).

By phasing the mass grading for the development, some of the cuts and fills changed slightly. Slope stability has improved from the previous grading plan. The developer will be required to blend the phased mass grading areas with the land that is not being mass graded during the first few phases of the development.

After each phase has been mass graded and compacted to meet geotechnical engineering standards, the ground will need time to settle before the land can be improved and structures built. IGES will have a full time geotechnical engineer on site to monitor the grading and compaction with daily testing. IGES will also monitor the settlement of the land after it has been graded and compacted.

In reevaluating certain cross sections for phasing the mass grading, IGES indicates that this does not create a negative impact with the slope stability with given changes being implemented from the approved mass grading plan. Changes to the phased mass grading plans have reduced the height of some retaining walls that are still required in the same location. The MSE/Keystone Wall along the north fork of Kays Creek was originally planned to have a height of 25 feet. This wall has been reduced with a range of 6 to 15 feet in height (Exhibits C and E – cross section “B”).

The south portion of the development is still required to maintain a 200 foot setback from the middle or south fork of Kays Creek to the buildable areas on the lots along the south boundary of the development. A 16 acre nature park that will be dedicated to Layton City by the developer will be located within the 200 foot setback area along the length of the development and on both sides of the creek (Exhibit D).

A land drain system is required throughout the development to capture surface water that may filter into the ground at a depth of the foundation of the home. The same land drain system will also be used to capture any ground water that may rise up during heavy wet seasons. Ground water depths range on average from 5.7 feet to 20 feet. Where the groundwater is shallowest, there will be six (6) feet of fill placed in this area, which is where the townhomes are to be constructed without basements. Some areas of the single family lots that will have basements will be close to groundwater; however, the land drain will remove and keep water away from the foundation of the home.

City Staff has reviewed both IGES’ summary report and Golder Associates’ summary report and concur with their recommendations with regards to, (1) keeping any slope at 14% or less to ensure slope stability, (2) requiring a land drain system for the entire development, (3) requiring plan details to be placed within the plan set, (4) frequent inspections and monitoring of both the grading of the site and monitoring of the settlement of land after the mass grading has occurred and (5) all geotechnical studies and reports will need to be referenced on the final plats for each phase of development.

The process and requirements of the sensitive land ordinance have been followed by both the developer and City Staff. The following reviews and requirements are required during the preliminary plat review of the sensitive lands ordinance.

City Staff reviews required geotechnical reports from the developer’s geotechnical engineer. As previously mentioned, the developer for Eastridge Park PRUD has used Intermountain GeoEnvironmental Services (IGES) as their geotechnical engineer. This is the same firm that was used during the rezone/concept plan review. IGES is licensed in the State of Utah to practice their specialty and have considerable experience in this field of practice.

Layton City has required the developer to pay for a third party geotechnical engineer that was selected by the City during the rezone and conceptual plan review in 2008 and 2009. The third party geotechnical engineer firm is Golder Associates, located in Colorado. Golder Associates has reviewed all of IGES’ studies and reports concerning the mass grading plan, retaining wall systems, groundwater and slope stability. The City, developer, and Golder Associates have been working together for the last six plus years in mitigating geological and geotechnical concerns on the property. The developer changed their plan from grading the entire project to grading selected phases of the project. The City requested additional

geotechnical third party reviews to be completed by Golder Associates. Golder Associates supports approving the revised plans.

The developer's civil engineer, Stantec, has produced a grading and drainage plan with the geotechnical information from IGES' and Golder Associate's studies and reports. The plan was submitted and reviewed by the City and Golder Associates and contains the following information.

- Existing and proposed contours and slopes for each graded area.
- Revegetation plan which identifies existing vegetation that is to be removed and a revegetation proposal.
- Existing and proposed drainage patterns. This includes the location and capacities of all structures and erosion control measures.
- Location and depth of all proposed cuts and fills.
- A review of the mass grading plan, which is the method to be employed to stabilize slopes and achieve compaction of the property.
- Development of a storm drain system by computing the maximum runoff for a ten year storm before and after development.

Per Ordinance 19.07.120 "Development Standards" and subsection 1 it states, "*Scope. It is intended by this Section, that the development standards and provisions, as set forth herein, shall be required in connection with all building and construction in the sensitive lands overlay area.*" This ordinance does not establish a certain time that the standards in this Section need to be met, as long as the standards are met before a building permit can be given by the City.

Later in this Section of the "Development Standards" it states the following in ordinance 19.07.120(5)(e), "*The maximum vertical height of all cuts and fills shall be ten feet, except in circumstances where the Planning Commission gives specific approval.*" The cuts and fills plan could have been reviewed for the entire development before the first building permit was to be issued. However, City Staff felt it important to have the Planning Commission review and approve the cuts and fills of ten feet or greater before the development received preliminary plat approval from the City Council (Exhibit E).

The map in Exhibit E indicates the cuts in "red" and fills in "green". The numbers refer to the height in feet. The areas highlighted in "lavender" indicate areas that are greater than 10 feet in height and require review and approval of the Planning Commission.

Staff finds that the developer has met the requirements of the sensitive land ordinance. On April 14, 2015, the Planning Commission will review and determine if the areas of cuts and fills greater than 10 feet are approved as exceptions.

Phasing of Mass Grading:

There have been questions raised concerning mass grading the site all at one time versus phasing the mass grading as now proposed by the applicant.

Phasing the mass grading with a phased development plan will provide some advantages as listed below.

- The geotechnical engineers have stated that the slope stability reaches a stronger factor of safety than grading the entire site at once (IGES Preliminary Plat Revised Grading Plans and Review, October 2, 2014).
- A much smaller area will be disturbed by phasing the grading, resulting in less area creating airborne dust and soil erosion issues.
- Smaller disturbed areas allows existing farming and natural vegetations to remain in place until a development phase is ready.
- Smaller disturbed areas results in less areas of weed generation as revegetation occurs.
- Smaller disturbed areas results in less staging of large grading equipment and haul trucks at one time.

The areas remaining ungraded after Phase 4 will be evaluated for future phasing with future final plat approvals. The most efficient methods and geography for balancing cuts and fills with each phase will be studied.

Design Review Committee (DRC):

The developer met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the town homes, cottage homes and single family homes. In addition, the open space plan was reviewed, except for the 16 acre nature park along the south boundary of the development.

The DRC had the following recommendations to the Planning Commission and City Council.

- Implement gentle meandering sidewalks along Emerald Drive in the townhome and cottage home portion of the development.
- Use small berms in the open space area between the residential units and the street on Emerald Drive.
- Fencing along Antelope Drive is to be, at a minimum, solid vinyl.
- Create a strong continuity between the townhomes, cottage homes and single family lots with open space and architectural elements.
- The two-car garage doors need to be complimentary in color to the proposed architectural design elements and styles.

There was a concern of the long-term maintenance of the townhome portion of the development. The developer stated that there would be a professional management company overseeing the maintenance of the entire project, which ensures the upkeep of the townhomes and the common areas of the development. A master homeowners association will govern the entire development with junior homeowner associations for each of the three different housing types.

The DRC spoke highly of the development and how it was being planned out with townhomes adjacent to a major arterial street and then transitioning to cottage homes and eventually to the lower density single family homes. The packet of materials the DRC reviewed is part of this packet.

The density of the development was capped when the property was rezoned and outlined in the DA. The DRC was not required to award density bonuses for this development.

Architecture:

Each form of residential dwelling has different architectural elements that bring continuity as they transition from townhomes to single family homes. The townhomes will be two-story and stepped down due to the slope of the development, which creates breaks in both the roofline and the building facades (Exhibit F). Each townhome will have an attached two-car garage. Each unit will have a front façade that will be broken up with a number of windows and may incorporate window treatments, such as lintels over the windows. The rear of the townhomes will incorporate a variety of windows with the same window treatments as the front. The rear elevations incorporate exterior patio doors, awnings and possibly flower boxes. The rear façade facing Antelope Drive needs to be given more architectural detail because of the public street. Exterior materials that may be used are stucco, hardy-board, rock and brick. The developer has contracted with a home builder, Destination Homes, who has extensive experience and a positive reputation for building quality and well designed townhomes.

The cottage homes will be one or two-stories in height and will include a two-car garage (Exhibit G). The front façade will incorporate elements from urban craftsmen and modern farmhouse styles. These elements may include covered front porches, windows, shutters and false balconies. Exterior materials will include stucco, hardy-board, brick and rock. The rear elevation of the cottage homes along Antelope Drive will need to incorporate some design elements that are used on the front façade.

The single family homes will have a broad range of architectural elements that will be similar to the single family homes in the area (Exhibit H). The use of rock, stucco and hardy-board will be the primary materials used for these homes. The proposed height of the homes will be one or two-stories.

Landscaping/Open Space:

The majority of the open space is included in the dedication of the 16 acres along the south fork of Kays Creek to Layton City for a nature park (Exhibit D). This would become a public park as stated in the Development Agreement. Upon dedication of the park the City will maintain the improvements of the park into perpetuity. It is the developer's responsibility to take the lead for the improvements of the park; these initial improvements are at the expense of the developer; however, the DA allows for a payback of park impact fees to the developer through building permit fees. The 16 acre nature park improvements consist of a trail system, park benches, open grassy areas, etc. The developer has submitted a landscape plan as part of the overall development, which shows the general location of these improvements (Exhibit D).

With future development outside this proposed development, the trail system within the 16 acre park will connect to the Kays Creek trail along the north fork of Kays Creek. The City will maintain this trail once it has been constructed. A small portion of the trail will reside within the development located adjacent to the creek south of Antelope Drive. The developer will provide an access through the cottage homes and single family lots to adjoin the north fork of Kays Creek trail to the south fork of Kays Creek trail in the 16 acre nature park.

All common areas around the townhomes and cottage homes will be maintained by a management company through the master HOA. This includes two access points along the south boundary of the development that gives access for the residents of the PRUD to the 16 acre nature park.

Open space is also located as common area within the townhome and cottage home areas, with a streetscape theme along the connection of Emerald Drive and Antelope Drive and landscaping around the buildings with pockets of open space (Exhibit I).

Utilities and Streets:

The North Davis Sewer District trunk line runs east and west alongside the south fork of Kay's Creek. The proposed sewer lines from the development will access into the trunk line. This trunk line cannot be exposed when the mass grading occurs on the site. Storm water and land drain systems will empty into the two forks of Kay's Creek, which has been approved by Davis County Flood Control. A land drain system will mitigate the transient ground water.

The connection of Emerald Drive from its current terminus to Antelope Drive is important for looping the culinary water system in the area. This ensures that water pressure is sufficient for the proposed development. However, the first four phases of the development will have sufficient water service and fire flow without having to connect a water line through the development at the beginning of development. Phases 1, 2 and 4 will have sufficient water service from Antelope Drive. Phase 3 will have sufficient water service from the intersection of Kays Creek Drive and Emerald Drive. As future phasing occurs, the developer will be required to install the 12-inch waterline to have a looped connection and provide enough pressure to the future homes and for fire flow.

Layton City's Master Street Plan requires the connection of Emerald Drive to Antelope Drive. Emerald Drive is considered a "residential collector street", and the connection will help facilitate traffic with the development and from adjoining neighborhoods through the subdivision. A traffic study has been provided by the developer and was conducted by Hales Engineering. Traffic will increase as the property develops; however, it will disperse through existing road connections and to Antelope Drive.

An addendum to the traffic study, as requested by the Planning Commission, has been conducted by Hales Engineering to provide the most recent traffic counts for Antelope Drive and Emerald Drive. This will be presented to the City Council before or at the meeting.

General Citizen Comments from the Planning Commission meeting:

The following questions or comments were given to the Planning Commission during their meeting on March 10, 2015. Staff has provided a brief response to the nine questions from the citizen's group.

1. *Additional traffic in the hollow is very dangerous in the winter. When the initial traffic study was conducted, construction was underway at Church and Antelope for the round-a-bout. The connection to Highway 89 was not open when the initial study was done.*

The developer has had the traffic engineer, Hales Engineering; conduct a more recent traffic study now that construction has been completed at Church Street and Antelope

Drive and Highway 89 and Antelope Drive. Preliminary reports from the traffic engineer indicate that the traffic counts have increased from the initial traffic study; however, the level of service is still acceptable for Antelope Drive. The recent results will be presented to the City Council.

2. *Traffic flow seems to stagnate due to the many private streets terminating with no connection to other private streets.*

Traffic will flow at a reasonable pace throughout the development once the entire street system is in place through phased development. The private streets do not warrant a connection to other private streets due to the streets being a short distance and the number of cottage homes on a private street being limited to seven lots. Seven lots will create approximately 70 or less trips per day. Fire turn-a-rounds have been proposed where necessary for fire trucks to complete a full turn-a-round maneuver.

The applicant has been asked to study the possibility of connecting the private roads serving the townhomes in Phase 2 with the private road serving the cottage homes in Phase 1C. This connection would align with the eastern access to Antelope Drive.

3. *The requirement of land drains to combat the high amount of ground water in the area be planned for or the development better have a well designed sump pump.*

The City is requiring a land drain system be installed by the developer. Each home and townhome building will have foundation drains to capture any ground water or transient surface water from landscape irrigation and storm water. Ground water issues in the area are likely because surrounding single family developments were not required to have land drain systems when the subdivision was developed and homes built. Current ordinances and residential building codes require foundation drains for each residential structure.

4. *The City would not approve a mass grading permit before a preliminary plat was reviewed and approved by the City. Now with phasing the requirement disappeared. The Planning Commission is required to review and approve cuts and fills over 10 feet in height before the preliminary plat can be approved.*

As mentioned on page 5 and 6 of this staff report, the City development staff believes that mass grading in phases is a more efficient way of grading the site instead of all at once. The developer's geotechnical engineer, IGES, stated that by phasing the mass grading the slope stability reaches a stronger factor of safety than grading the entire site at once. The Planning Commission will review the cuts and fills of 10 feet or greater before the preliminary plat comes before the City Council.

5. *From the beginning the surrounding residents wanted the connection of Emerald Drive to be built from the Emerald Drive stubbed street at the south end of the property to Antelope Drive at the beginning. This is to provide a better street connection for traffic in the surrounding area.*

Eventually, Emerald Drive will make the connection from Kays Creek Drive to Antelope Drive. This will occur when future phases, outside the original four phases, come to the City to be developed and final plats reviewed and approved. The first four phases do not require a full street connection to provide appropriate access. The looped 12-inch water

line connection will be required within Emerald Drive for the next future phase of the development. The City Staff is reviewing the benefits of requiring the full street be built at this time. When the 12-inch waterline is needed for the next future phase; then Emerald Drive should be fully constructed.

By building the full length of Emerald Drive at the beginning of phases 1 through 4, the traffic will increase at a quicker rate than not having the street connect with the first four phases of the development.

6. *The Covenants, Conditions and Restrictions (CC&Rs) for the development should provide restriction of limiting rentals to a small percentage for each housing type.*

City ordinances do not restrict the number of rental versus owner occupied units for single family detached or attached structures, or who can or cannot rent their property. City ordinances does not allow for a dwelling unit in a single family zone to be compartmentalized. Up to five non-related people can rent a dwelling unit as long as the entire dwelling unit is shared by the five non-related individuals. This is referenced in the ordinance under definitions as a "family". To meet this request of the citizens group, the developer would have to limit the number of units that can be rented through covenants, conditions and restrictions. This standard is not applied to other subdivisions or developments in adjacent neighborhoods.

7. *Why can't the Kays Creek Trail connect to the 16 acre nature park that is being dedicated to the City? The trail will not be used if it dead ends past Antelope Drive.*

The developer is not responsible to develop the trail outside his property (along the sewer easement). The Kays Creek trail will be built from Antelope Drive to the south and end at the development boundary adjacent to Kays Creek. The developer has studied a plan to extend the trail from this point back through the common area of the cottage homes. The trail will then connect to the sidewalk system of the subdivision, which will eventually connect with the common area into the 16 acre park from the single family lot portion of the subdivision (Exhibit J).

8. *Parking is not being accommodated throughout the development. Should be designated parking for those using the 16 acre park.*

There are small pockets within the townhome and cottage home sections where visitor parking is planned. Each townhome and cottage home will have a one or two car garage in addition to deep enough driveways to accommodate off street parking.

The Parks Department does not have a designated car parking area for people to use the 16 acre nature park. The nature park is considered a local park and not a destination park; this means that the majority of people that will use the park are from Eastridge Park PRUD and the immediate surrounding neighborhoods that are within walking distance.

The Parks Department is planning for a trailhead with parking on Antelope Drive adjacent to Kays Creek and on the JR Nalder property. This will facilitate parking for the Kays Creek trail and could be used for the 16 acre nature park in the future.

9. *With the movement of homes in the area recently, there is a concern that the homeowner will not be protected should a home move after approximately 20 years in this development. Require an escrow bond to protect those individuals should their home move in the future.*

Current City ordinances do not require developers to provide financial security to a prospective homeowner should their home move. The City has been working with the developer to mitigate the land stability issues through best practices of engineering standards. Surrounding subdivision developments unfortunately did not go through the same process and the same sensitive lands ordinance requirements when they were developed. City ordinances and geotechnical requirements are followed before new homes are constructed on hillsides to ensure that all geological dangers have been professionally explored and mitigated.

The extensive geotechnical engineering and peer reviews by trained professionally licensed engineers have determined the best mitigation for potential slope instability.

Staff Recommendation:

Staff recommends preliminary plat approval be granted subject to meeting all geotechnical requirements from IGES, DRC recommendations and Staff requirements.

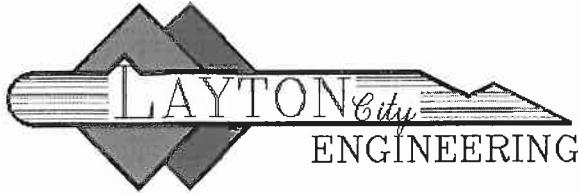
Engineering 

Planning 

Fire 

Planning Commission Action: On March 10, 2015, the Planning Commission voted unanimously to recommend the Council grant preliminary plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. Public comments were given and are generally outlined in this report under "Citizen Comments from the Planning Commission Meeting". Other comments were made that are similar to the nine comments outlined in this report. The digital recording of the March 10, 2015 Planning Commission review of this item was placed in the Drop Box for the Council to access back on March 30, 2015 and is still available.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

To: Mike Flood – mflood@hawkinshomes.net
Eric Winters – eric.winters@stantec.com

From: Stephen Jackson, Engineering Department

CC: Building/Community Development/Fire Department

Date: February 19, 2015

RE: **Eastridge Park PRUD – Preliminary Review Phases 1, 2, 3, & 4
(3rd submittal)**

I have reviewed the preliminary plan, off-site easement letter, and geotechnical addendum received in Engineering on February 9, 2015 for the proposed Eastridge Park PRUD subdivision located at approximately 1450 Antelope Drive. The plans have been stamped “Approved as Corrected.” The developer must address the following comment with the final plans submittal.

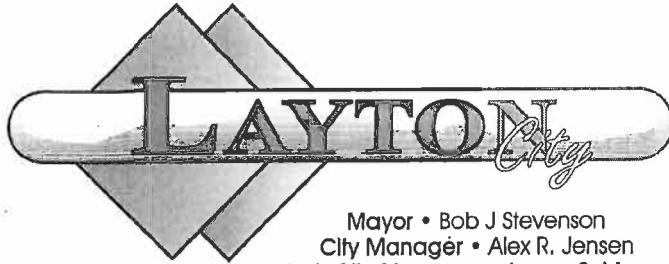
Utilities (Sewer, Water, Land Drain, Irrigation, Pressurized Secondary Water, Street Lighting)

1. A land drain system must be installed in Road B to service the lots in Phase 4. This has been redlined on the plans and must be included in the final plans submittal.

The following items are for information only. No action is required in the items listed below for preliminary approval however; the items will be required for final plan review.

2. The IGES response to Golder Comment No. 2 recommends that that temporary cut slopes be periodically observed for instability and addressed as needed. The Layton City engineer anticipates that discussions at the final review stage will include modifications to the cut slopes to bring the temporary slopes as close to 14% as reasonably possible.
3. The IGES response to Layton City Comment No. 17 regarding suitable soils recommends that any material, import or native that will be used in the reinforced backfill of the MSE wall be approved by IGES prior to use. The criteria for suitable soil properties must be submitted to the Layton City Engineer for review.
4. Due to the plan changes submitted, a conditional letter of map revision (CLOMR) will not be required until improvements in the flood plain are proposed. Due to the timing required for CLOMR approval, Layton City recommends that a CLOMR be submitted to FEMA for review and approval for the proposed detention ponds and structures located within the 100-year flood plain on both forks of Kays Creek. Once approved and constructed, the developer will be required to file a letter of map revision (LOMR) for the improvements.

5. Final plans must be submitted to North Davis Sewer District for review and approval. A final approval letter from the North Davis Sewer District must be submitted. A note addressing the raising of the existing manholes must be added to the final plans.
6. Final plans must be submitted to Weber Basin for review and approval. A final approval letter indicating that water is available to subdivision and can be serviced by Weber Basin is required.
7. The developer will be required to purchase street lights for the public streets in the subdivision. The street lighting layout will be determined at final review and a cost estimate will be provided for each phase.
8. A separate easement for the storm drain on lot 406 of phase 4 must be shown on the plat. A minimum 20 foot wide easement is required. The storm drain and sewer can be placed in an easement that is 30 feet wide if desired.
9. Calculations for the rip-rap outfall protection will be required at final approval. The calculations must show the apron sizing and stone diameter calculations.
10. Layton City recommends that the pipes between the detention pond inlet/outlet structures and the creek be a fused HDPE pipe for the area 1 and area 2 detention ponds due to the slope and accessibility of the pipes.
11. A hauling plan must be submitted for review and approval prior to the issuance of a grading permit. If material is planned to be stockpiled on-site a plan showing the stockpile locations must be submitted.
12. Written approval from the State Engineer for the proposed stream alterations will be required at final submittal.
13. Water exactions for the subdivision will be required. The final water exaction requirement for the subdivision will be calculated at final approval for each phase and will be determined by the developed acreage and if secondary water is used for outdoor watering.
14. Pavement markings will need to be modified at the intersection of Antelope Drive and Emerald Drive with the construction of Emerald Drive.



Mayor • Bob J. Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal

RE: Eastridge Park PRUD @ 1450 East Antelope Drive

CC: 1) Engineering
2) Mike Flood, mflood@hawkinshomes.net
3) Eric Winters, eric.winters@stantec.com

DATE: November 4, 2014

I have reviewed the site plan submitted on October 22, 2014 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1,500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings.
2. Additional fire hydrants will be required to be installed in these phases. In the townhome area, the additional hydrant will be required at the intersection of Emerald Drive and the Private Drive #1 on the west side of that intersection. Another hydrant is required at Private Drive #1 at the intersection of Private Drive #1A. This can be installed either west or east of Private Drive #1A. Also a hydrant will be required at the intersection of Emerald Drive and Private Drive #1B on the west side of that intersection and an additional

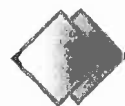


hydrant located on Private Drive #1B between Lots 116 and 115. Where this is a long dead-end road, an additional fire hydrant will be required in that area. On 1250 East, another additional hydrant will be required at the northeast corner of Lot 401 on 1250 East. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
4. All fire apparatus access roads shall be a minimum all-weather, driveable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around. The hammerheads indicated on the private drives, as indicated on this drawing, meet the requirements of alternative turn-arounds allowed in the sensitive land areas and are acceptable to the fire department.
5. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

DBH\Eastridge Park PRUD:kn
Plan #S14-102, District #22
Project Tracker #LAY1406241450





Memorandum

To: Planning Commission
From: Scott Carter, Parks Planner
Date: November 26, 2014
Re: Eastridge Park (Adams Property), Preliminary II – 1450 East Antelope Drive

Parks and Recreation's primary interest remains with the 16 acre open space on the south side of the project. It appears that this iteration of plans addresses our previous concerns and comments. We will continue to monitor those concerns as the property develops. (See the Parks and Recreation memo of 7-25-14.

Just a reminder that all precautions are to be taken as outlined in the SWPPP to make sure the silt fences are kept in proper repair during construction to limit the migration of any soil materials into the open space areas. The 16 acres set aside for open space are to be left in a natural state until a final design plan for the site is accepted by the City. None of the excess excavation materials are to be deposited within the open space site.

Final plats for any phase with frontage on Antelope Drive shall include a statement that indicates the arterial landscape buffer will be maintained by the development HOA. This requirement should be reiterated in the development CC&R's.

Recommendation

Parks & Recreation recommends granting preliminary approval to the Eastridge Park (Adams Property) Subdivision subject to the above noted input.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



Memorandum

To: Planning Commission
From: Scott Carter, Parks Planner
Date: July 25, 2014
Re: Eastridge Park (Adams Property), Preliminary Plan – 1450 East Antelope Drive

Parks and Recreation is mostly interested in preserving the 16 acre open space that will be dedicated to the City on the south side of the project; making sure it will ultimately have proper access for the public and maintenance purposes. The park area has been provided with two usable points of access from a public street ("Road E"). Both access ways may be used by pedestrians and the westerly access also accommodates vehicular access for maintenance.

The Parks & Recreation Department master plan indicates that trails are to be constructed over the top of, or near, the existing sanitary sewer lines that follow both the North and Middle Forks of Kays Creek. This would further enhance the open space and make the sewer and storm drainage maintenance much easier. The trails are an integral part of the Citywide trail system and are shown on the preliminary plans for this development.

All precautions are to be taken as outlined in the SWPPP to make sure the silt fences are kept in proper repair during construction to limit the migration of any soil materials into the open space areas. The 16 acres set aside for open space are to be left in a natural state until a final design plan for the site is accepted by the City. None of the excess excavation materials are to be deposited within the open space site.

There is an arterial street buffer shown across the Antelope Drive frontage of the development. That buffer is to be maintained by the development HOA and should be so noted on the plats for any phase with frontage on Antelope Drive. This requirement should be reiterated in the development CC&R's.

Recommendation

Parks & Recreation recommends granting preliminary approval to the Eastridge Park (Adams Property) Subdivision subject to the above noted input.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



Memorandum

To: Planning Commission
From: JoEllen Grandy, Parks Planner Intern
Date: February 10, 2015
Re: Eastridge Park (Adams Property) PRUD, Preliminary, III – 1450 Antelope Drive

There haven't been any changes to the preliminary plat that would negatively affect the Parks & Recreation Department. Our primary interest remains with the 16 acre open space on the south side of the project. We will continue to monitor our interest as the property develops. (See the Parks and Recreation memos of 7-25-14 and 11-26-14 for reference.)

As a reminder, note that final plats for any phase with frontage on Antelope Drive shall include a statement that indicates the arterial landscape buffer will be maintained by the development HOA . This requirement should be reiterated in the development CC&R's.

As plans continue to progress we will monitor our interest in the construction of the trails by the developer.

Recommendation

Parks & Recreation supports granting preliminary approval to Eastridge Park (Adams Property) PRUD subject to the above and previous two memos noted input.






Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division

CITY COUNCIL

April 16, 2015

Eastridge Park PRUD Preliminary Plat

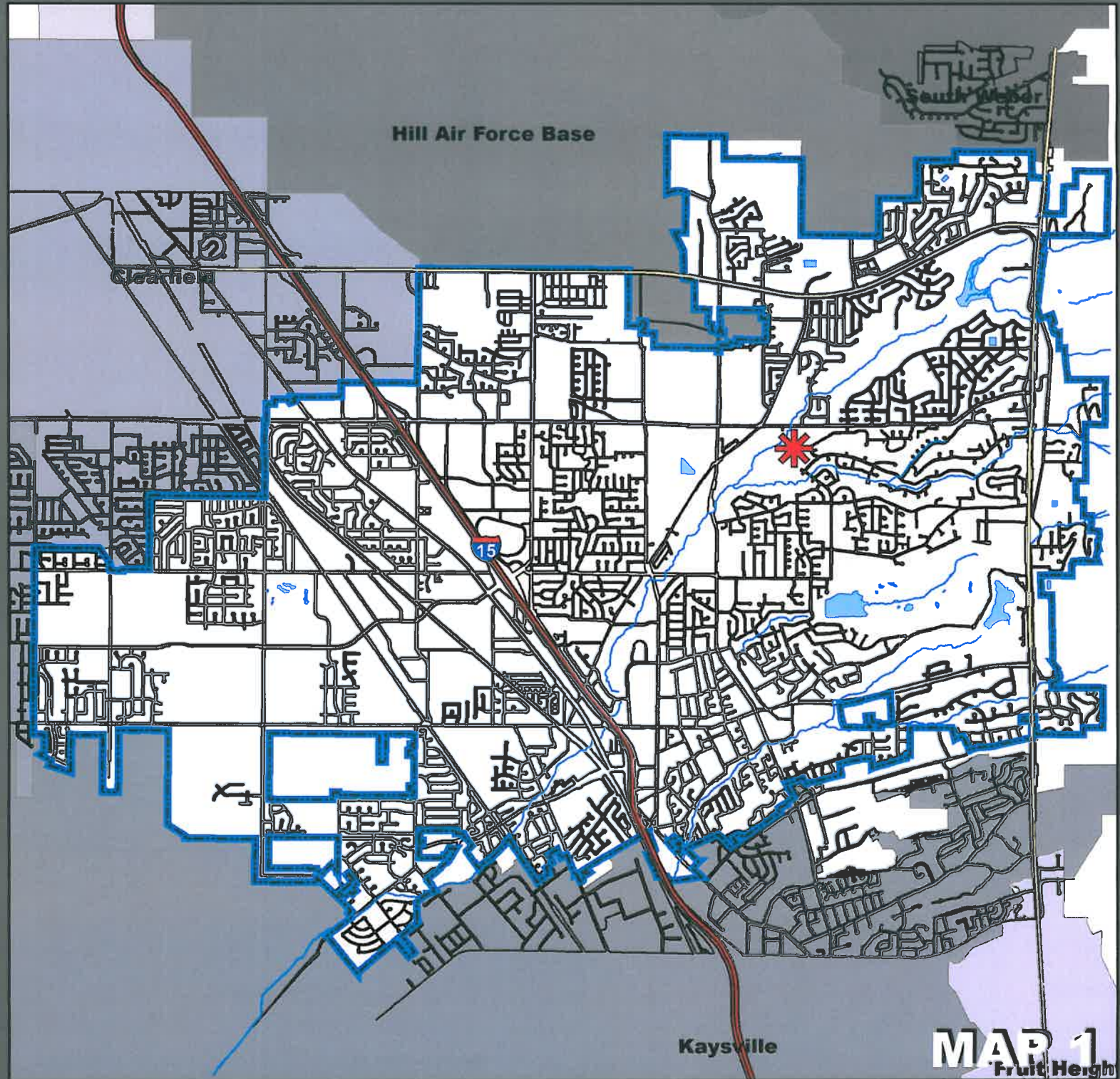
Legend

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

 - Project Site



1 inch = 4,605 feet



Kaysville






MAP 1
Fruit Heights

CITY COUNCIL

April 16, 2015

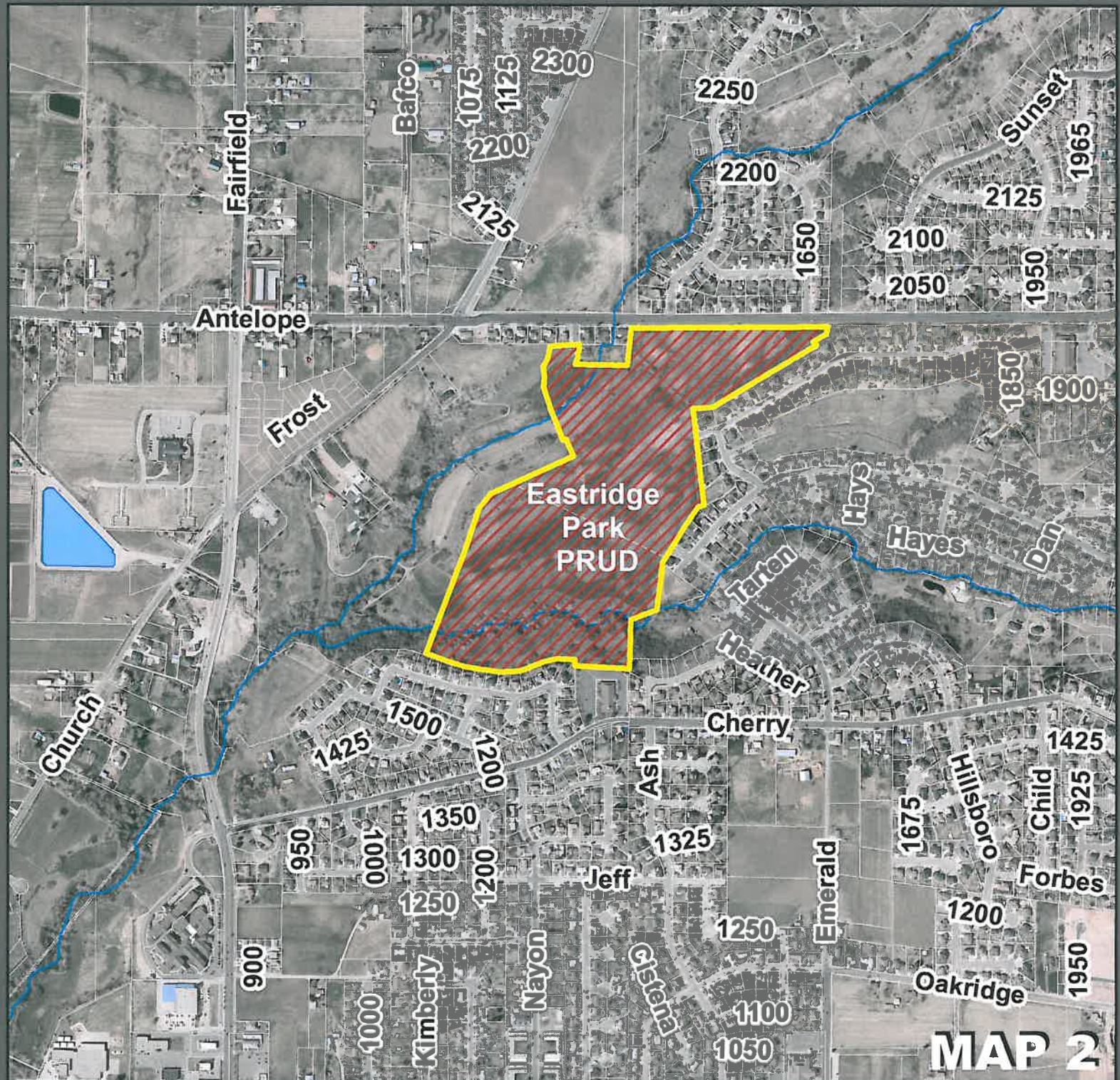
Eastridge Park PRUD Preliminary Plat

Legend

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



1 inch = 883 feet



MAP 2

Adams Property - Conceptual Site Plan

TOWNHOMES

157 TOWNHOMES TOTAL AREA = 5.91 Acres
 ROADS TOTAL AREA = 3.79 Acres
 COMMON AREA TOTAL AREA = 9.12 Acres

TOWNHOMES OVERALL TOTAL AREA = 18.82 Acres
 DENSITY OF TOWNHOMES = 8.34 DU/Acres

SINGLE - FAMILY HOMES

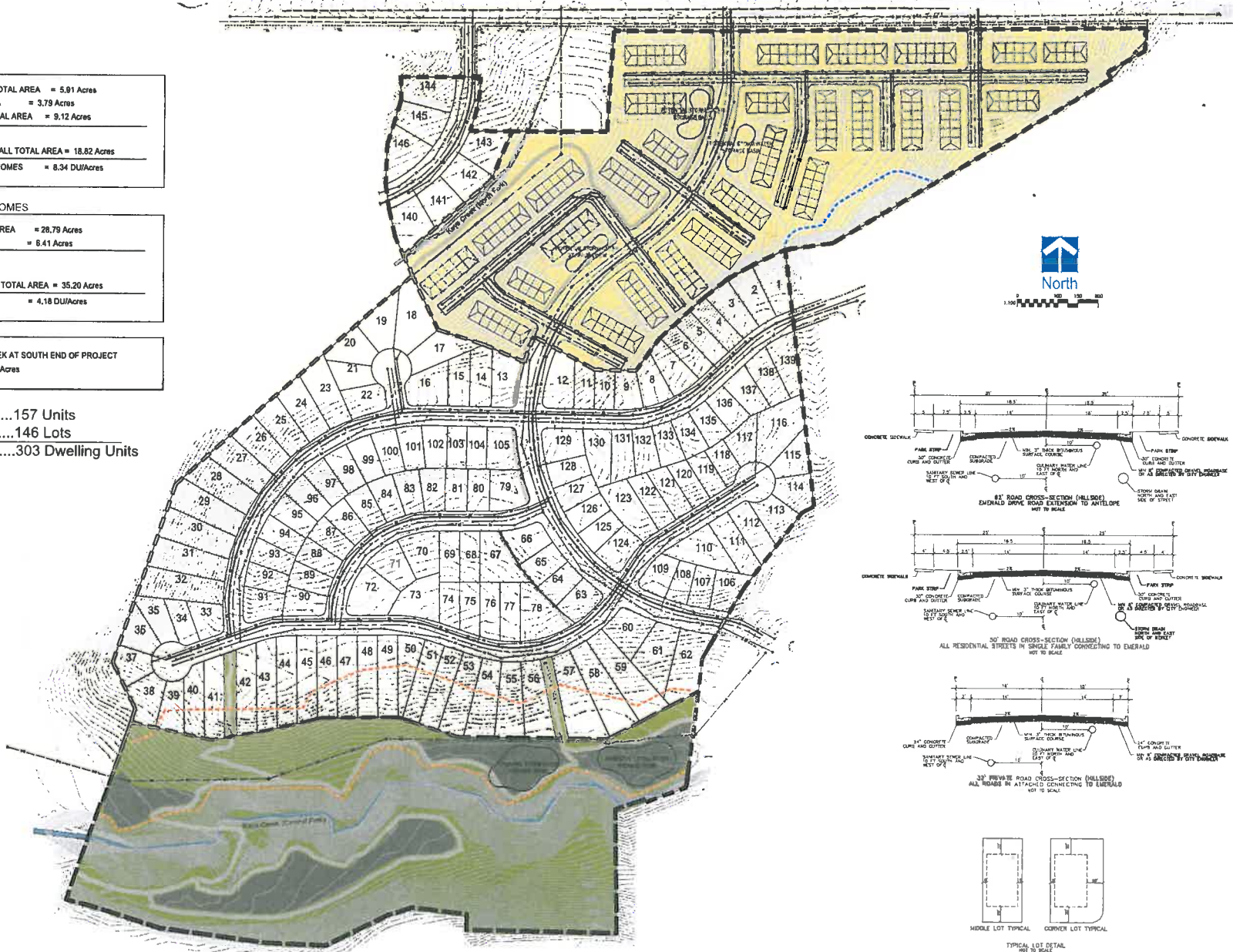
146 HOMES TOTAL AREA = 28.79 Acres
 ROADS TOTAL AREA = 6.41 Acres

S.F. HOME OVERALL TOTAL AREA = 35.20 Acres
 DENSITY OF HOMES = 4.18 DU/Acres

AREA OF KAYS CREEK AT SOUTH END OF PROJECT
 TOTAL AREA = 16.00 Acres

Townhomes.....157 Units
 SF Homes.....146 Lots
 Total Units.....303 Dwelling Units

EXHIBIT A



- Single Family Residential
- Townhome Residential - Includes Private Open Space
- Public Open Space (16 Acres - Dedicated)

- Public Trails - Conceptual
- Approximate 200' Building Setback from Crest (per engineer)
- Building Setback (per engineer)
- Kays Creek - North and Central Forks

- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER LINE

EASTRIDGE PARK

Overall Site Plan 2015

This plan depicts the overall site layout and general improvement plan of the developer. This is an artists rendition and are for illustrative purposes only. They may not reflect the actual final building plans, products, improvements, and/or specifications.

The locations of the Townhome and Cottage Home units are accurate. Custom Home lots are depicted without structures on them as the custom structure is not yet determined. Lot lines between Custom Home lots may change as phasing is presented to the City for preliminary/final Plat approval.

Cottage and Townhome phases will be identified as "Phase 1" and "Phase 2" respectively, with individual sub-phases within each being identified with a letter (i.e. Phase 1A, 1B, 1C, etc.). All traditional Single Family lot phases will be numbered consecutively starting with Phase 3.

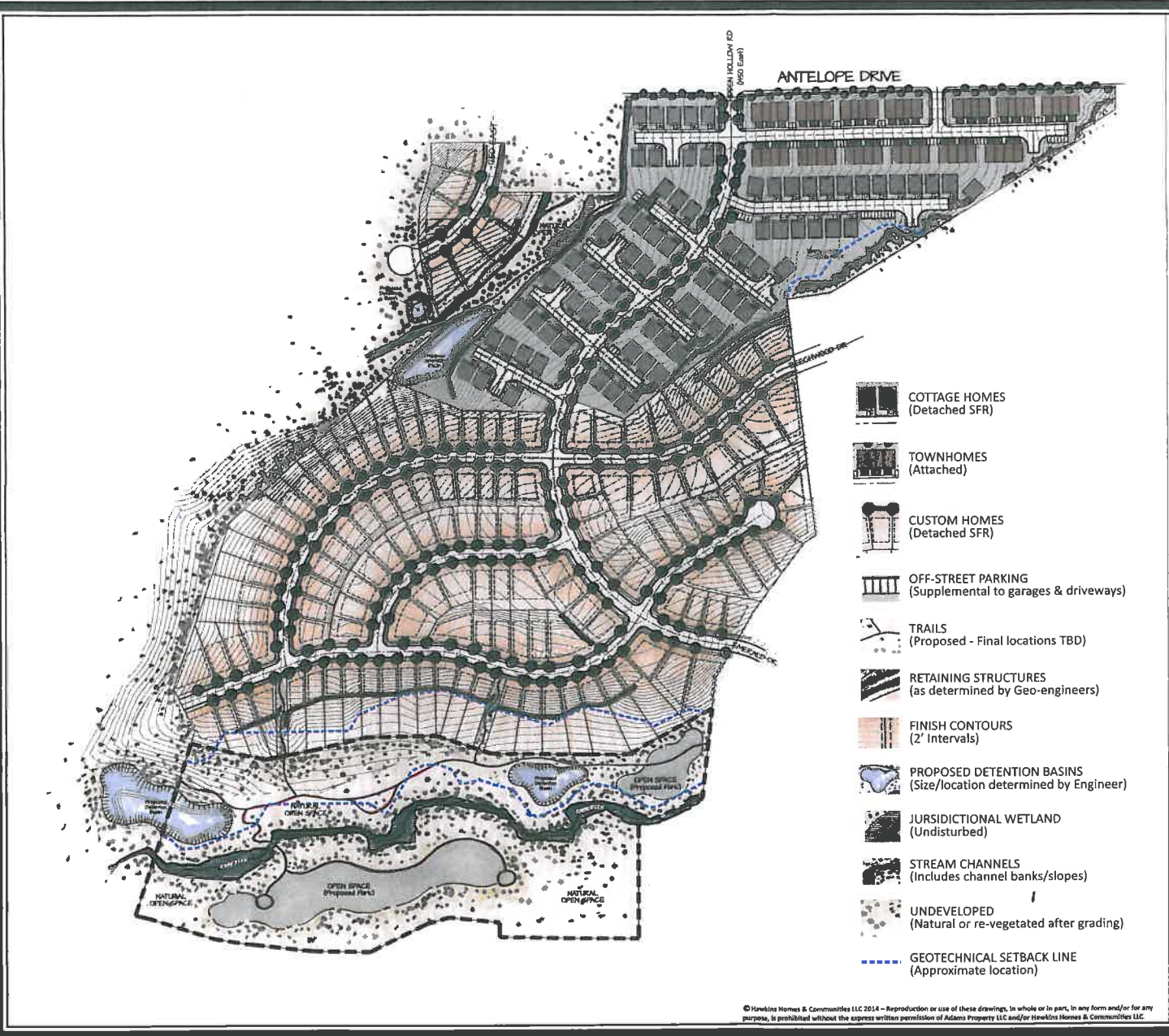
OWNER / DEVELOPER:
Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Flood - Development Manager
1371 North 1075 West, Suite 1
Farmington, UT 84025
mflood@hawkinshomes.net
(801) 712-8544















ENGINEER:
Stantec Consulting Services, Inc.
Jacob Jensen - P.E.
3995 South 700 East, Suite 300
Salt Lake City, UT 84107

GEOTECHNICAL & GEOLOGIC ENGINEER:
IGES - Intermountain Geo-Environmental Services Inc.
Kent Hartley - P.E.
12429 South 300 East
Draper, UT 84020

LANDSCAPE ARCHITECT:
Envision Land Design
Darren Burnett - B.L.A.
1742 West 1275 North
Farr West, UT 84404



-  COTTAGE HOMES (Detached SFR)
-  TOWNHOMES (Attached)
-  CUSTOM HOMES (Detached SFR)
-  OFF-STREET PARKING (Supplemental to garages & driveways)
-  TRAILS (Proposed - Final locations TBD)
-  RETAINING STRUCTURES (as determined by Geo-engineers)
-  FINISH CONTOURS (2' Intervals)
-  PROPOSED DETENTION BASINS (Size/location determined by Engineer)
-  JURISDICTIONAL WETLAND (Undisturbed)
-  STREAM CHANNELS (Includes channel banks/slopes)
-  UNDEVELOPED (Natural or re-vegetated after grading)
-  GEOTECHNICAL SETBACK LINE (Approximate location)

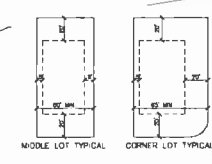
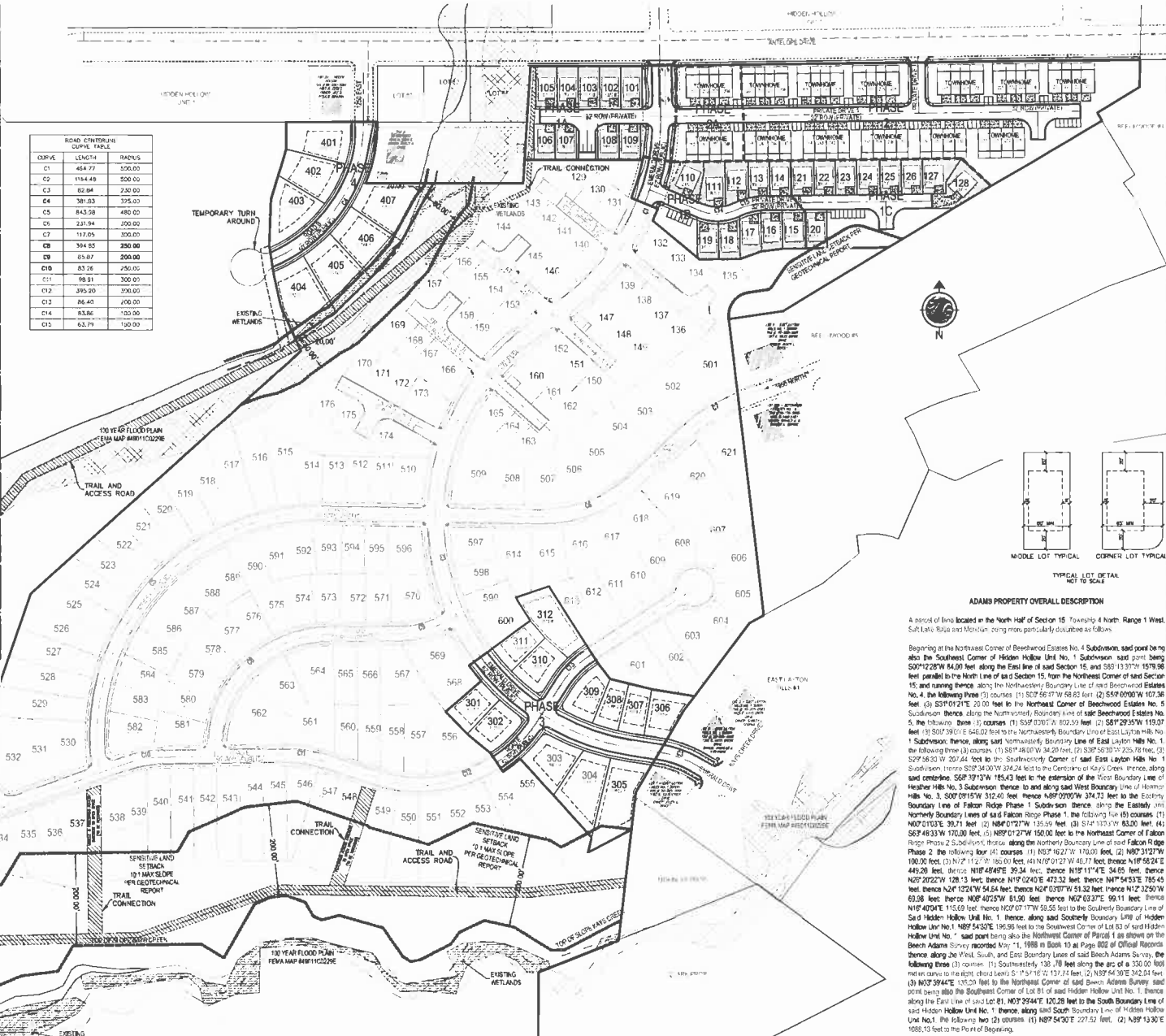
© Hawkins Homes & Communities LLC 2014 - Reproduction or use of these drawings, in whole or in part, in any form and/or for any purpose, is prohibited without the express written permission of Adams Property LLC and/or Hawkins Homes & Communities LLC.

EXHIBIT B

EXHIBIT B

Phase	Acres	sq ft	sq ft/acre	sq ft/lot	sq ft/lot
Phase 1 (Lots 1-10)	1.17	102,121	87,317	8,731	8,731
Phase 2 (Lots 11-20)	1.17	102,121	87,317	8,731	8,731
Phase 3 (Lots 21-30)	1.17	102,121	87,317	8,731	8,731
Phase 4 (Lots 31-40)	1.17	102,121	87,317	8,731	8,731
Phase 5 (Lots 41-50)	1.17	102,121	87,317	8,731	8,731
Phase 6 (Lots 51-60)	1.17	102,121	87,317	8,731	8,731
Phase 7 (Lots 61-70)	1.17	102,121	87,317	8,731	8,731
Phase 8 (Lots 71-80)	1.17	102,121	87,317	8,731	8,731
Phase 9 (Lots 81-90)	1.17	102,121	87,317	8,731	8,731
Phase 10 (Lots 91-100)	1.17	102,121	87,317	8,731	8,731

CURVE	LENGTH	RADIUS
C1	484.77	506.00
C2	1154.40	506.00
C3	82.84	230.00
C4	381.83	375.00
C5	843.28	480.00
C6	231.94	200.00
C7	117.69	300.00
C8	304.82	300.00
C9	85.87	300.00
C10	83.26	250.00
C11	98.51	300.00
C12	395.20	300.00
C13	86.45	200.00
C14	83.86	200.00
C15	63.79	200.00



ADAMS PROPERTY OVERALL DESCRIPTION

A parcel of land located in the North Half of Section 15 Township 4 North Range 7 West, Salt Lake Basin and Meridian being more particularly described as follows:

Beginning at the Northeast Corner of Beechwood Estates No. 4 Subdivision said point being also the Southwest Corner of Hidden Hollow Unit No. 1 Subdivision said point being 500'12"28"W 84.00 feet along the East line of said Section 15, and 588'13'37"W 1579.98 feet parallel to the North line of said Section 15, from the Northeast Corner of said Section 15, and running thence along the Northwesterly Boundary Line of said Beechwood Estates No. 4, the following three (3) courses: (1) S07°56'37"W 58.85 feet (2) S89°00'00"W 107.36 feet (3) S51°01'21"E 20.00 feet to the Northeast Corner of Beechwood Estates No. 5 Subdivision thence along the Northwesterly Boundary line of said Beechwood Estates No. 5, the following three (3) courses: (1) S58°20'01"E 892.59 feet (2) S81°29'55"W 119.07 feet (3) S02°38'01"E 548.02 feet to the Northeasterly Boundary Line of East Layton Hills No. 1 Subdivision thence along said Northeasterly Boundary Line of East Layton Hills No. 1, the following three (3) courses: (1) S87°48'01"W 34.20 feet (2) S35°56'37"E 255.19 feet (3) S29°58'33"W 207.44 feet to the Southeasterly Corner of said East Layton Hills No. 1 Subdivision thence S89°34'00"W 284.24 feet to the Centerline of Kings Creek thence along said centerline S59°19'30"W 185.43 feet to the extension of the West Boundary line of Heather Hills No. 3 Subdivision thence to and along said West Boundary Line of Heather Hills No. 3 Subdivision 196.36 feet thence N89°07'00"W 374.73 feet to the Easterly Boundary Line of Falcon Ridge Phase 1 Subdivision thence along the Easterly and Northwesterly Boundary Lines of said Falcon Ridge Phase 1 the following five (5) courses: (1) N07°01'37"E 39.71 feet (2) N84°01'21"W 135.59 feet (3) S74°13'17"W 83.20 feet (4) S29°49'33"W 170.00 feet (5) N89°01'21"W 150.00 feet to the Northeast Corner of Falcon Ridge Phase 2 Subdivision thence along the Northern Boundary Line of said Falcon Ridge Phase 2 the following four (4) courses: (1) N83°16'27"W 110.00 feet (2) N87°31'27"W 100.00 feet (3) N72°11'27"W 160.00 feet (4) N69°01'27"W 42.77 feet thence N18°54'24"E 480.26 feet thence N18°45'47"E 26.34 feet thence N18°11'14"E 34.85 feet thence N22°20'22"W 128.13 feet thence N19°02'40"E 472.32 feet thence N45°54'31"E 785.45 feet thence N24°12'24"W 54.64 feet thence N24°03'07"W 51.32 feet thence N12°32'50"W 63.38 feet thence N06°47'33"W 81.80 feet thence N07°03'37"E 99.11 feet thence N18°40'04"E 116.69 feet thence N07°07'17"W 82.55 feet to the Southerly Boundary Line of said Hidden Hollow Unit No. 1 thence along said Southerly Boundary Line of said Hidden Hollow Unit No. 1 thence along said Southerly Boundary Line of said Beech Adams Survey recorded May 11, 1988 in Book 10 at Page 802 of Official Records thence along the West, South, and East Boundary Lines of said Beech Adams Survey, the following three (3) courses: (1) Southeasterly 138.78 feet along the arc of a 130.00 foot radius curve to the right about center S71°P16'21"E 137.74 feet (2) N39°54'07"E 142.54 feet (3) N03°39'44"E 135.20 feet to the Northeast Corner of said Beech Adams Survey said point being also the Southwest Corner of Lot 81 of said Hidden Hollow Unit No. 1, thence along the East line of said Lot 81, N03°25'47"E 100.26 feet to the South Boundary Line of said Hidden Hollow Unit No. 1 thence along said South Boundary Line of said Hidden Hollow Unit No. 1 the following two (2) courses: (1) N89°54'00"E 227.52 feet (2) N89°13'30"E 1088.33 feet to the Point of Beginning.

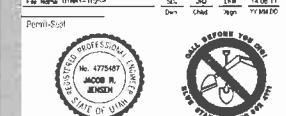
Contains 70.02 acres.



Copyright Reserved
The Engineer shall verify and be responsible for all dimensions (D.M.) to be shown on this drawing. Any errors or omissions shall be reported to Stantec without delay.
The Engineer shall not be responsible for the accuracy of the information or use for any purpose other than that authorized by Stantec in the future.

NOTE:
1. ALL LOT NUMBERS SHOWN ARE TEMPORARY AND MAY CHANGE AT FINAL PLAT.

Rev	By	Date	Description
1	JK	11/14/2014	ISSUED FOR PERMITS
2	JK	11/14/2014	REVISIONS TO PERMITS
3	JK	11/14/2014	REVISIONS TO PERMITS
4	JK	11/14/2014	REVISIONS TO PERMITS
5	JK	11/14/2014	REVISIONS TO PERMITS



Client/Project:
ADAMS PROPERTY LLC
1371 NORTH 1075 WEST, SUITE 1
FARMINGTON UT 84025

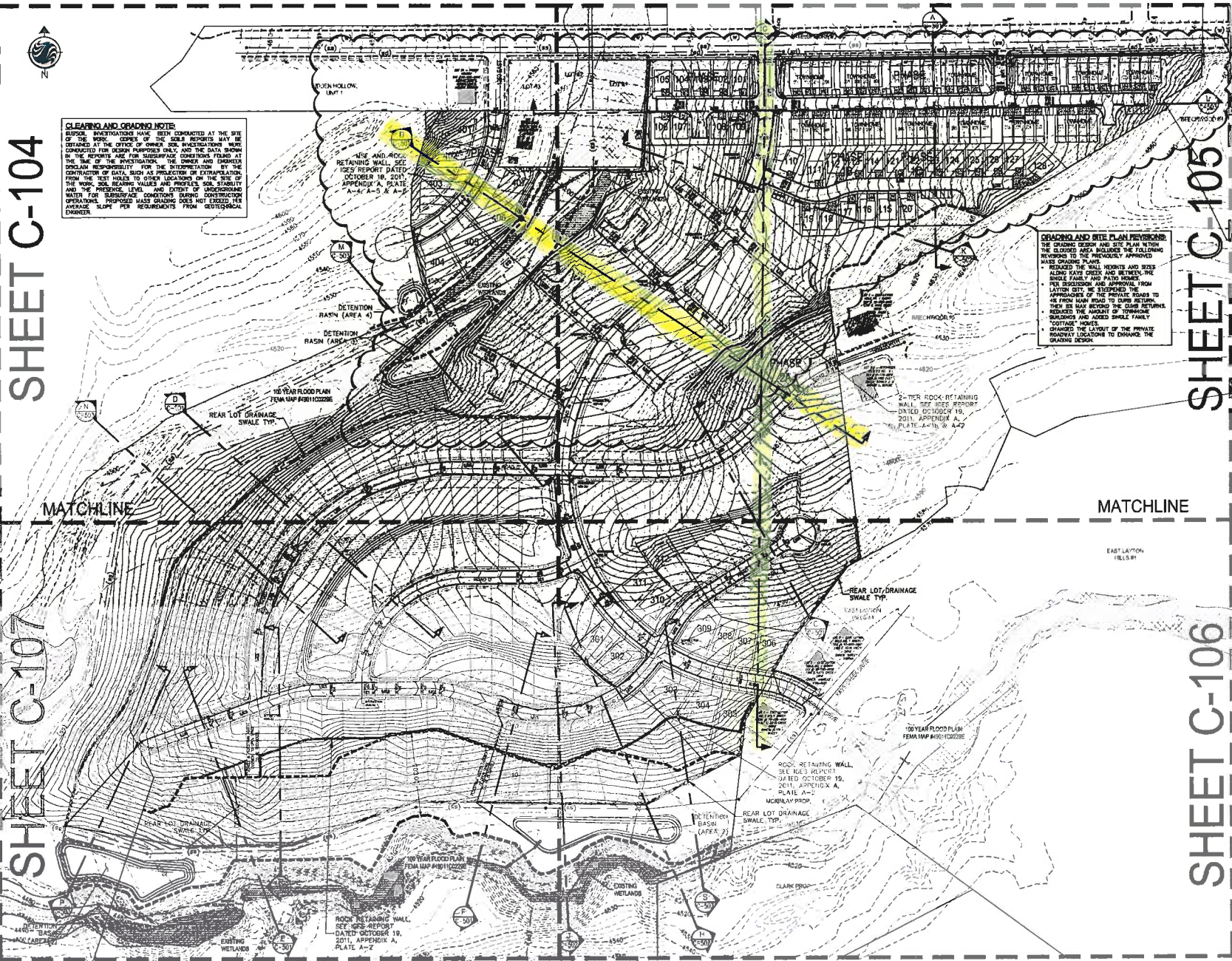
Eastridge Park Prud
Layton City, Utah

Title:
PRELIMINARY PLAT (PH 1, 2, 3 AND 4)
OVERALL SITE PLAN & PROJECT DESCRIPTION

Project No.: 186331883
Scale: 1" = 40'
Sheet: _____
Revision: _____

2015 Preliminary Plat w/Phasing

EXHIBIT C



Stantec Consulting Services, Inc.
 Suite 300, 3965 S. 55th 700 East
 Salt Lake City UT U.S.A.
 84117
 Tel. 801.281.0090
 Fax. 801.288.1871
 www.stantec.com

Stantec
 Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE THE DRAWING. Any errors or omissions shall be reported to Stantec without delay. The Client shall be held responsible for the accuracy of Stantec's representation or use for any purpose other than that authorized by Stantec as indicated.

CLEANING AND GRADING NOTE:
 BURDEN INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORTS MAY BE OBTAINED AT THE OFFICE OF OWNER. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONTOURS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER ASSUME RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE. THE WORK SHALL BEING VALUED AND PROFITABLE. SOIL STABILITY AND THE PRESENTING LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS. PROPOSED MAJOR GRADING DOES NOT EXCEED THE AVERAGE SLOPE PER REQUIREMENTS FROM GEOTECHNICAL ENGINEER.

GRADING AND SITE PLAN REVISIONS:
 THE GRADING DESIGN AND SITE PLAN WITHIN THE CIRCLED AREA INCLUDES THE FOLLOWING REVISIONS TO THE PREVIOUSLY APPROVED MAJOR GRADING PLAN:
 • CHANGED THE WALL HEIGHTS AND SETBACKS ALONG KAYO CREEK AND BETWEEN THE BRIDGES AND PAVED DRIVE FROM LAYTON CITY. HE STRENGTHENED THE APPROACHES OF THE PRIVATE ROADS TO 4% FROM HAWK ROAD TO DRIVE RETURN. WHEN HE HAS BEYOND THE DRIVE RETURN, REDUCED THE AMOUNT OF SWANWATER OVERFLOW AND ADDED SINGLE FAMILY "COTTAGE" HOMES.
 • CHANGED THE LAYOUT OF THE PRIVATE ROADWAY LOCATIONS TO ENHANCE THE GRADING DESIGN.

Revision	By	Appr	YY.MM.DD	
1	PRELIMINARY PLAT SUBMITTAL #2	MM/20/20	JRT	15.02.00
2	PRELIMINARY PLAT SUBMITTAL #2	MM/20/20	JRT	14.10.20
3	PRELIMINARY PLAT SUBMITTAL #2	MM/20/20	JRT	14.06.11
ISSUED	By	Appr	YY.MM.DD	

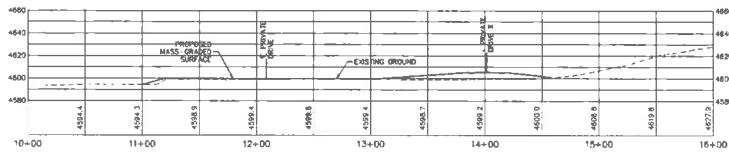
File Name: 01835-103P
 Scale: 1/4" = 1'-0"
 Date: 14.08.11
 Project: 171491.00



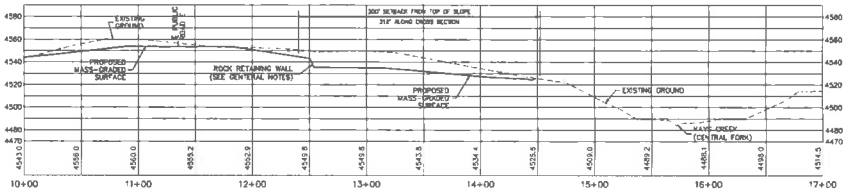
Client/Project:
 ADAMS PROPERTY LLC
 1371 NORTH 1075 WEST, SUITE 1
 FARMINGTON UT 84025
 EASTRIDGE PARK PRUD
 LAYTON CITY, UTAH

Title:
OVERALL GRADING PLAN, KEY SHEET & CROSS SECTION LOCATOR

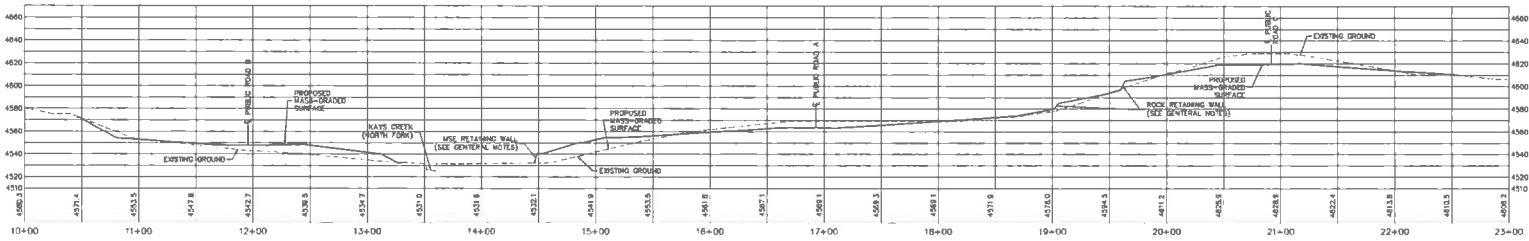
Project No. 185311883
 Scale: 1" = 100'
 Drawing No. Sheet 1 of 1
 Revision: 0



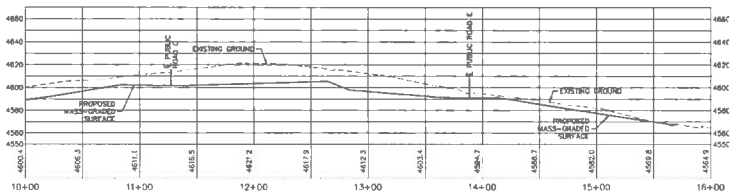
A CROSS SECTION A
CS01 HORIZ. 1"=50' - VERT. 1"=50'



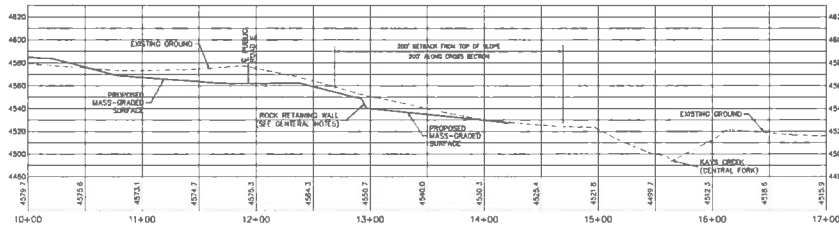
F CROSS SECTION F
CS01 HORIZ. 1"=50' - VERT. 1"=50'



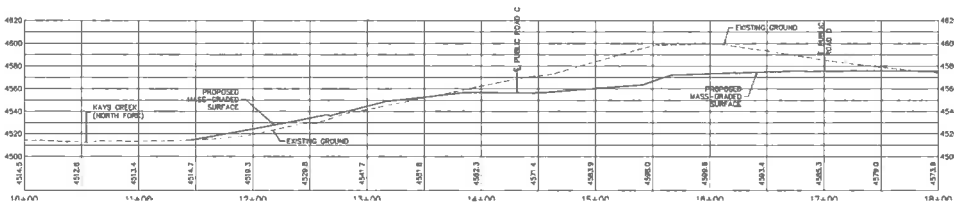
B CROSS SECTION B
CS01 HORIZ. 1"=50' - VERT. 1"=50'



C CROSS SECTION C
CS01 HORIZ. 1"=50' - VERT. 1"=50'



F CROSS SECTION F
CS01 HORIZ. 1"=50' - VERT. 1"=50'



D CROSS SECTION D
CS01 HORIZ. 1"=50' - VERT. 1"=50'



Stantec Consulting Services, Inc.
Suite 400, 2004 North 200 West
Salt Lake City UT 84119
Tel: 801.224.1600
Fax: 801.256.1671
www.stantec.com

Copyright Reserved
The Designer shall verify and be responsible for all dimensions. Do not scale the drawing. Any errors or omissions shall be reported to the Designer without delay.
The Designer shall be responsible for any errors or omissions. The Designer shall be responsible for any errors or omissions. The Designer shall be responsible for any errors or omissions.

GENERAL NOTES:
PROPOSED MASS GRADING DOES NOT EXCEED 14% AVERAGE SLOPE PER REQUIREMENTS FROM GEOTECHNICAL ENGINEER.
REFER TO THE IDES, REVIEW RESPONSE TO LAYTON CITY DATED OCTOBER 6, 2011, AND, IDES MODULAR BLOCK MSE RETAINING WALL AND ROCK ANALYSIS AND DESIGN REPORT DATED OCTOBER 5, 2011 FOR RETAINING WALL INFORMATION, DETAILS, & SPECIFICATIONS.

THE ONLY RETAINING WALLS TO BE CONSTRUCTED AS PART OF THE MASS GRADING EXPOSURES ARE THE MSE (KEYSTONE) WALLS PER IDES REPORTS/LETTERS.

ALL OF THE ROCK RETAINING WALLS SHALL BE CONSTRUCTED BY FINAL CONSTRUCTION DOCUMENTS AT SUCH TIME THAT EACH RELATIVE PHASE IS CONSTRUCTED OR IN CONNECTION WITH INDIVIDUAL RESIDENTIAL SITE PLANS.

ALL OF THE RETAINING WALL DRAINAGE LINES SHALL BE CONNECTED TO EITHER THE STORM DRAIN OR LAND DRAIN SYSTEM AS PART OF THE FINAL CONSTRUCTION DOCUMENTS FOR EACH PHASE OF THE PROJECT.

THE 100 YEAR FLOOD PLAIN MUST BE CLEARLY MARKED IN THE FIELD DURING THE MASS GRADING WORK TO ENSURE THERE IS NO ENCRoACHMENT IN THE 100 YEAR FLOOD ZONE.

HEIGHT OF RETAINING WALLS IS INDICATED BY ELEVATIONS AT THE TOP OF THE WALL (TOW) AND ELEVATIONS AT THE BOTTOM FACE OF THE WALL (FOOBOW).

Rev	By	Date	Description
1	TR	10/26/2011	ISSUED FOR PERMITS

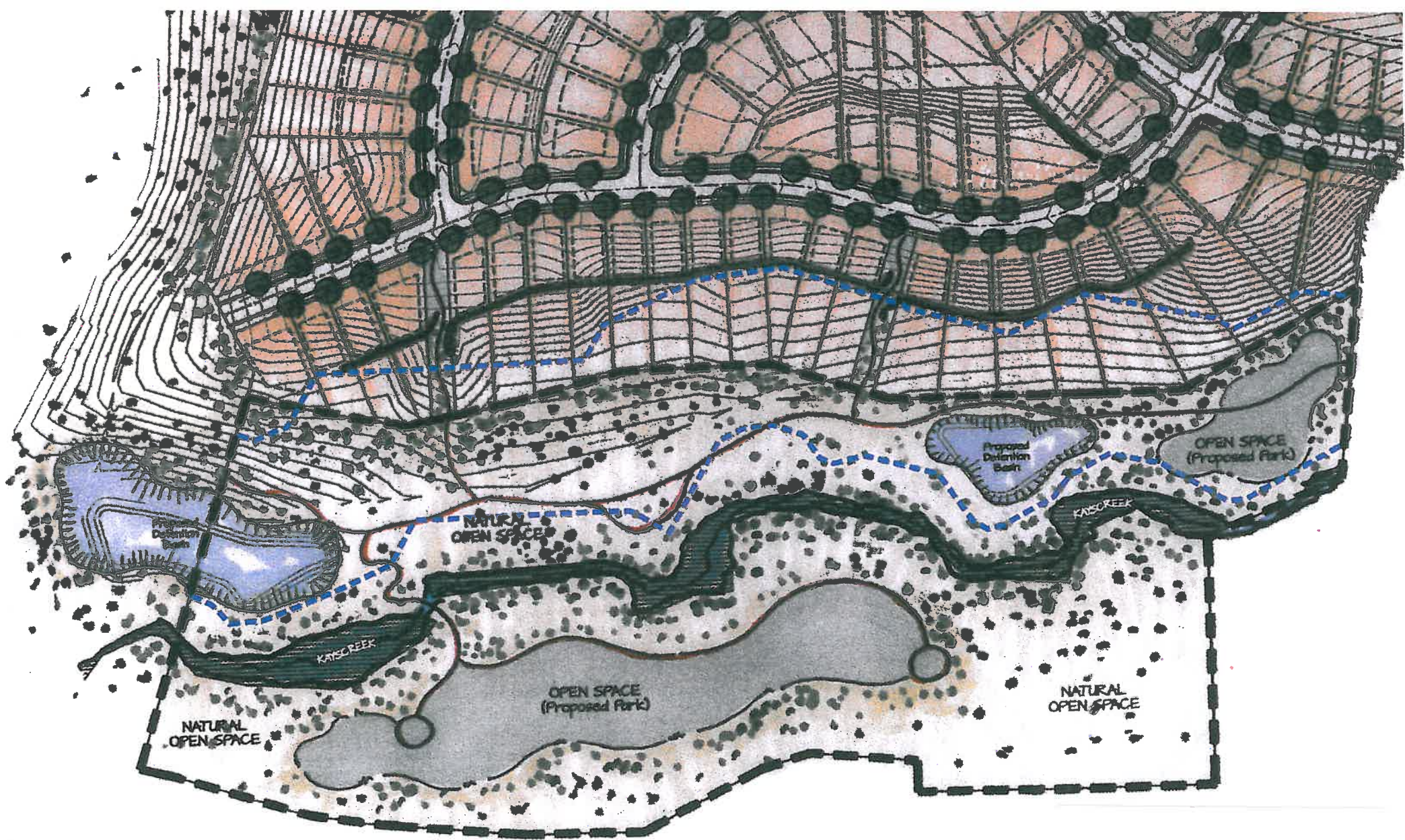
Project: 1371 North 1075 West, Suite 1, Farmington, UT 84025
Client: ADAMS PROPERTY LLC



Client: ADAMS PROPERTY LLC
1371 NORTH 1075 WEST, SUITE 1
FARMINGTON UT 84025
EASTRIDGE PARK PRUD
LAYTON CITY, UTAH

Overall Project Cross Sections

Project No.: 186301883
Drawing No.: Sheet
Revision: 0



16 Acre
Nature Park

EXHIBIT D

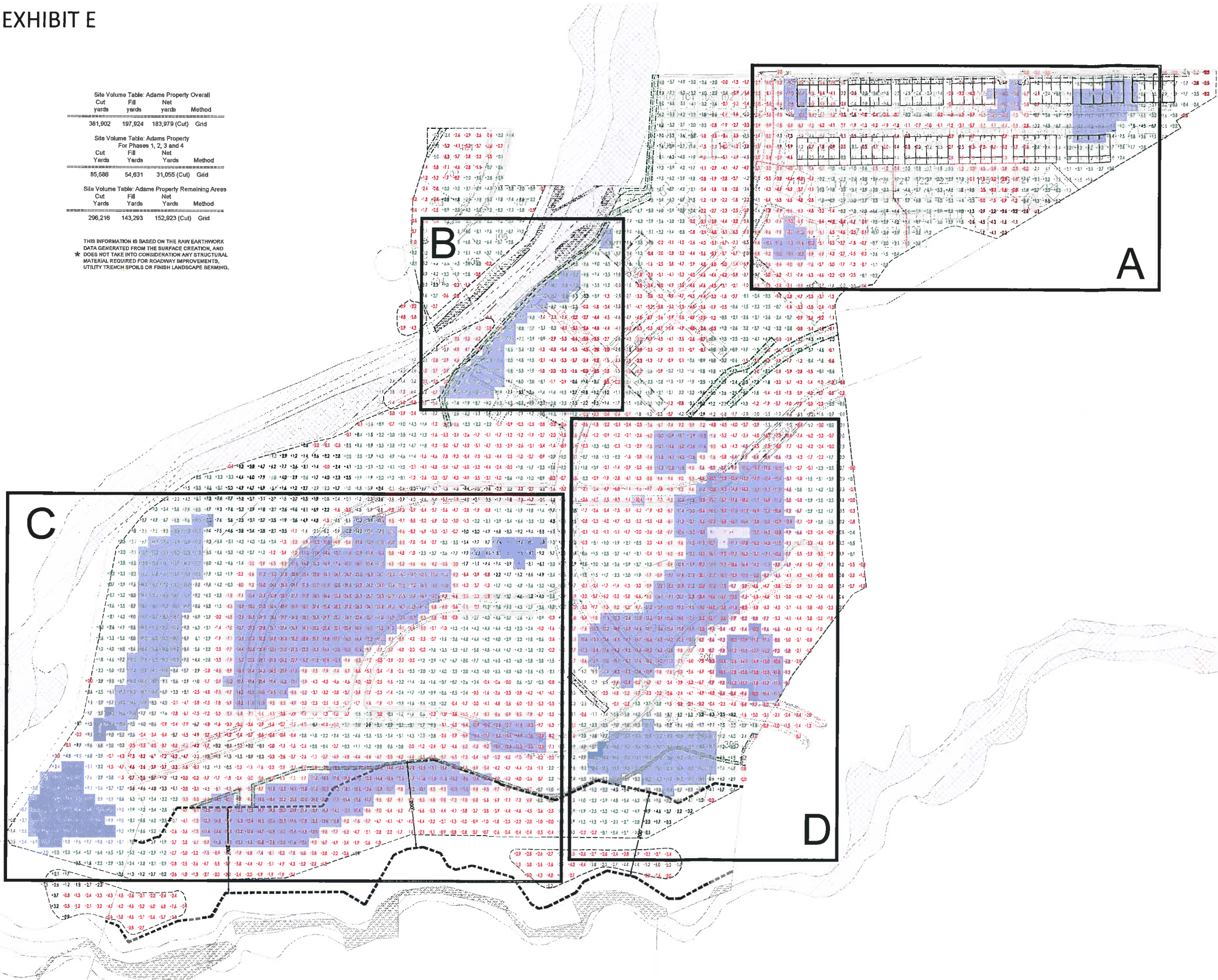
EXHIBIT E

Site Volume Table: Adams Property Overall			
Cut Yards	Fill Yards	Net Yards	Method
381,902	197,924	183,979 (Cut)	Grid

Site Volume Table: Adams Property For Phases 1, 2, 3 and 4			
Cut Yards	Fill Yards	Net Yards	Method
85,686	54,631	31,055 (Cut)	Grid

Site Volume Table: Adams Property Remaining Areas			
Cut Yards	Fill Yards	Net Yards	Method
296,216	143,293	152,923 (Cut)	Grid

THIS INFORMATION IS BASED ON THE RAW EARTHWORK DATA GENERATED FROM THE SURFACE CREATION, AND DOES NOT TAKE INTO CONSIDERATION ANY STRUCTURAL MATERIAL REQUIRED FOR ROADWAY IMPROVEMENTS, UTILITY TRENCH SPOILS OR FINISH LANDSCAPE BERMING.

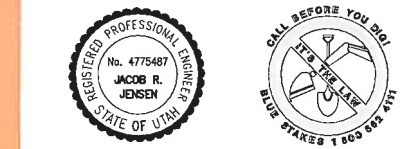


Stantec Consulting Services, Inc.
 Suite 300, 3995 South 700 East
 Salt Lake City UT U.S.A.
 84107
 Tel. 801.261.0090
 Fax. 801.266.1671
 www.stantec.com

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	YY.MM.DD
3	EXW/SQU	JRU	15.02.05
2	EXW/SQU	JRU	14.10.20
1	SW	JRU	14.06.11
Issued	By	Appd.	YY.MM.DD

File Name: 01863-108CF SDU JRU EXW 14.06.11
 Dem. Chkd. Degr. YY.MM.DD

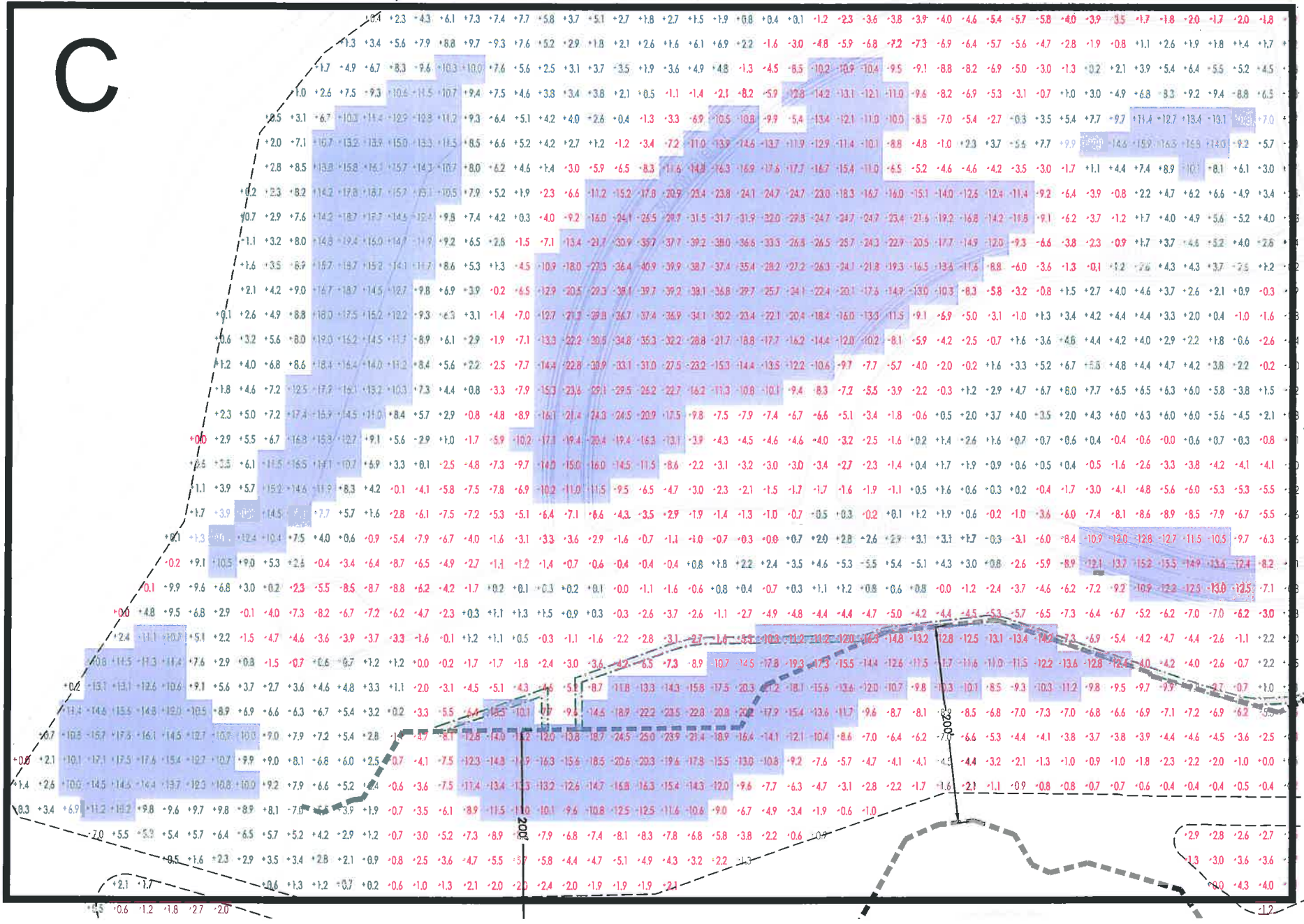


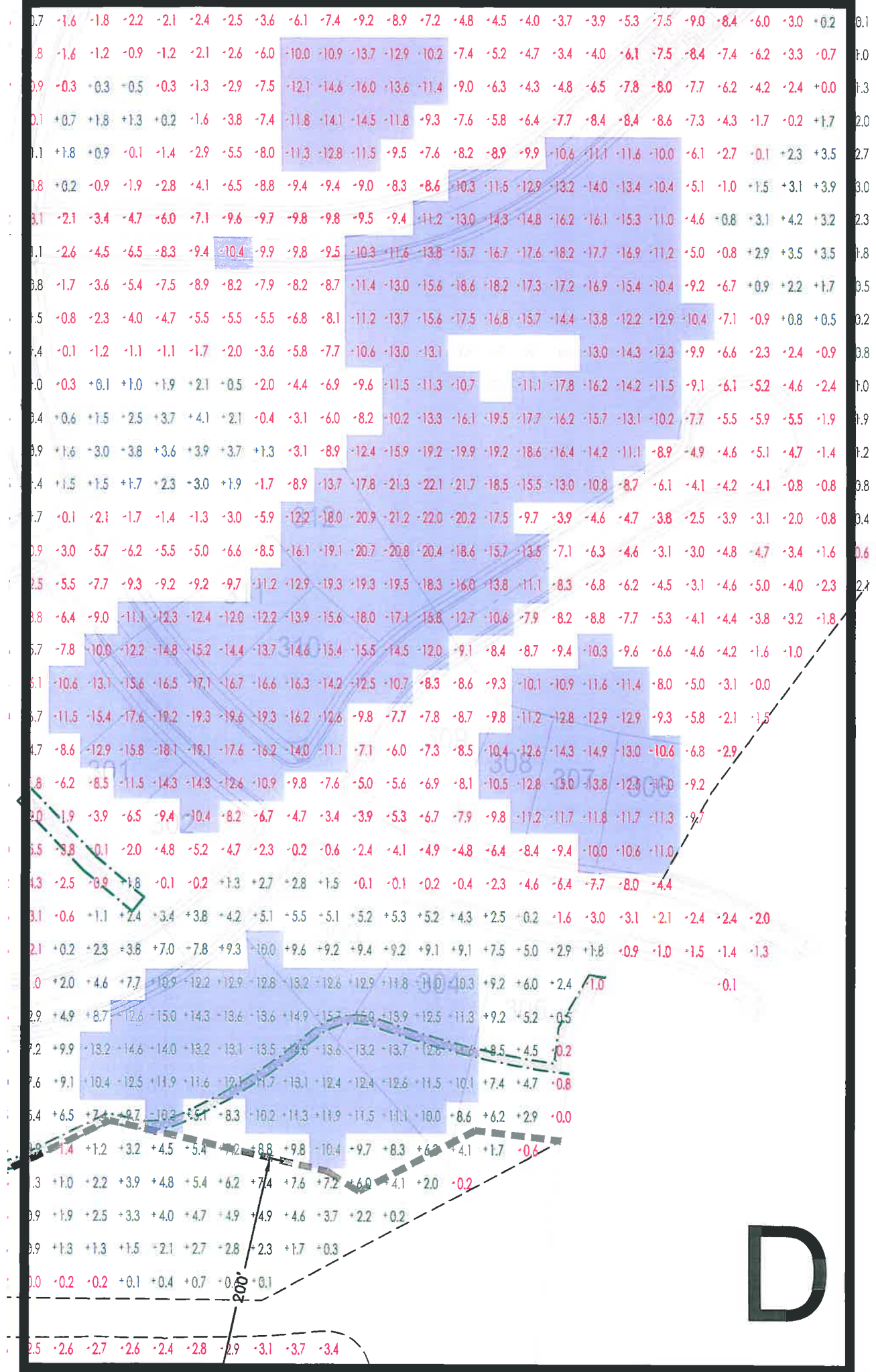
Client/Project
ADAMS PROPERTY LLC
 1371 NORTH 1075 WEST, SUITE 1
 FARMINGTON UT 84025
EASTRIDGE PARK PRUD
 LAYTON CITY, UTAH

Title
PRELIMINARY PLAT (PH 1, 2, 3 AND 4)
OVERALL CUT/FILL MAP

Project No. 186301883 Scale 0 100' 150' 200'
 1"=100'
 Drawing No. Sheet Revision

C

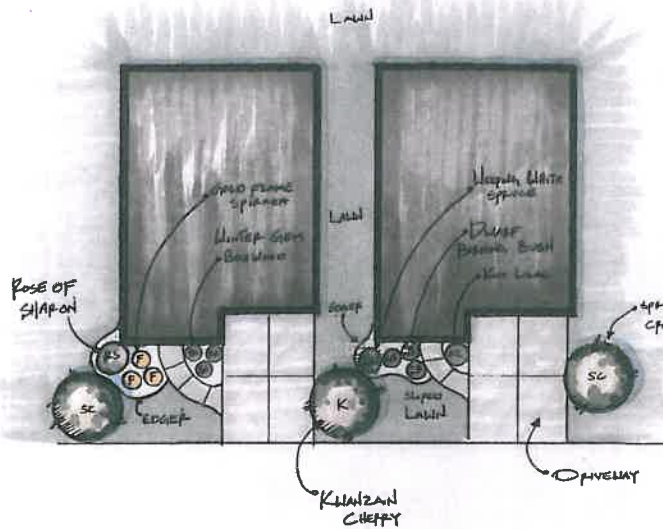




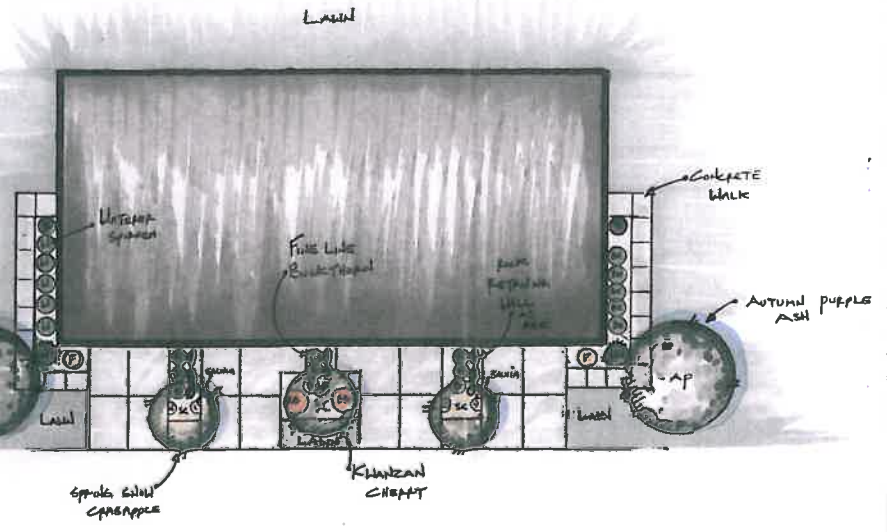
D

EASTRIDGE PARK

Cottage Home & Townhome
Typical Landscape Plan
7/10/2014



COTTAGE HOME
TYPICAL LANDSCAPE PLAN



TOWNHOME (UNIT B)
TYPICAL LANDSCAPE PLAN

OWNER / DEVELOPER:
Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Flood - Development Manager
1371 North 1075 West, Suite 1, Farmington, UT 84025
mflood@hawkinshomes.net - (801) 712-8544



© Hawkins Homes & Communities LLC 2014 - Reproduction or use of these drawings, in whole or in part, in any form and/or for any purpose, is prohibited without the express written permission of Adams Property LLC and/or Hawkins Homes & Communities LLC.



DRAWN BY:
Daphn Buholtz
801-791-9077



Front Elevations



Rear Elevations

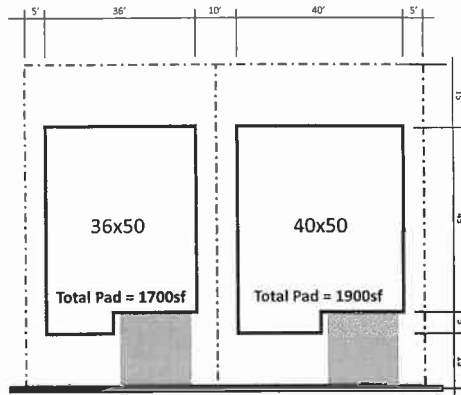


1/8" = 1'

© 2014 Hawkins Homes & Communities LLC. These materials are conceptual and in nature, are for illustrative purposes only, and are presented to give examples of homes that can be built in the Townhome phases of the community. These may not reflect the actual final building plans, products, and/or specifications—actual configuration, architectural detail, and finishes may vary. All elevations, features, square footages, floorplans, and dimensions are approximate and may be subject to change.

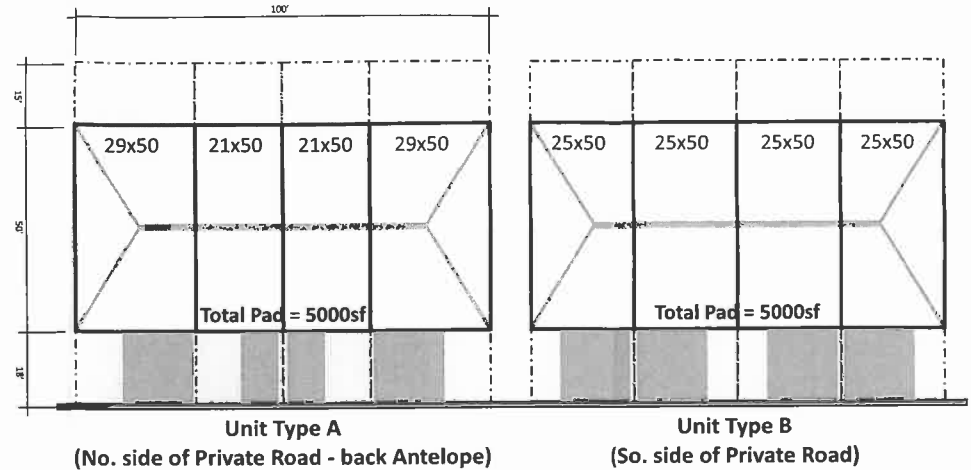
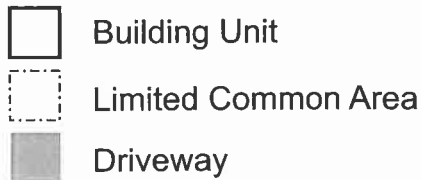
EASTRIDGE PARK
Preliminary Sketch Plan Elevations: Townhomes (Unit Type B)

HAWKINS
HOMES & COMMUNITIES



Cottage Homes

- 36'x50' & 40'x50' pads (less area inset for garage)
- 18' driveway length – off set from front of unit (not including sidewalk)
- Walk-out/daylight basements on downhill (western sides)
- 15' min of rear yard limited common area; 5' min of side yard limited common area



Townhomes

- 4-unit townhomes – Two building types
- Northern Units (Type A): 29'/21'/21'/29' (Edge 2C & Interior 1C garages)
- Southern Units (Type B): 25'/25'/25'/25' (all 2C garages)
- 18' driveway length (not including sidewalk)
- Driveways will step down (road is approx 8% slope E to W)
- 15' min of rear yard limited common area

1" = 30'

© 2014 Hawkins Homes & Communities LLC. These materials are conceptual and in nature, are for illustrative purposes only, and are presented to show the footprint of the homes to be built in the Cottage Home and Townhome phases of the community. These may not reflect the actual final building plans, products, and/or specifications—actual configuration, architectural detail, and finishes may vary. All elevations, features, square footages, floorplans, and dimensions are approximate and may be subject to change.

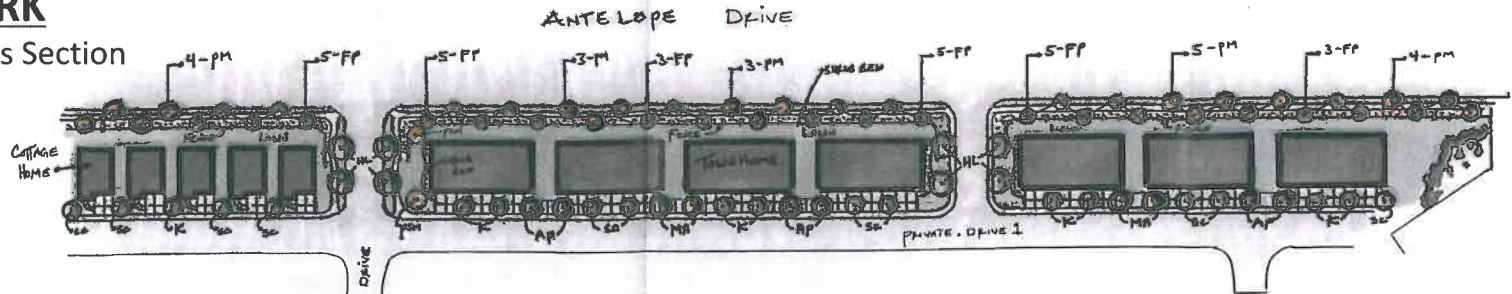
EASTRIDGE PARK
Cottage Homes & Townhomes Sitepad Specs

HAWKINS
 HOMES & COMMUNITIES

EASTRIDGE PARK

Antelope Drive Cross Section (Typical)

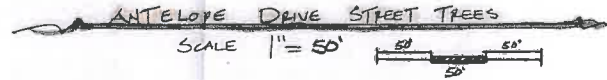
7/10/2014



STREET TREE LIST

SYM	COMMON / BOTANICAL NAMES
AP	AUTUMN PURPLE ASH / FRAXINUS A. JUNGHOFER
FP	CHANTICLEER PEAR / PYRAUS CALLERYANA GLIUS FORN
HL	IMPERIAL HONEYLOCUST / GLYCISTIA 'E' IMPERIAL
K	KWANZAN CRESTY / PAUDUS. SEAGULATA 'KUNZAN'
MA	MARSHALL SEEDLESS ASH / FRAXINUS P. SEEDLESS
PM	PARKWAY MAPLE / ACER PLATANOIDES
PSM	PACIFIC SUNSET MAPLE / ACER TRUNCATUM
SC	SPRING EILON CRABAPPLE / MALUS 'SPRING EILON'

- SHRUB BED SYMBOL



36"x24" No Scale
11"x17" No Scale

OWNER/DEVELOPER:
Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Flood Development Manager
1371 North 1075 West, Suite 1, Farmington, UT 84025
mflood@hawkinshomes.net - (801) 712-8544

HAWKINS
HOMES & COMMUNITIES

ROCK RETAINING WALL HEIGHT
VARIES ± 4" TALL

© Hawkins Homes & Communities LLC 2014 - Reproduction or use of these drawings, in whole or in part, in any form and/or for any purpose, is prohibited without the express written permission of Adams Property LLC and/or Hawkins Homes & Communities LLC.

ENVISION LAND DESIGN
DRAWN BY:
Daphen Burnett
801-791-9079





Urban Craftsman



Modern Farmhouse

1/8" = 1'

© 2014 Hawkins Homes & Communities LLC. These materials are conceptual and in nature, are for illustrative purposes only, and are presented to give examples of homes that can be built in the Cottage Home phases of the community. These may not reflect the actual final building plans, products, and/or specifications—actual configuration, architectural detail, and finishes may vary. All elevations, features, square footages, floorplans, and dimensions are approximate and may be subject to change.

EASTRIDGE PARK
Preliminary Sketch Plan Elevations: Cottage Homes

HAWKINS
 HOMES & COMMUNITIES

EXHIBIT G

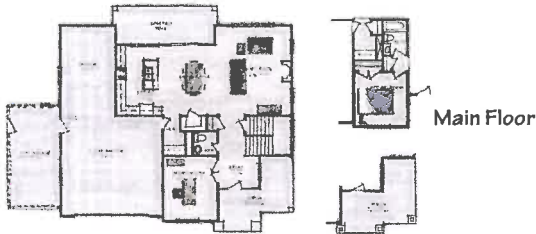
AUGUSTA



Elevation A



Elevation B



Main Floor



Upper Floor

CATANIA



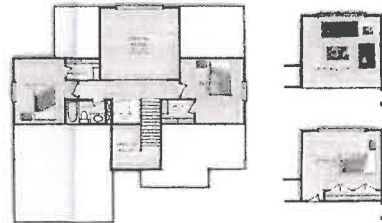
Elevation A



Elevation B



Main Floor



Upper Floor

FERRERA



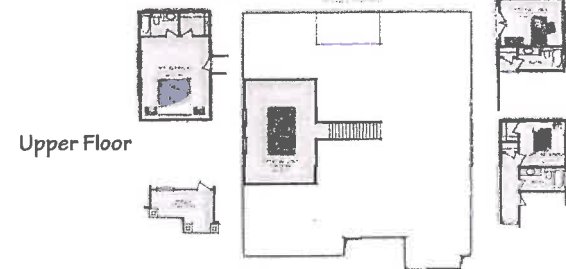
Elevation A



Elevation B



Main Floor



Upper Floor

Not to Scale

© 2014 Hawkins Homes & Communities LLC. These materials are conceptual and in nature, are for illustrative purposes only, and are presented to give examples of homes that can be built in the SFR phases of the community. Homes built in the SFR phases will be custom selected and built per specific lot conditions and buyer selections. These may not reflect the actual final building plans, products, and/or specifications—actual configuration, architectural detail, and finishes may vary. All elevations, features, square footages, floorplans, and dimensions are approximate and may be subject to change.

EASTRIDGE PARK Conceptual Floorplans – Traditional Single Family (Custom) – 1 of 2

HAWKINS
HOMES & COMMUNITIES

EXHIBIT H

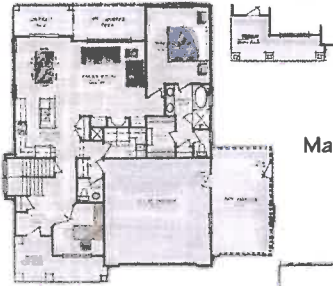
GENEVA



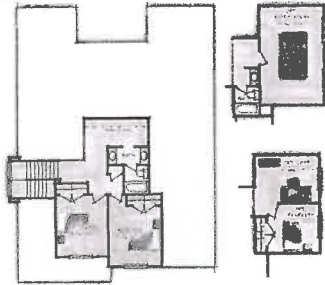
Elevation A



Elevation B



Main Floor



Upper Floor

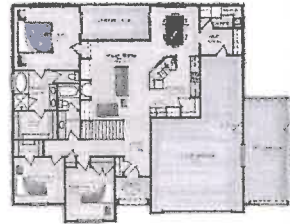
MILANO



Elevation A



Elevation B



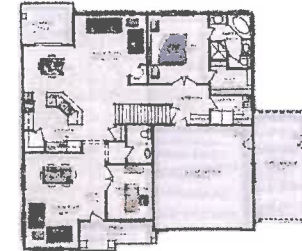
Main Floor



Elevation A



Elevation B



Main Floor



Upper Floor

Not to Scale

© 2014 Hawkins Homes & Communities LLC. These materials are conceptual and in nature, are for illustrative purposes only, and are presented to give examples of homes that can be built in the SFR phases of the community. Homes built in the SFR phases will be custom selected and built per specific lot conditions and buyer selections. These may not reflect the actual final building plans, products, and/or specifications—actual configuration, architectural detail, and finishes may vary. All elevations, features, square footages, floorplans, and dimensions are approximate and may be subject to change.

EASTRIDGE PARK Conceptual Floorplans – Traditional Single Family (Custom) – 2 of 2

HAWKINS
HOMES & COMMUNITIES

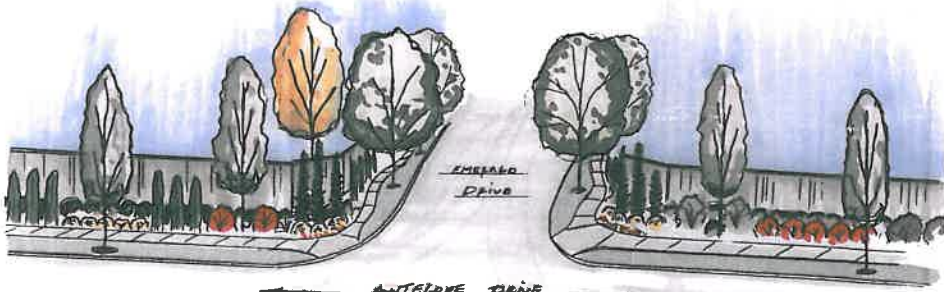
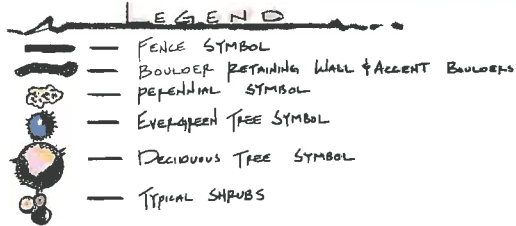
EASTRIDGE PARK

Typical Landscape Plan View A

7/10/2014

PLANT LIST

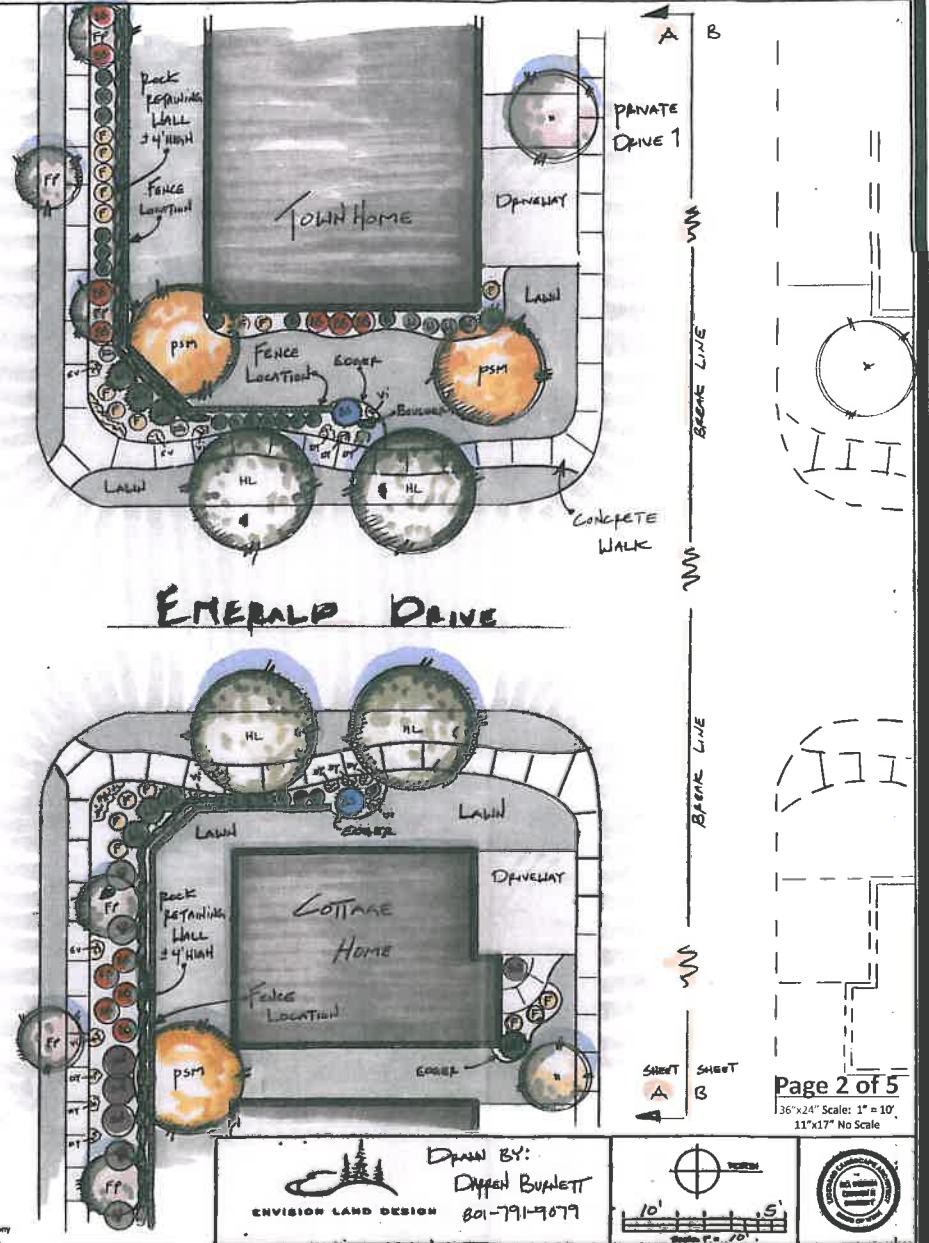
SYM	COMMON / BOTANICAL NAME
B	FINE LINE BUCKTHORN / <i>FRAXINUS FINELINE</i>
BB	DWARF BURNING BUSH / <i>EUROTIUM ALATIS COMPACTUS</i>
BS	COLUMBIAN BLUE SPRUCE / <i>PICEA PARSONSII 'JAZZ' FASTIGIATA</i>
PT	DWARFY STELLA O'ORO / <i>HEMIPHANIA</i>
F	GOULD PINE SPINOSA / <i>SPINOSA X. B. GOLD PINE</i>
HL	IMPERIAL HONEYLOCUST / <i>GLIOSTEMA X. IMPERIAL</i>
KG	KARL FORSTERER RED GLASS / <i>CALLAMANTHUS</i>
PM	PACIFIC SUNSET MANILA / <i>ACER TRUNCATUM</i>
S	SHASTA DAISY
SN	SUMMER WINE NINEBARK / <i>PHYSCOPARPUS OPATIFOLUS</i>
SP	ARNDT SENTINEL PINE / <i>PINUS NIGRA</i>
SV	SALVIA
V	VARIEGATED RED TONGUE DIGITALIS
VI	VARIEGATED IRIS
W	WATERER SPINARIA / <i>SPINARIA X. B. ANTHONY WEAVER</i>
WS	WELLSPINE SPRUCE / <i>PICEA MAMMILLA FASTIGIATA</i>
WH	WEeping WHITE SPRUCE / <i>PICEA GLAUCA PEDUNCATA</i>



ENTRY ELEVATION CONCEPT (NO SCALE)

EMERALD DRIVE SHEET A

ANTELOPE DRIVE



OWNER / DEVELOPER:
Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Flood - Development Manager
1371 North 1075 West, Suite 1, Farmington, UT 84025
mflood@hawkinshomes.net - (801) 712-8544

HAWKINS
HOMES & COMMUNITIES

© Hawkins Homes & Communities LLC 2014 - Reproduction or use of these drawings, in whole or in part, in any form and/or for any purpose, is prohibited without the express written permission of Adams Property LLC and/or Hawkins Homes & Communities LLC.

ENVISION LAND DESIGN
DRAWN BY:
DYPHEN BUNNETT
801-791-7079

SHEET A SHEET B

Page 2 of 5
36"x24" Scale: 1" = 10',
11"x17" No Scale

EXHIBIT I

EASTRIDGE PARK

Typical Landscape
Plan View B
7/10/2014

A B

PRIVATE DRIVE 1

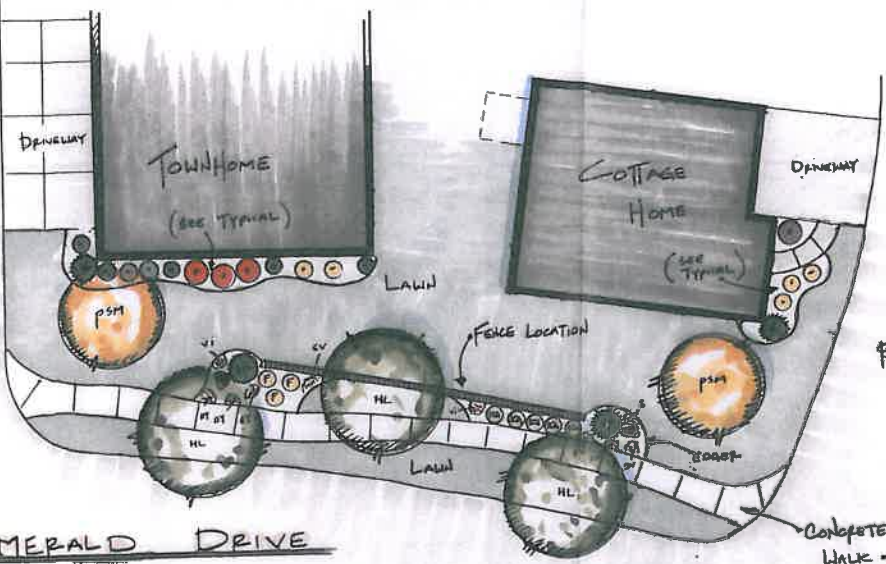
BREAK LINE

BREAK LINE

BREAK LINE

To ANTELOPE DRIVE

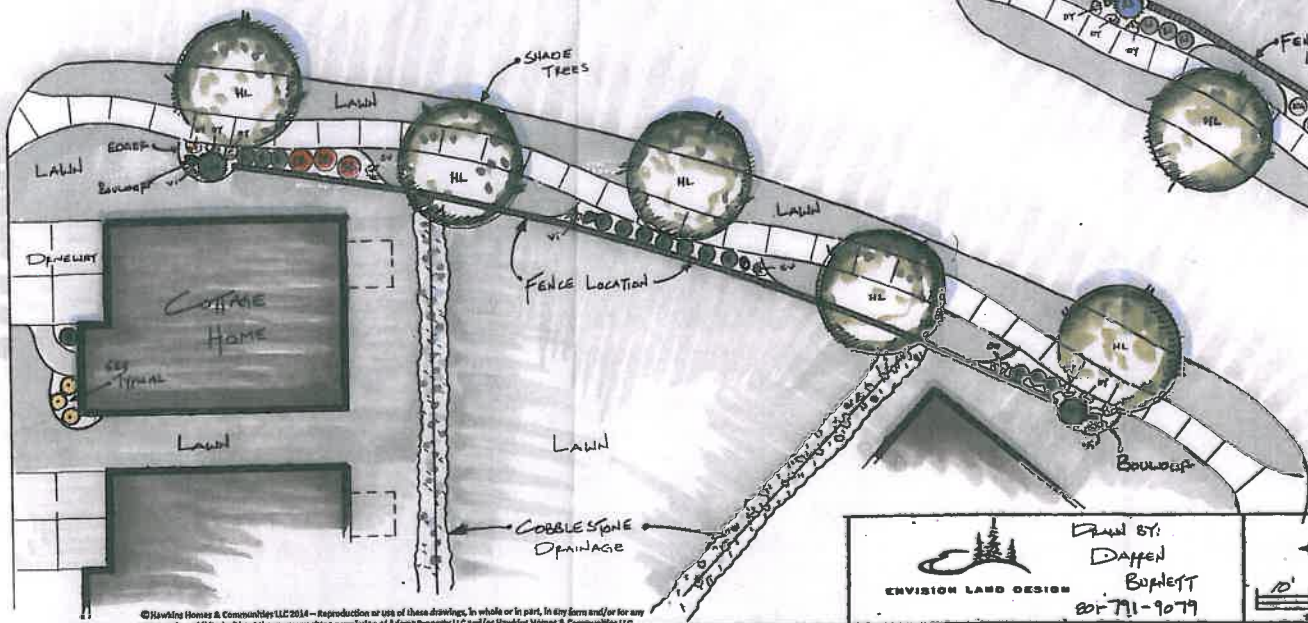
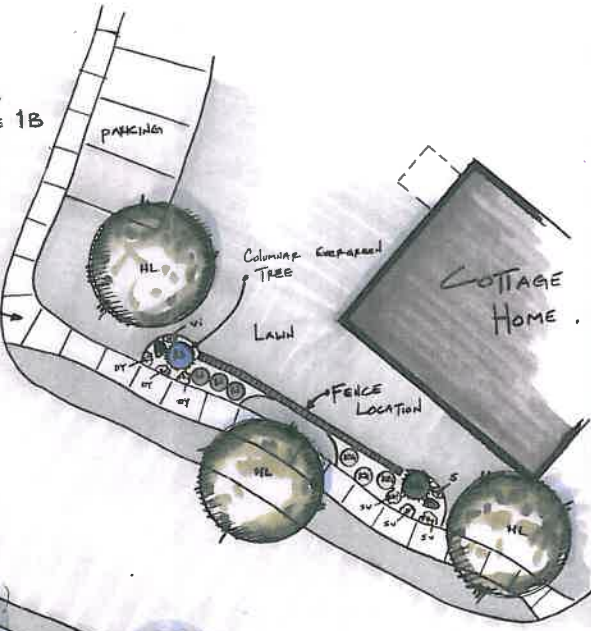
EMERALD DRIVE



EMERALD DRIVE
SHEET B
(TYPICAL LANDSCAPING ALONG EMERALD DRIVE)

PRIVATE DRIVE 1B

PARKING



Page 3 of 5
36"x24" Scale: 1" = 10'
11"x17" No Scale

OWNER / DEVELOPER:
Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Fouad - Development Manager
1371 North 1075 West, Suite 1, East Jordan, UT 84002
info@hawkinshomes.net - (801) 712-9544



©Hawkins Homes & Communities LLC 2014 - Reproduction or use of these drawings, in whole or in part, in any form and/or for any purpose is prohibited without the express written permission of Adams Property LLC and/or Hawkins Homes & Communities LLC.

ENVISION LAND DESIGN
Drawn by:
Daphn Buxlett
801-711-9079



EXHIBIT J

EASTRIDGE PARK

Overall Site Plan 7/10/2014 (updated 4/8/2015)

This plan depicts the overall site layout and general improvement plan of the developer. This is an artists rendition and are for illustrative purposes only. They may not reflect the actual final building plans, products, improvements, and/or specifications.

The locations of the Townhome and Cottage Home units are accurate. Custom Home lots are depicted without structures on them as the custom structure is not yet determined. Lot lines between Custom Home lots may change as phasing is presented to the City for Final Plat approval.

Cottage and Townhome phases will be identified as "Phase 1" and "Phase 2" respectively, with individual sub-phases within each being identified with a letter (i.e. Phase 1A, 1B, 1C, etc.). All traditional Single Family lot phases will be numbered consecutively starting with Phase 3.

OWNER / DEVELOPER:

Adams Property LLC
C/O Hawkins Homes & Communities LLC
Mike Flood - Development Manager
1371 North 1075 West, Suite 1
Farmington, UT 84025
mflood@hawkinshomes.net
(801) 712-8544

HAWKINS
HOMES & COMMUNITIES

ENGINEER:

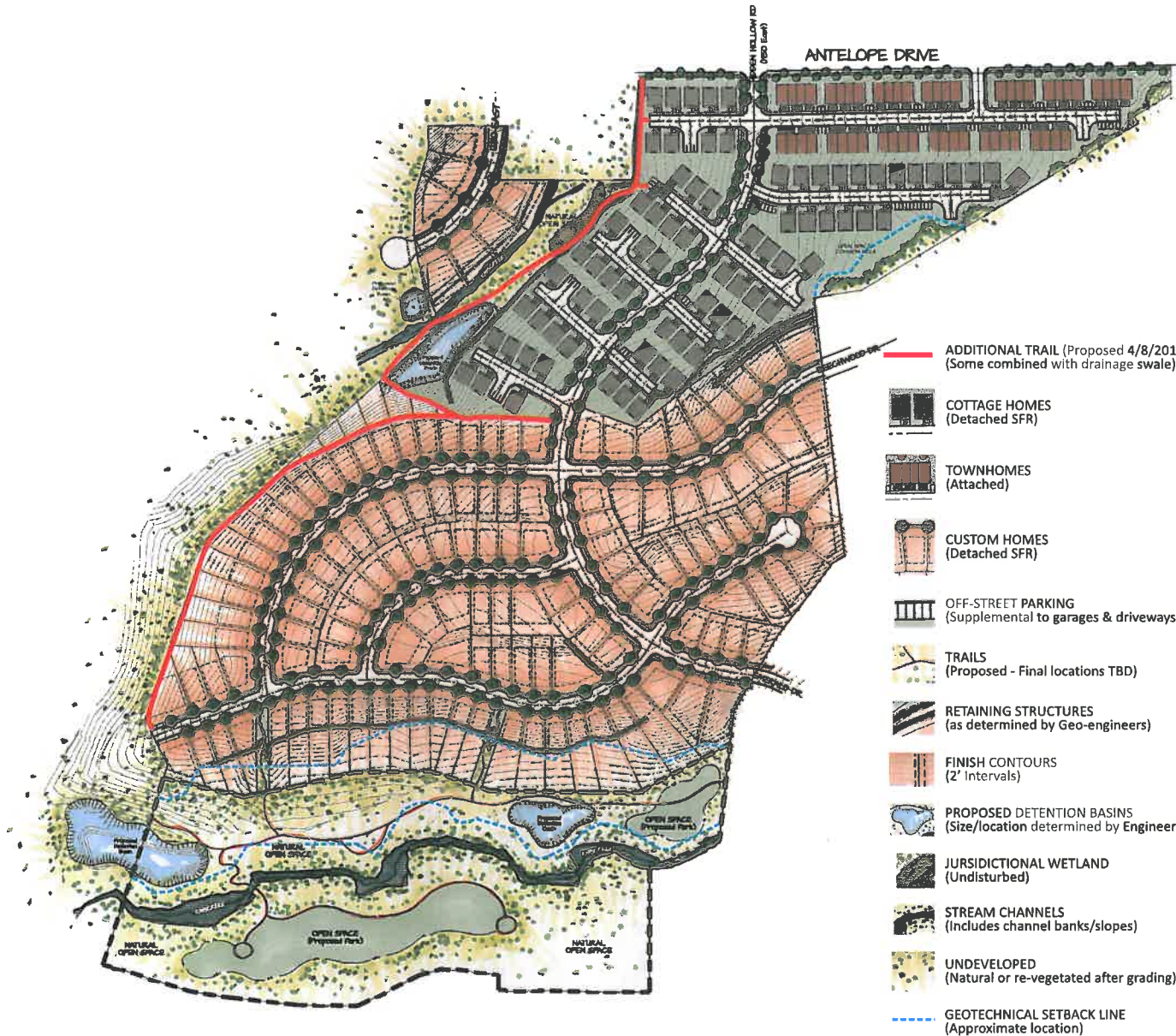
Stantec Consulting Services, Inc.
Jacob Jensen - P.E.
3995 South 700 East, Suite 300
Salt Lake City, UT 84107

GEOTECHNICAL & GEOLOGIC ENGINEER:

IGES - Intermountain Geo-Environmental Services Inc.
Kent Hartley - P.E.
12429 South 300 East
Draper, UT 84020

LANDSCAPE ARCHITECT:

Envision Land Design
Darren Burnett - B.L.A.
1742 West 1275 North
Farr West, UT 84404



**AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN
LAYTON CITY AND ADAMS PROPERTY LLC**

(Approximately 1450 East Antelope Drive - south side)

THIS AGREEMENT for the development of land (hereinafter referred to as this "Agreement") is made and entered into this 4th day of JUNE, 2009, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and ADAMS PROPERTY LLC and its successors and/or assigns (hereinafter referred to as "Owner"). City and Owner collectively referred to as the "Parties" and separately as "Party".

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan, City has considered an application for a development of property in the City located at approximately 1450 East Antelope Drive located on the south side of Antelope Drive in Layton City (hereinafter the "Subject Area" or "Owner's Property");

WHEREAS, the total area proposed for development consists of approximately 70 acres, which is described and depicted on Exhibit A attached hereto (hereinafter Exhibit A);

WHEREAS, Owner is the Owner of the above described property and has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of Layton City's General Plan;

WHEREAS, Parties desire to enter into this Agreement to provide for the development of the Subject Area in a manner consistent with the overall objectives of the City's General Plan and the intent reflected in that Plan;

WHEREAS, City is willing to zone the Subject Area as shown on Exhibit A, subject to Owner agreeing to certain development limitations and undertakings described herein, which will provide protection for the Subject Area and surrounding property values and will enable the City Council to consider the approval of such development at this time; and

WHEREAS, City believes that entering into the Agreement with Owner is in the vital and best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

**ARTICLE I
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

- 1.1 "Owner's Property" shall mean that property owned by Owner, as depicted on Exhibit A.
- 1.2 "City" shall mean Layton City, a body corporate and politic of the State of Utah. The principal office of City is located at 437 North Wasatch Drive, Layton, Utah 84041.
- 1.3 "City's Undertakings" shall mean the obligations of the City set forth in Article III.
- 1.4 "Owner" shall mean ADAMS PROPERTY LLC. The principal mailing addresses for Owner is listed in paragraph 7.2.
- 1.5 "Owner's Undertakings" shall have the meaning set forth in Article IV.
- 1.6 "R-1-10, with a PRUD overlay" zoning shall mean a single family/multi family residential use district, with the minimum lot area, setbacks and frontage, as well as the principal and accessory

structures within which, are restricted by the requirements of the PRUD Zoning Regulations in connection with the underlying zone.

1.7 "Subject Area" shall have the meaning set forth in the Recitals hereto.

ARTICLE II CONDITIONS PRECEDENT

2.1 Zoning consistent with Exhibit A is a condition precedent to Owner's Undertakings in Article IV. The City will act promptly to zone the Subject Property consistent with Exhibit A, and as depicted in Exhibit B (Conceptual Site Plan), which includes:

2.1.1 Approximately 19 acres of R-1-10 PRUD overlay zoning for the portion of the property that is immediately south of Antelope Drive is intended to be multifamily dwelling units as outlined in the PRUD overlay guidelines;

2.1.2 Approximately 51 acres of R-1-10 PRUD overlay zoning for the portion of the property located immediately south of the multifamily portion outlined in 2.1.1 above is intended for single family dwelling units;

2.1.3 The above acreage and zoning in Section 2.1 represents the number of acres and dwelling units as outlined in Section 2.3 the Owner needs to achieve, in order to justify the required infrastructure and earthwork expenditures. Changes in the number of acres and/or dwelling units and type of zoning designation may be made by mutual agreement between the Owner and the City, subject to approvals by the City's Planning Commission and Council.

2.2 With respect to all zoning designations, Owner agrees to design and construct quality structures and amenities and to comply with all landscaping provisions of Chapter 19.16 of the Layton City Code.

2.3 With respect to each zoning designation:

2.3.1 **R-1-10, PRUD overlay zone,** Owner knowingly and voluntarily agrees to limit density in the overall project to 303 total units or 4.33 units per gross acre, whichever is less, and to work with planning staff and the planning commission to design a quality project which may include an attached product community. Owner agrees to construct a maximum of 157 attached units, which are included within the total 303 units. If Owner requests a variation in the setback criteria through a PRUD overlay in the zone, Owner and City shall condition such variation on Owner's satisfaction of criteria designated in Layton City Code section 19.08.090.

2.4 Nothing herein shall be construed to vest the Developer in the site plan attached as Exhibit B. Upon approval of the zone change by the City Council, the Developer will vest in the respective land use designations shown in Exhibit B, but must still proceed through the subdivision and building permit processes as required by City ordinance. Though the maximum densities are agreed upon in this Agreement, there is no guarantee, implied or express, that the Developer will physically be able to build the number of units permitted in this agreement. The ultimate number of lots and location of streets, lots and other improvements, will depend on further study and approval under the subdivision and building permit process.

ARTICLE III CITY'S UNDERTAKINGS

3.1 City shall approve this Agreement prior to its decision to zone the Subject Area, and shall not file the zoning with the Davis County Recorder until specifically requested by Owner.

3.2 City agrees promptly to enter into payback agreements for improvements or facilities intended to extend, expand or improve the City's utility system beyond the improvements required to service or benefit the development of the Subject Property, only as provided in this Agreement. The amount of the payback to the Owner shall be based on the Owner's actual costs, as provided in Article IV below.

ARTICLE IV OWNER'S UNDERTAKINGS

After the Effective Date, and conditioned upon City's performance of its undertakings set forth in Article III, and provided Owner has not terminated this Agreement pursuant to Section 7.8, Owner agrees to the following:

4.1 **Zoning.** Zoning and development of the Subject Property shall comply with Article II. Once the Subject Property is zoned in accordance with Article II, development of the Subject Property shall comply with all applicable City rules, regulations and codes unless otherwise agreed to in this Agreement.

4.1.1 The portion of the Subject Area directly adjacent to lots 509 and 510 of Beechwood Estates No. 5, as depicted on Exhibit B, shall include at least four (4) lots, two (2) lots on each side of the extension of Beechwood Drive, that have lots widths of at least 85 feet.

4.2 **Culinary Water.** Water line sizes and off-site improvements necessary to service development of the Subject Area are to be determined by the update to the Water Master Plan and the Water Model as approved by the City Engineer.

4.2.1 A 12-inch water line must be installed in the new Emerald Drive from the intersection with Kay's Creek Drive to Antelope Drive and may be required to continue west to the intersection of Antelope Drive and Church Street. The water line improvements are subject to change per the recommendations of the updated water model.

4.3 **Sanitary Sewer.** Sanitary sewer service will be provided to the Subject Area with or by a North Davis County Sewer District (NDCSD) line that runs parallel to the Central Fork of Kay's Creek along the southern edge of the Subject Area and a second Layton City line that runs parallel to the North Fork of Kay's Creek along the western edge of the Subject Area.

4.3.1 The existing NDCSD line that runs along Central Fork Kay's Creek may be left in its location, provided that it is located within the open space corridor and is reasonably accessible so that it can be serviced by North Davis Sewer District. In addition, the line must meet NDCSD standards and capacity requirements and may not be located under a detention basin.

4.3.2 The existing Layton City line that runs along North Fork Kay's Creek may be left in its location, provided that it is located within the open space corridor and is reasonably accessible so that it can be serviced by Layton City. Such determination will be made by the Layton City engineering department upon reasonable findings that such relocation and sizing is necessary.

4.4 **Storm Drain.** Davis County Flood Control will determine the requirements for discharging storm water into Kay's Creek. This may require the developer to include a means of detention for the runoff as part of the development. Detention basins may be designed to be located in open space areas, including the public park located on the south side of the property.

4.5 **Land Drain.** A land drain system will be required throughout the development of the Subject Property, pursuant to recommendations from the Geotechnical Engineer and design approved by the City Engineer.

4.6 **Water Exactions.** Owner shall be responsible for complying with Layton City's Water Exaction requirements effective on the date of execution of this agreement. The City agrees to accept up to three acre feet of water per acre of land developed in the form of irrigation shares from Davis/Weber Canal Company, Holmes Creek Irrigation, or Kay's Creek Irrigation. The total amount of this water exaction requirement will be determined during the final approval process.

4.7 **Master Street Plan.** The access point from Antelope Drive to the Subject Area shall be located such as to line up with the Hidden Hollow Drive on the north side of Antelope Drive.

4.7.1 Emerald Drive must be extended to the north to connect to Antelope Drive. This roadway must be designed as a 62 foot right-of-way as depicted in Exhibit C. This roadway is to be a public roadway.

4.7.2 All other streets within the single family areas are considered minor streets and will be designed as 50 foot rights-of-way as depicted in Exhibit C. These streets are to be public streets.

4.7.3 All streets located within the attached unit areas are to be designed as 32 foot rights of way as depicted in Exhibit C. These streets are to be private streets. Sidewalks on one side of the street may be required by Layton City upon a final review of the development plan.

4.8 **Parks and Trails Dedication** As part of satisfying the open space requirement of the PRUD overlay zone, Owner agrees to dedicate to the City a portion of Subject Area that is at the farthest most Southern end of the property. It is Owner's intention to dedicate to the City approximately 16 acres for the purpose of creating a public park. The exact size of the dedication is subject to the final approval plans of the development. Upon dedication of the park, City agrees to maintain at its sole expense the improvements of the park into perpetuity.

Owner and City agree that it is in the best interest of all involved and the general public for Owner to take the lead on the improvements to the public park. Owner shall submit to the City for its approval a landscape plan for the area including, but not limited to, a trail system, park benches, open grassy areas, etc. In addition, City and Owner will agree upon a phasing plan and a dedication plan for the improvements of the park to be made. The cost of the improvements to the park are to be fronted by the Owner, however, Owner is to be reimbursed through the park impact fees generated through the building permits. City agrees to either credit Owner 100% of the park impact fee if owner is pulling the building permit or reimburse the owner 100% of the park fee if someone other than the owner is pulling the building permit. Owner and City agree that all park impact fees generated from this development are to be spent on the development of this particular park. The Layton City Trails Plan indicates that the Kay's Creek Corridor trail is planned along the north fork of Kay's Creek. The developer must coordinate the details of this trail with the Layton City Parks and Recreation Department where affected by the proposed development.

4.9 **Soils/Geotechnical Report.** Design and development of the Subject Area shall be subject to the final recommendations of a City-approved soils/geotechnical report submitted to the City by the developer.

4.10 **Owner's Duties.** Except as otherwise provided herein, Owner shall be responsible for the acquisition of all necessary easements and the construction and installation of all public utility improvements.

4.11 **Grading Plan.** Owner shall submit a grading plan and SWPP Plan to the City for approval and prior to grading the Subject Property. Owner shall complete the grading in conformance with the approved grading plan and SWPP Plan based on the recommendations of the approved geotechnical report and the Layton City Engineer. However, this paragraph shall not be construed to exempt the Owner from any requirement of City ordinance or regulation concerning street construction.

4.12 **Not Considered Approvals.** Except as otherwise provided herein, these enumerations are not to be construed as approvals thereof, as any required approval process must be pursued independent hereof.

4.13 **Amendments.** Owner agrees to limit development to the uses provided herein. If other uses are desired, Owner agrees to seek amendment of this Agreement before pursuing approval of those uses.

4.14 **Conflicts.** Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1 **Issuance of Permits - Owner.** Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Layton City Community Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of these permits.

5.2 **Completion Date.** The Owner shall, in good faith, reasonably pursue completion of the development. Notwithstanding the foregoing, the parties understand that market conditions may delay completion for an undetermined period of time. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project. Notwithstanding the foregoing, due to the fact that much of the open space requirement for the project is being satisfied by the park on the South end of the project, the City agrees that Owner may dedicate "non contiguous" land to meet the open space requirement of a particular phase.

5.3 **Access to the Subject Area.** For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend and hold Owner harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Subject Area arising from the negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted in this paragraph.

ARTICLE VI REMEDIES

6.1 **Remedies for Breach.** In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

Upon at least ten (10) days' prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America

If any Notice is transmitted by facsimile, email or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Owner.

7.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

7.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.8.1 With regard to Owner's Undertakings, performance of Owner of Owner's Undertakings as set forth herein.

7.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon an Owner's request (or the request of Owner's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 Recordation. The recordation of any documents or plats shall be as follows:

7.9.1 Notice of this Agreement will be recorded in the Davis County Recorder's Office.

7.9.2 Any subsequent amendment to this Agreement may be recorded as agreed by the Parties.

7.10 Exhibits. The following Exhibits are attached to and form a part of this Agreement:

- Exhibit "A" - Description of Rezone Area
- Exhibit "B" - Conceptual Site Plan
- Exhibit "C" - Road Cross Sections

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.



LAYTON CITY CORPORATION,

By: J. Stephen Curtis
J. STEPHEN CURTIS, Mayor

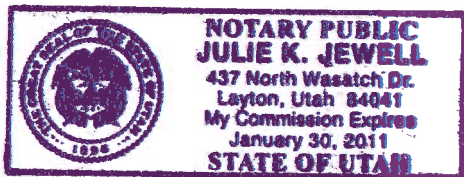
ATTEST:

By: Thieda Wellman
THIEDA WELLMAN, City Recorder

ADAMS PROPERTY LLC

By: Matthew L. Hawkins
Its: Member/Manager

Subscribed and sworn to before me this 8th day of June, 2009.

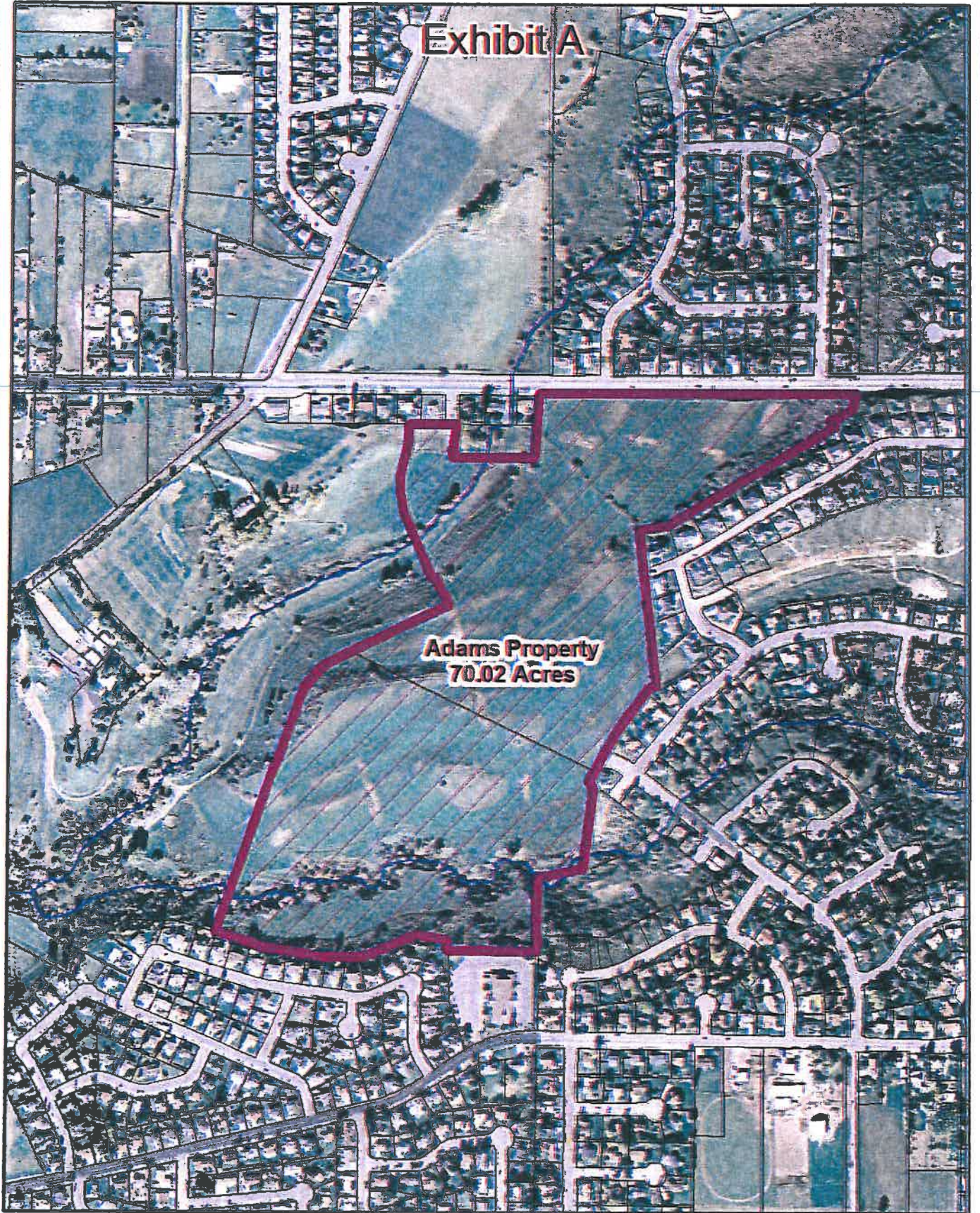


Notary Julie K. Jewell

APPROVED AS TO FORM:

for Gary Crane
GARY CRANE, City Attorney

Exhibit A



**Adams Property
70.02 Acres**



**Adams Property Rezone
A to R-1-10(PRUD)**

-  Streams
-  Property



Adams Property - Conceptual Site Plan (5/26/09)

TOWNHOMES

157 TOWNHOMES TOTAL AREA = 22.7 Acres
 ROAD TOTAL AREA = 1/2 Acre
 COMMON AREA TOTAL AREA = 1/2 Acre

TOWNHOMES COMMON TOTAL AREA = 1.0 Acre
 CENTER OF TOWNHOMES = 1/2 Acre

SINGLE-FAMILY HOMES

150 SINGLE-FAMILY AREA = 26.7 Acres
 ROAD TOTAL AREA = 1/2 Acre

1/2 ACRE COMMON TOTAL AREA = 1/2 Acre
 CENTER OF HOMES = 1/2 Acre

NET AVAILABLE GREEN SPACE (TOTAL COMMON AREAS)
 TOTAL AREA = 1.0 Acre

Townhomes.....157 Units
 SF Homes.....149 Lots
 Total Units.....306 Dwelling Units

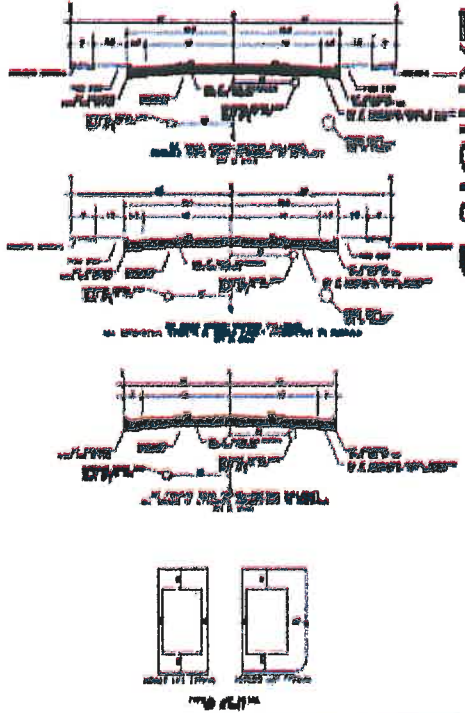
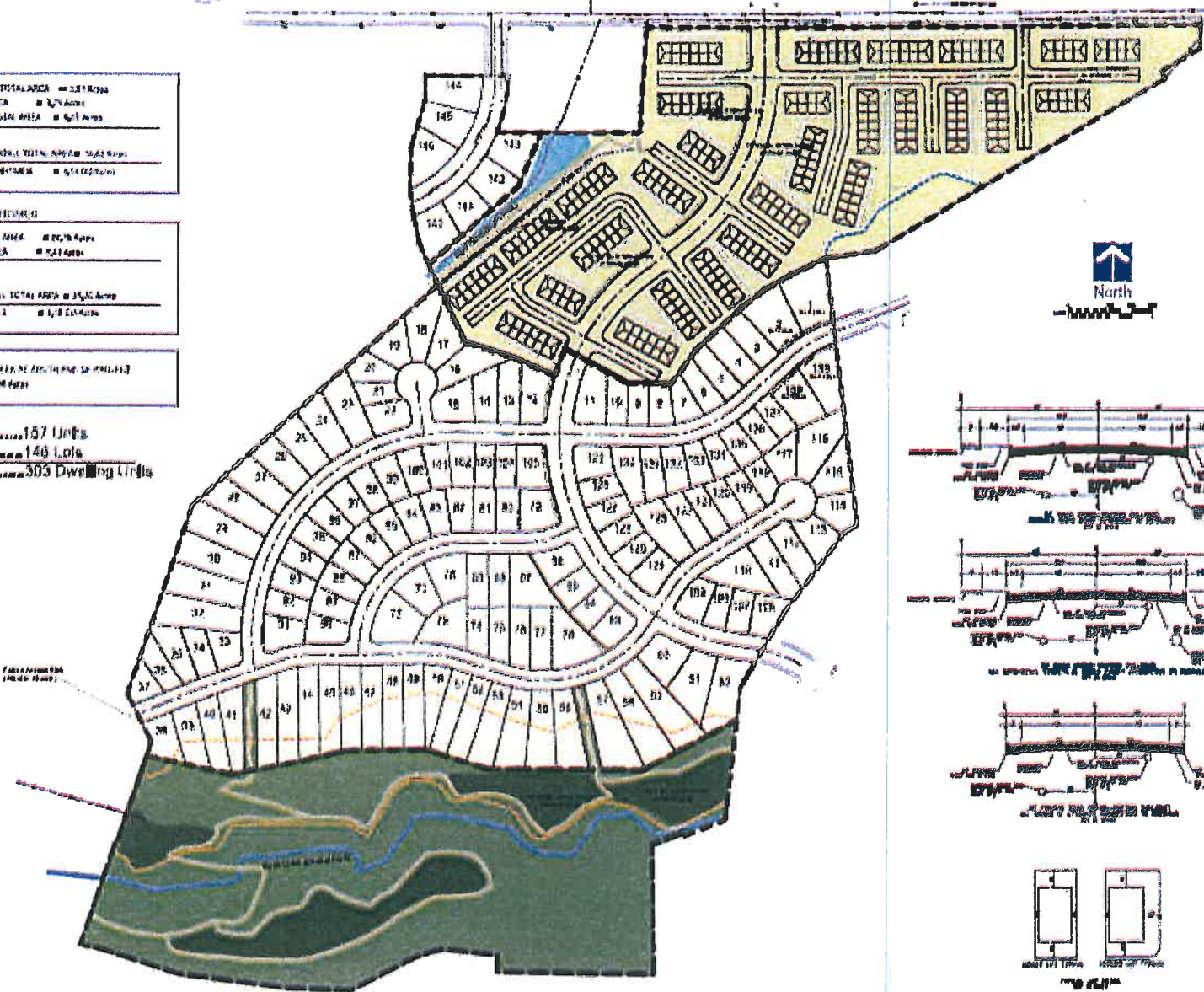


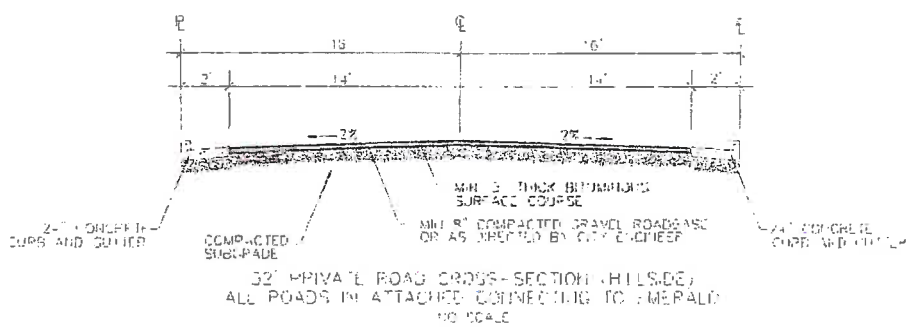
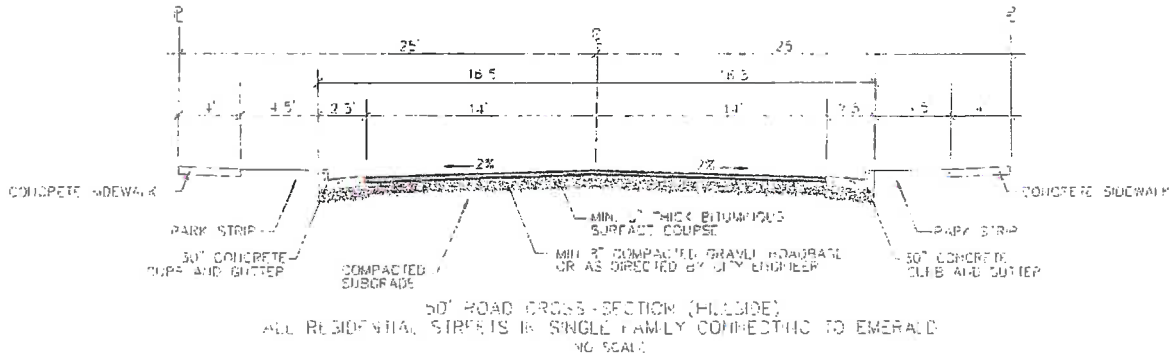
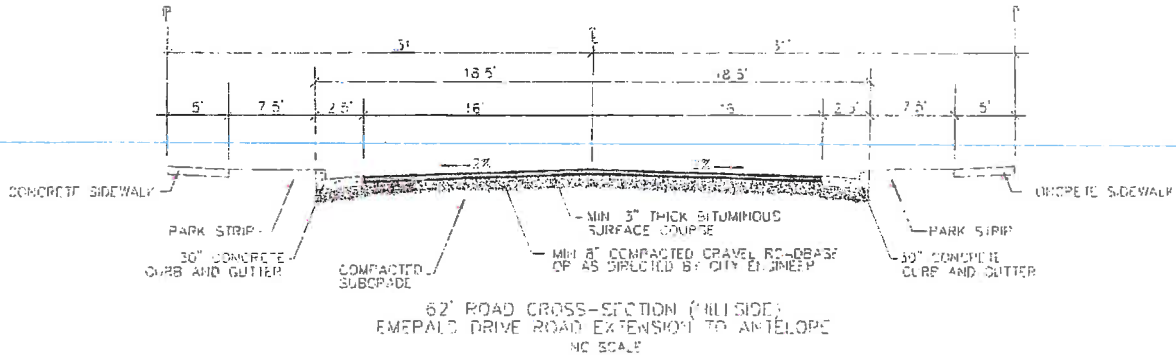
Exhibit B

- Single Family Residential
- Townhome Residential - *incl* Private Open Space
- Public Open Space (18 Acres - Dedicated)
- Public Trails - Conceptual
- Approx. 200' Building Setback from Crest (per engineer)
- Building Setback (per engineer)
- Kaye Creek - North and Central Forks
- Proposed Retaining Wall (per engineer) Actual location to be determined by final Jurisdictional Wetland Boundary & mitigation possibilities
- Jurisdictional Wetlands Area (Preliminary - per delineation report). Actual area of wetlands to be finalized with the US-ACE, mitigation requirements for SPA-ACMP
- FUTURE STORM WATER RETENTION BASIN
- FUTURE STORM WATER RETENTION BASIN
- FUTURE STORM WATER RETENTION BASIN
- FUTURE STORM WATER RETENTION BASIN
- FUTURE STORM WATER RETENTION BASIN
- FUTURE STORM WATER RETENTION BASIN

EXHIBIT C

ADAMS PROPERTY

Road Cross Sections



**LAYTON CITY PLANNING COMMISSION SITE VISIT MEETING MINUTES
MARCH 10, 2015**

MEMBERS PRESENT: Brian Bodily, Gerald Gilbert, Wynn Hansen, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT: Dawn Fitzpatrick, L.T. Weese

OTHERS PRESENT: Staff: Peter Matson, Kem Weaver, Weston Applonie, Woody Woodruff, Stephen Jackson, Devin Grigsby, Julie Matthews

City Council Members: Tom Day, Joy Petro

City Planner, Peter Matson, welcomed the site visit attendees. He introduced the Staff and Mike Flood, the developer. Mr. Matson reviewed the site plan and the different housing types. He said that 157 townhomes had been proposed when the property was rezoned. This number was reduced to 52 townhomes. He said 76 cottages homes with basements were proposed and 140 single family homes.

Commissioner Weaver asked if the townhomes would all be owner occupied, and Mr. Matson replied in the affirmative.

Mr. Matson outlined the access points to the subdivision and said that the Emerald Drive connection would be an important connection from Cherry Lane to Gordon Avenue.

With regard to traffic, Mr. Matson said a traffic study had been done and the traffic engineer would be at the public meeting to answer questions.

Planner II, Kem Weaver, said the property will be mass grade for slope stability. He said that during the last six years, geotechnical studies have been done to resolve concerns with mass grading, which would be done with cuts and fills. He explained retaining walls that would be constructed including a wall along the creek. He said that was a potential for a western access in the future.

Mr. Matson said the household size averages would be 3.2 for the patio homes, 3.8 for the single family and 2.8 for the townhomes.

Commissioner Weaver asked about grading preparations beginning with the first phase. The developer, Mike Flood, said there are situations to resolve when borrowing soil from one area to fill another. He described the number of feet some of the areas had to come down in elevation. He said there has to be a balanced during grading by moving that driving forces that cause slides, which removes the instability.

Commissioner Bodily asked about the dark areas on the drawings. Mr. Flood pointed out the initial phase of the mass grading.

Commissioner Hansen asked about the number of phases. Mr. Flood said the preliminary plat would be submitted for the entire site. He anticipated the first phase would consist of the townhomes and a small cottage home phase. He said the completion of the phases would be market driven and that grading would be done in phases as well.

Commissioner Weaver asked about dust mitigation. He said the City has quite an extensive ordinance requiring contractors to maintain dust and abide by OSHA rules. He asked if the City would enforce the rules and City Engineer, Woody Woodruff, said the SWPPP inspector would monitor the site. He said water was the key to dust control.

Mr. Flood said there would be 2-3 watering stations on the site and the site would be continually sprayed. He said there would also be a rejuvenation plan for the graded areas.

With regard to interfacing with the schools in the area, Mr. Matson said the school district has been aware of this development for some time. Mr. Flood said he had spoken with school district personnel who said there is plenty of occupancy in schools in this area. He said there may be a lot of empty nesters buying these homes.

Commissioner Van Drunen asked with which phase the nature park would be developed. Mr. Flood said that as the subdivision is developed, a pro rata share of the park would be developed. He said it is likely that the cost of the park development would be put in escrow as the subdivision is developed and then the park would be developed all at once.

Commissioner Weaver asked if the park would be irrigated and Mr. Flood said it would not.

Commissioner Van Drunen asked if the market slowed, would the park not be built.

Mr. Matson said there was a portion of the improvements in which the City would participate.

Commissioner Van Drunen asked when the park would be developed, and Mr. Flood speculated it would be in the middle of the process.

Mr. Flood said they would not be redirecting the stream as originally planned. He said there was not enough public support.

The meeting adjourned at 5:12 p.m.

Julie K. Matthews, Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MARCH 10, 2015**

MEMBERS PRESENT: Brian Bodily, Wynn Hansen, Brett Nilsson, Randy Pulham, L.T. Weese, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT: Dawn Fitzpatrick, Gerald Gilbert

OTHERS PRESENT: Staff: Peter Matson, Kem Weaver, Weston Applonie, Steve Garside, Julie Matthews

City Council Members: Tom Day, Joy Petro

8. EASTRIDGE PARK PRUD – PRELIMINARY PLAT

This 70.02 acre property is located at approximately 1450 East Antelope Drive in an R-1-10 PRUD (Single Family Residential – Planned Residential Unit Development) zoning district. The applicant, Adams Property LLC, represented by Mike Flood, is proposing 268 housing units (52 townhomes, 76 cottage homes and 140 single family lots).

Planner II, Kem Weaver, presented the request for preliminary plat approval for Eastridge Park PRUD. He talked about the value of the field trip.

Mr. Weaver gave the Commissioners an addendum to the staff report regarding the sensitive land ordinance and why the development had taken so long to get to preliminary approval. Other ordinances that had to be reviewed were the subdivision ordinance and the PRUD ordinance.

Mr. Weaver pointed out a map of the cuts and fills that were proposed during grading of this property. He said there was a map of the cuts and fills, however, the map was too small to read, so he didn't include it in the packet.

Commissioner Weaver asked about the effects on Beechwood when the cuts and fills are being compacted. He wanted the issue to be addressed before there were any movements. The developer, Mike Flood, asked the IGES engineer how likely vibrations would affect other areas up to 300-400 feet away. The engineer said the vibrations could reach that far but he didn't anticipate it would affect the structures.

Layton City Engineer, Woody Woodruff, said the City is doing work 30 feet from homes right now in the right-of-way. They may feel the vibration, but there shouldn't be an impact.

Commissioner Van Drunen asked who would check the infill. Mr. Flood said the IGES engineer would be on site to check the fills. Mr. Woodruff said the City requires those tests to be submitted and reviewed. Layton City Assistant Engineer, Steve Jackson, will have inspectors on site inspecting the process. Mr. Flood said the geotechnical engineer would be there a lot of the time. He said the Engineering Department required him to identify parameters and frequencies.

The engineer said in addition to the testing, there will be engineers on site watching the cuts. If they notice vibration, they will have the contractor change their procedure.

Commissioner Nilsson said it appears the development crosses the boundary of the 16-acre park. He asked if the lots come into that area. Mr. Weaver explained the setback area where no permanent construction can be south of that line.

There was a discussion on fencing.

Commission Van Drunen asked if street trees would be on the park strip. Mr. Flood said there would be a meandering sidewalk along that portion with street trees on either side of the meander. This would be maintained by the HOA.

Commission Nilsson asked if the purpose of the retaining wall to flatten out the lot.

The IGES engineer said it was part of their study. They want to keep the distance to the creek as flat as possible. The retaining wall serves that purpose.

Mr. Flood said they didn't want to touch anything near the creek so as not to disturb residents on Falcon Ridge.

Commissioner Van Drunen asked who would be responsible for the retaining wall. Mr. Flood said the property owners would be responsible and that it is only a four-foot wall.

There was a discussion on the various walls with the wall along Antelope Drive being rock. The townhomes would be slab on grade with a 3-4 foot wall in the rear to create a flat back yard. This wall would be maintained by the HOA.

There was a review of the trail system.

Commissioner Nilsson asked about the six lots that looked to be across Antelope Drive. Mr. Weaver said they were not across Antelope Drive, just on the other side of the creek with a temporary turnaround for fire.

Councilmember Day asked why the trail couldn't go through the Adams property so it could continue. Mr. Flood said they are willing to grant a temporary detention basin and temporary turnaround but have no interest in having a trail continue through their property.

Commissioner Weaver asked where the soil will go when transported off site.

Mr. Flood said they would have on-site temporary storage of soil but when all developed, there will be 150,000 cubic feet of soil excess. Some of it will be used for berming.

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES
MARCH 10, 2015**

MEMBERS PRESENT: Brian Bodily, Gerald Gilbert, Wynn Hansen, Brett Nilsson, Randy Pulham, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT: Dawn Fitzpatrick, L.T. Weese

OTHERS PRESENT: Staff: Peter Matson, Kem Weaver, Weston Applonie, Steve Garside, Julie Matthews

City Council Members: Tom Day, Joy Petro

Vice-Chairman Weaver called the meeting to order at 7:05 p.m. The Pledge of Allegiance was recited, and a member of the audience, Jackie Malan, gave an invocation.

Vice-Chairman Weaver called for a motion to open the Public Hearing. Commissioner Bodily moved to open the Public Hearing. Commissioner Hansen seconded the motion, and the voting was unanimous.

8. EASTRIDGE PARK PRUD – PRELIMINARY PLAT

This 70.02 acre property is located at approximately 1450 East Antelope Drive in an R-1-10 PRUD (Single Family Residential – Planned Residential Unit Development) zoning district. The applicant, Adams Property LLC, represented by Mike Flood, is proposing 268 housing units (52 townhomes, 76 cottage homes and 140 single family lots).

Mr. Weaver presented the request for preliminary approval. He reviewed the site visit that had taken place earlier in the meeting and said there was a further discussion of the sensitive lands ordinance issues in work meeting.

Mr. Weaver said, the applicant, Adams Property LLC, is requesting preliminary plat approval for property that contains 70.02 acres of vacant land located between the South Fork and Middle Fork of Kay's Creek at approximately 1450 East Antelope Drive. To the north and across Antelope Drive is an R-1-10 PRUD single family detached residential development, to the east is an R-1-10 single family detached residential development, to the south is an R-1-8 single family detached residential development and to the west is vacant agricultural land. The surrounding residential land uses have a density range of 2 to 4 units per acre.

On June 4, 2009, the City Council approved the rezone of 70.02 acres for the Beech Adams property. The property was rezoned from Agriculture (A) and R-1-10 to R-1-10 PRUD. An associated Development Agreement (DA) was approved with the rezone, which set guidelines for how the property is to be developed with regards to density, streets, utilities, parks and geotechnical requirements.

The rezone and DA were approved capping the total number of units on the 70.02 acres at 303 units. A large number of the proposed units were attached townhomes, which totaled 157 units. This left 146 units for single family detached lots. The 303 units created a density of 4.33 units per acre, which required density bonuses to develop the property with 303 units.

Through additional geotechnical studies and the design of the preliminary plat, the developer has reduced the number of units as outlined below.

- Rezone and Development Agreement = 303 units total
- Preliminary Plat proposal = 268 units total
- Rezone and Development Agreement – Townhomes = 157 units
- Preliminary Plat proposal – Townhomes = 52 units
- Rezone and Development Agreement – Single Family Homes = 146 lots
- Preliminary Plat proposal – Single Family Homes = 140 lots
- Rezone and Development Agreement – Cottage Homes = Not Considered
- Preliminary Plat proposal – Cottage Homes = 76
- Rezone and Development Agreement Density = 4.33 units per acre
- Preliminary Plat proposal Density = 3.82 units per acre

The proposed density of 3.82 units per acre fits with the 2-4 units per acre density in the property surrounding the proposed subdivision.

Mr. Weaver pointed out the townhome phases 2 and 2A. He said the townhomes will only be along Antelope Drive with 13 buildings of four units each. He said there is a private drive off Emerald Drive and a secondary access out to Antelope Drive. The units will be two-story and will step down with the topography of the property.

Mr. Weaver said the 76 patio homes will be 1-2 stories high and have basements, similar to the single family detached homes with just a smaller footprint. The patio homes will be built on a building envelope surrounded by a common area.

Mr. Weaver said Phase 3 is proposed to create the extension of Emerald Drive from the south and will contain 12 lots. Phase 4 is located west of the north fork of Kays Creek and will contain 7 lots. Future phasing for the remaining single family lots will be determined as the development applies for additional phasing. The number of lots for each future phase has not been determined.

Mr. Weaver said the single family average lot size is 9,800. They will be one to two stories in height.

Geotechnical studies

Mr. Weaver said after the rezoning approval for the 70.02 acres by the City Council, the next course of action was to create a mass grading plan as to mitigate any slope instability found on the property. Extensive geotechnical research and studies were performed by the developer's geotechnical engineer, Intermountain GeoEnvironmental Services (IGES). These studies then were peer reviewed by the City's third party geotechnical engineer, Golder Associates.

The developer initially proposed to mass grade the entire 70.02 acres at the same time with a City-approved grading permit. The mass grading was to be done per the requirements and recommendations of IGES and Golder Associates. The developer later decided to mass grade the property in phases by starting to mass grade the northern portion of the property, which is the location of the townhomes and cottage homes. Upon phasing the mass grading plan, further studies were observed and data and data analyzed by IGES. Certain cross sections of the property were then reevaluated.

By phasing the mass grading for the development, some of the cuts and fills changed slightly and slope stability has improved from the previous grading plan. The developer will be required to feather the phased mass grading areas with the land that is not being mass graded during the first few phases of the development.

In reevaluating certain cross sections for phasing the mass grading, IGES indicates that this does not create a negative impact with the slope stability given changes being implemented from the approved mass grading plan. Changes to the phased mass grading plans have reduced the height of some retaining walls that are still required in the same location. The MSE/Keystone Wall along the North Fork of Kays Creek was originally thought to have a height of 25 feet. This wall has been reduced within a range of 6 to 15 feet in height.

The south portion of the development is still required to maintain a 200 foot setback from the middle or South Fork of Kays Creek to the buildable areas on the lots along the south boundary of the development. A 16 acre nature park that will be dedicated to Layton City by the developer will be located within the 200 foot setback area along the length of the development and on both sides of the creek (see attached park plan).

A land drain system is required throughout the development to capture surface water that may filter into the ground at a depth of the foundation of the home. The same land drain system will also be used to capture any ground water that may rise up during heavy wet seasons. Ground water depths range on average from 5.7 feet to 20 feet. Where the groundwater is shallowest, there will be six (6) feet of fill placed in this area, which is where the townhomes are to be constructed without basements. Some areas of the single family lots that will have basements will be close to groundwater; however, the land drain will remove and keep water away from the foundation of the home.

City Staff has reviewed both IGES' summary report and Golder Associates' summary report and concur with their recommendations with regards to, (1) keeping any slope at 14% or less to ensure slope stability, (2) requiring a land drain system for the entire development, (3) requiring plan details to be placed within the plan set, and (4) frequent inspections and monitoring of both the grading of the site and monitoring of the settlement of land after the mass grading has occurred. (5) All geotechnical studies and reports will need to be referenced on the final plats for each phase of the development

Mr. Weaver said an addendum to the Staff report outlines the process Staff follows for reviewing development on sensitive lands. He said this development was reviewed through the subdivision, PRUD and sensitive land ordinance requirements and it was determined that all sensitive lands ordinances have been met.

The developer met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the town homes, cottage homes and single family homes. In addition, the open space plan was reviewed, except for the 16 acre nature park along the south boundary of the development.

The DRC had the following recommendations to the Planning Commission and City Council.

- Implement gentle meandering sidewalks along Emerald Drive in the townhome and cottage home portions of the development.
- Use small berms in the open space area between the residential units and the street on Emerald Drive.
- Fencing along Antelope Drive to be solid vinyl or Trek and earth tone in color.
- Create a strong continuity between the townhomes, cottage homes and single family lots with open space and architectural elements.

- The two-car garage doors need to be some color other than white and have architectural design elements.

Mr. Weaver said there would be a professional maintenance company to upkeep the townhomes. A master Home Owner's Association HOA for the entire development would govern the smaller HOA's in the different housing types/phases. He said property should not go into disrepair with a good management company managing those aspects of the development.

Mr. Weaver said the DRC spoke highly of the development particularly of how it was being planned with a higher density adjacent to a major arterial street and then a transition to medium density cottage homes and a transition to lower density single family homes.

Mr. Weaver said the townhomes would be two-story. Unit type A will be smaller with a single-car garage and Unit type B will be larger and accommodate a two-car garage. He explained the architectural elements and said each unit will have a front façade that will be broken up with a number of windows and may incorporate window treatments, such as lintels over the windows. The rear of the townhomes will incorporate a variety of windows with the same window treatments as the front. The rear elevations will incorporate exterior patio doors, false balconies and possibly flower boxes. The rear façade facing Antelope Drive needs to be given more architectural detail because of the public street. Exterior materials that may be used are stucco, hardy-board, rock and brick.

The cottage homes will be one or two-stories in height and will include a two-car garage. The front façade will incorporate elements from urban craftsmen and modern farmhouse elements. These elements may include covered front porches, windows, shutters and false balconies. Exterior materials will include stucco, hardy-board, brick and rock. The rear elevation of the cottage homes along Antelope Drive will need to incorporate some design elements that are used on the front façade.

The single family homes will have a broad range of architectural elements that will be similar to the single family homes in the area. The use of rock, stucco and hardy-board will be the primary materials used for these homes. The proposed height of the homes will be one or two stories.

Mr. Weaver said the majority of the open space will be in the dedication of the 16 acres on the south fork of Kays Creek for a public nature park. The City will maintain the park improvements. The developer will take over initial construction of the park but be reimbursed through park impact fees.

The trail system in the 16-acre park will connect to the Kays Creek Master trail. The trail will go along Kays Creek on the west side of the development and connect with the 16-acre park and the master planned Kays Creek Trail.

Mr. Weaver explained where the utilities were on the property. He said a North Davis Sewer trunk line is along the creek and cannot be exposed during grading. Storm water and land drain systems will empty into the two forks of Kay's Creek, which has been approved by Davis County Flood Control. A land drain system will take care of ambient ground water.

Mr. Weaver explained the street connections and said the connection of Emerald Drive from its current terminus to Antelope Drive is important for looping the culinary water system in the area. This ensures that water pressure is sufficient for the proposed development.

Layton City's Master Street Plan requires the connection of Emerald Drive to Antelope Drive. Emerald Drive is considered a "residential collector street", and the connection will help facilitate traffic through the subdivision. A traffic study has been provided by the developer and was conducted by Hales Engineering. Traffic will increase as the property develops; however, it will disperse through existing subdivisions and to Antelope Drive.

Mr. Weaver said based on the information presented, Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary plat subject to meeting all geotechnical requirements from IGES, all DRC recommendations and Staff requirements as outlined in Staff memorandums to the developer.

Mr. Weaver read an email from a citizen with concerns about traffic congestion, the view of Salt Lake City and her lake view possibly being obstructed by the development. Another concern was the building of new homes with homes that are empty.

Commissioner Nilsson asked about secondary water and street lighting. Mr. Weaver said street lighting is required under the City's new ordinance. The developer will work with Staff on the lighting installation. He said secondary water is available through the Weber Basin Water company and lines will be run through the development.

Commissioner Weaver asked if the private drive accessed Antelope Drive. Mr. Weaver replied in the affirmative and said all of the accesses are for everyone to use.

Commissioner Van Drunen asked about snow removal and Mr. Weaver said it would be taken care of by the HOA.

Commissioner Van Drunen asked if the Emerald Drive/Antelope Drive intersection would be signalized. Mr. Weaver said a signal would have to wait until warranted. The intersection would be monitored.

Commissioner Weaver asked about the detention basin. Mr. Weaver explained where it would be built and deferred to the City Engineer, Woody Woodruff, as to whether it will be built at this time. With regard to Commissioner Weaver's question about the steepness of the north bank of the Creek, Mr. Weaver said there were on-going talks with Davis County Flood Control about mitigating the vertical drop into the creek.

Mike Flood, representing the property owner, Adams Property LLC and Hawkins Homes and Communities, 1371 North 1075 West Suite 1, Farmington, answered Chairman Gilbert's question about the average single family home size. Mr. Flood said the cottage homes would be 2400 square feet up to 3600 square feet.

Mr. Flood was asked about the size of the townhomes and Steve Bingham of Destination Homes, the proposed builder for the townhomes said the townhomes would be 1500 so and up. He said Destination homes plans for each townhome to have two car garages. The larger units will be the end caps of the building with the smaller units in between. Commissioner Nilsson asked if the CC&R's would set the minimum townhome size. Mr. Flood said the size would be based on the concept plan.

Commissioner Weaver asked if the Emerald Drive stub into this property would be flattened out a bit. Mr. Flood explained the large point area /stub of Emerald Drive is about a 14 percent grade. The Fire

Department wants to keep slopes to 10 percent. He said he planned to review that connection and provide better accessibility and flow for traffic and for fire apparatuses.

Commissioner Weaver asked about dust mitigation. Mr. Flood talked about the pre-construction meeting and said dust mitigation is a requirement. He said the earth movers would be followed with a water truck. There are water tanks on site, and the City staff will continually monitor the site.

Steve Bingham, Destination Homes, 67 South Main, Layton, said Destination Homes has built townhomes in other towns. He said with the proximity of this property to Antelope Drive, it is ideal for high density housing moving to medium density to more traditional single family homes. He said Destination Homes was excited to build in their home town.

Commissioner Weaver asked Jeremy Sorrell from Hales engineering about the traffic study. Mr. Sorrell, 2975 West Executive Parkway, Lehi, said that they had done an independent analysis of traffic in the area. He spoke with City staff and developed a study area at the following intersections – Church Street and Emerald Drive, Emerald Drive and Antelope Drive, 1650 East Kays Creek Drive. They collected traffic counts from each of the intersections and looked to 2020 into the future considering a scenario without the project and a scenario with the project.

Mr. Sorrell said they found under the current conditions all intersections are functioning well with great levels of service and little delay. To be conservative, they looked at the project as whole, and the study found that all intersections continued to operate well. They looked at 2020 and travel demand modeling for the Wasatch front and found the intersections would continue to operate well. He said they used the worst case scenario, which are the AM peak hours. He said the intersections still handle the traffic well.

Mr. Sorrell said without the new development, Antelope Drive handles 700-800 vehicles per hour currently. There are 259 trips during the PM peak hour and 2,600 trips daily.

Commissioner Bodily asked if the study was done before Antelope Drive opened to Highway 89. Mr. Sorrell replied in the affirmative. He said not all traffic from the new development will be on Antelope Drive. Some of the traffic will disburse to the south.

Mr. Sorrell said that no mitigation measures were recommended as a result of this study.

Chairman Gilbert advised the audience on the procedures for public comment. Mr. Flood asked to address the questions and concerns after all of the public comments. The following are the public comments:

David Paulsen, 1555 East 2050 North, said he was representing the Hidden Hollow Residents for Responsible Development group. He said he had reviewed a lot of data in a short time and had nine questions as follows:

1. With regard to traffic, if the development was flat land, he agreed that no mitigation is required. However, Antelope Drive is a steep and deep hollow and very dangerous in winter. He said it is extremely difficult to stop. When the traffic study was done, construction was underway and the opening of Antelope Drive to Highway 89 had not occurred. He said he knows that there is going to be more traffic flow. He felt there was a safety issue at 1450 East and Emerald Drive. He felt mitigation was needed for safety.

2. Mr. Paulsen felt disappointed that from conceptual to preliminary, traffic didn't seem to flow better within the HOA. He said there are many dead ends within the entire development and he saw many opportunities for traffic to flow better. He felt the traffic from the townhomes to Antelope Drive would be a concern.
3. Mr. Paulsen said even with the land drains, the residents would not be able to get enough water out. His neighbor has five sump pumps and he felt the development should be designed for sump pumps.
4. Mr. Paulsen felt the mass grading plan should be approved before the preliminary plan. Initially, the City wanted mass grading to occur. He read from a letter from the City indicating that the City would not entertain preliminary approval until mass grading occurs. With the phasing, Mr. Paulsen said that requirement is no longer in place. Mr. Paulsen quoted 19.107.120(5) (e) "*The maximum vertical height of all cuts and fills shall be ten feet, except in circumstances where the Planning Commission gives specific approval.*" He felt he had been told the smaller cuts weren't given to the Planning Commission for review.
5. Mr. Paulsen felt that Emerald Drive should be required to go all the way from the Emerald Drive stub to Antelope Drive and provide a good connection from day one.
6. Mr. Paulsen felt CC & R's are very important. He said he didn't want rental property. In the CC&Rs, someone who has authority should make a provision for a percentage of rentals with less than 10 percent rentals occurring.

Commissioner Hansen asked if Mr. Paulsen's concern was the townhomes. Mr. Paulsen said that the townhomes were just a single project in the concept. Each project type should manage the percentage of rentals in each of the product types.

7. Mr. Paulsen thanked the city for the trail systems. He said he would like the same type of amenity in the proposed development. This developer is only responsible for taking the trail a short way. He felt it would not be used unless it continues. He felt the trail should be contained within the development and finished all the way to the park.
8. Mr. Paulsen felt there was no accommodation for parking within the subdivision. He said there should be a dedicated location to park when using the park.
9. Mr. Paulsen said his friends have lost homes to landslides in this area. He said what happens is developers come in and 20 years later there is no one left around when the homes move and the people lose their homes. The insurance companies walk away, the City walks away and the developer is not around. He asked for a bond/escrow to indemnify and protect those who will eventually live there. He said he was requesting that the Planning Commission table the preliminary approval request until the Planning Commission has the opportunity for further review.

Jan Moore, 2110 East 2000 North, asked why the development couldn't be entirely single family homes.

Jerome Borden, 1571 East Beechwood Drive, talked about vernal ponds and asked if the UTA bus route would be re-instated with this project. He also asked if the high knoll on the west end of Beechwood would be regraded.

Michael Lenz, 2450 East Oak Lane, felt the project was about density and greed. He expressed about the possibility of increased traffic on Oak Lane, increased danger and concerns about getting sewage carried out of the development.

Travis Copier, 1513 Antelope Drive, expressed concerns about high density becoming rental property. He felt that would change the crime rate and dynamics of the neighborhood. He felt there should be similar homes in similar neighborhoods. He felt the key to preventing crimes is to knowing one's neighbors. In a densely populated area, a person can't know his neighbors. He said it provides a big wall of windows so your neighbors know what you are doing. He said he wanted to keep the neighbors he had and keep the transient and short term residents from happening.

Jeff Merkley , 1777 East Beechwood Drive, said he felt sorry for the people in the high end homes on the edge of Beechwood having to look at the townhomes. He said Antelope Drive has a very shallow road based between the Hidden Hollow Subdivision to the round-a-bout. He said it is a slalom course through the pot holes.

Stephanie Martinez, 2340 North 2050 East, said her family moved into the area because the school was not a Title 1 school. She felt if low income families move into the townhomes and smaller homes, the school will eventually turn into a Title 1 school. She also mentioned that her mother's home in Hidden Hollow has five sump pumps and still floods. Every spring they rip back the carpet and put down towels.

Tamara Schaelling, 1479 East Beechwood Drive, asked if the developer could assure that all the construction activity around her would not have negative effects on her property or cause her home to slide off the hill. The back of her property is a steep hill. She asked how many feet between her property line and where the homes will be. Her landscaper told her to make sure that she didn't do much around her home and lot.

Donald Berube, 1570 East Beechwood Drive, said his main concern is no western exit from the subdivision. He also asked for a more in depth traffic study. He felt it was hard to make it up the hills in the winter. He expressed concerns about dust mitigation. He said he felt Beechwood Drive is never maintained. He asked how much vibration it took to set off a land slide.

Other concerns expressed by Mr. Berube were dust mitigation, water that streams down Beechwood Drive, possible active landslide area and vibration from heavy equipment. He said it was his opinion that Beechwood Drive has never been maintained.

Terry Freeman, 873 East 2100 North, expressed concerns with the number of homes because of water and traffic issues. He said the traffic has increased since the connection was made from Antelope Drive to Highway 89.

Dennis Lyon, 1540 East 2016 North, asked how decisions are reached and what it takes for the Planning Commission to say,"no." Assistant City Attorney, Steve Garside, explained the General Plan and Zoning Ordinance as it relates to land use decisions. He said citizens were involved in creating the General Plan, during which the property was planned for residential. The property owner then has the opportunity to request zoning from the Planning Commission and City Council. If the zoning request was consistent with the General Plan, then the property could be rezoned.

He said when the general plan and zoning ordinance are developed, that sets the framework. If someone does not agree with a rezoning that is allowable by the general plan, then they have the option to buy the property and not do any development. If a rezoning request that is allowable under the General Plan is denied, there is a possibility the City would have to buy the land.

Jackie Malan, 1960 North 2150 East, said she was against the townhomes. She asked what could be done to children cross Antelope Drive safely since they can't have a crossing guard unless there are 15 or more children. She felt the school population could not handle any more students and that single family, bigger homes would yield fewer students.

Jay Eggett, 1548 East 2050 North, said that as a former parks planner he felt it should be required to make a connection to the park from the north side to the south end of the development. He also spoke about indemnification for property owners in the event of a slide.

Daniele Hardy, 1506 East 2050 North, a licensed real estate appraiser encouraged the developer to put a percentage on the number of rental units possibly by deed restrictions. She felt the traffic study should be revisited and asked for just single family residential homes.

Drew Lewis, 2057 North Sunset Drive, recommended monitoring of the vibrations during earth moving. He wanted all perspective homeowners to have the original geotechnical report. He recommended bonding or indemnity in the event of a land slide.

Kathy Esplin, 2312 East Antelope Drive, said traffic issues have already affected her. She asked for single family dwellings only.

Kaye Pryor, 1643 East 2200 North, expressed concerns regarding safety of children. She felt there would be more traffic with people from the townhomes taking children to school than from single family dwellings.

Steve Collins, 1765 East 2100 North, said he wanted to keep the notion of community and the quality of Layton that blends the urban and the rural. He wanted to keep the property the way it is. He said he realized the citizens were not there to blame the developer and recognized his right to develop. He felt that vinyl fencing, which he sees on the west side of the town is a blight and likes the cast concrete walls instead.

Other concerns expressed were the functioning of HOA's particularly with a master HOA and junior HOAs.

The developer, Mike Flood, responded to the residents' questions and particularly concerns about engineering and design. He explained that the development was redesigned and sent to his geotechnical engineer who provides a review response. The City sends the plans to the third party geotechnical engineer and revisions are returned and addressed.

Mr. Flood said the townhomes will be very nice and priced between \$180,000 to \$200,000. It was his opinion the residents would not be transient. He said a PRUD is designed to be sustainable and a place where young couples can begin and then move up.

Mr. Flood said that studies shown no adverse affect is caused by higher density if the development is carefully planned and sustainable housing of a varying product range can actually enhance the property perception of those around them. He said he was not proposing apartments and that there was an architectural element in the townhomes that make them look nice.

Mr. Flood addressed the major points of the residents' concerns:

1. Density. He said the development, based on resident concerns in previous meetings, has been reduced from 4.34 units per acre to 3.83 units per acre. While all the townhomes were not eliminated, the number was reduced by 67 percent and replaced with single family homes. The townhomes and homes are nicely constructed. The cottage homes will be similar in price range to the other homes in the area with the exception of Beechwood Drive.
2. Traffic. He said he would engage Hales Engineering in an additional traffic study, however, the construction of the development was anticipated in the previous study.

Commissioner Weaver said it was an excellent idea to revisit the traffic study.

Mr. Flood said regardless of what everyone wants to have happen, he doesn't own the property to the west. He can't make them give him access. He said it would be a much steeper access.

Mr. Flood said the townhome phase is able to be developed without extending the 12 inch water line to Emerald Drive. The townhomes will develop in the first one and a half years of the plan. After that, the water line will be put in the Emerald Drive extension. They will start where the utilities begin and move forward. He said he couldn't commit to the date of the Emerald Drive Extension.

Chair Gilbert asked for a definition of a vernal pond. Mr. Flood said he had done a wetlands delineation of the entire site. He said a vernal pond is where surface water collects as it runs off from the homes above. The geotechnical engineer from IGES, present at the meeting, said he'd never heard of a vernal pond.

Chairman Gilbert asked if the construction would eventually drain the area of the standing water. Mr. Flood explained the grading process. He said they decided not to grade all at once because of slope instability. Since so many townhomes were taken out, it changed the grading and took away some of the issues. A concern of residents had been the 25 foot wall, which will now be an average of 9 to 10 feet. He said grading in phases results in less vibration and equipment on site.

Mr. Flood said they were dedicating the bottom 16 acres as a preserve. He said studies and reports indicated if nothing was done there was potential of movement. The original proposal was to cut into the hill and move the stream up. The City asked them not to disturb that area and they complied.

Mr. Flood said a great deal of engineering and review has gone into this plan. He said Layton City's sensitive lands ordinance is the most stringent in the state and this property has been highly scrutinized.

Chairman Gilbert said he didn't know about the stream underneath Beechwood Drive. Mr. Flood said that in 2006 and 2007, a pizometer was installed in Beechwood Drive that allows water to flow into it. There are two in Heather Drive and two on Falcon Ridge. They are read regularly and the average water depth is 5-20 feet. He said that the water table in the proposed development is 7.5 feet below the finished design level and foundation/land drains

will be installed. He said that in Hidden Hollow, where the residents had sump pumps, there were no land drains around the homes.

Mr. Bingham said there could be court challenges to CC&R's setting a percentage of properties that can be rented. He felt someone could not be told they couldn't rent a property they own. Mr. Garside said Layton doesn't have any specific ordinances in that regard.

Mr. Bingham said he didn't expect to change anyone's mind about townhomes. The price of the proposed townhomes will be \$20,000 above their main competition. Their townhomes will not be simple and non-descript. It would provide a way for a younger generation to buy a home in the area.

Mr. Bingham said the Envision Utah project the City was involved with advocates providing sustainable housing for people of various income capacity. The townhomes are priced from \$180,000 to \$220,000. He said it is dangerous anytime there is a "those people" type discussion. Those people are your neighbors and friends. He said that the price point of the townhomes means that the rental price would have to be fairly high.

Mr. Bingham said the question arose as to when the Planning Commission could vote against something and he said they could vote against a proposal when it didn't comply with ordinance. This subdivision does comply with the ordinance and a framework has been established for the responsible growth.

Chairman Gilbert asked about differences in CC&R's for the different types of homes in the development. Mr. Flood said there were several association levels in the Hill Farms Subdivision in Kaysville. He said the townhomes only own the parcel they are built on and vertically up. All around the home is common ground. The HOA will maintain all around the home and the exterior of the structure. The townhomes have to have an HOA that is different than perhaps a single family where the owner is responsible for everything such as snow removal, what is planted, etc. The master association will pay for the landscaping on Antelope Drive as well as both sides of the Emerald Drive extension. He said they layer the associations to make sure there is no undue burden for the traditional single family owner paying for the townhome owner getting more services. The master HOA will clear the sidewalk of snow on Antelope Drive.

Commissioner Hansen asked where children who will live in the development will go to school.

Mrs. Malan, the Sarah Jane Adams LPTA president, said the children would go to Sarah Jane Adams Elementary, and she expressed concerns about children crossing Antelope Drive.

Mr. Garside said the City is responsible for maintaining crosswalks and lights, but the State dictates the location and when there can be a crossing guard.

Mrs. Malan said some children may go to East Layton Elementary.

There was a discussion on where children went to school and how they got there.

Commissioner Hansen expressed concerns about the water table issue and how land drains will mitigate the water that apparently exists on the property.

Mr. Flood explained how the land drains worked and how the water ends up in Kays Creek. The detention basins will be designed to meter the flow of water based on the State's rate for releasing water into a stream. A conveyance system will be in place to move the water away. He said Hidden Hollow doesn't have that system.

Chairman Gilbert asked Mr. Garside how the possible negative affects could be addressed. Mr. Garside said when someone purchases a property, they step in the shoes of the owner before. The property owner has to decide what their risks are and if they are going to insure the property against a flood, earthquake, etc. When the homes slid previously, the City worked hard in trying to have the mortgages forgiven. Ultimately, the homeowner is responsible. There may be some liability on the professionals if they are still around, particularly if they didn't disclose something, but ultimately, it's the responsibility of the buyer.

Chairman Gilbert asked how potential buyers are notified. Mr. Garside said a notice of sensitive can be put on the plat. Warnings can be put on a plat, but ultimately it's the responsibility of the buyer.

Mr. Flood said in the past there is a property condition disclosure provided for every development. Questions are answered pertinent to a particular lot and also there is a website where potential buyers can read, download or print all the studies relative to that development. At closing, the buyer will receive a CD or DVD of all of the documents. Full disclosure is provided as well as a summary at the end in layman's terms.

Mr. Flood said a requirement of this development is during an excavation, a geotechnical engineer will be on site to observe the soil. The soil will be tested and analyzed to determine if any other requirements need to be met before they put a footing on it.

It was Mr. Flood's opinion that if code is met and something happens, it's not the builders or the developer's fault. He said they can't inoculate buyers from acts of God or something we didn't foresee.

Commissioner Hansen said that with regard to the Beechwood home overlooking the cottage homes, water won't move up the hill to her home.

Mr. Flood said one of the concerns that any geotechnical engineer has is the water contribution around the home running down to the foundations possibly due to overwatering.

With regard to Mrs. Schaeling's home with the steep back yard, there won't be any steep cuts there. The setback area is below the area of concern. The 41-foot cut will help with stability since the heaviness is a driving force that could cause the instability.

Commissioner Hansen asked if there was any practical way to make a temporary access to the trail. Mr. Flood said he would look at options for trail connectivity.

Mr. Weaver said the parks planners have been working on this for quite some time. He said the trail will be developed with some future property or earlier if in the capital improvements plans. There was a suggestion to put a trail on the western part of the lots and he said that would not be a possibility.

There was a clarification from City Planner, Peter Matson, on school boundaries. He said the north half of the development will go to Adams Elementary and the south half to EG King Elementary.

Commissioner Nilsson said that traffic should be revisited as well as the trail system and asked if the Commission could see more of the topography of the grades. He felt that a decision should not be delayed and asked Mr. Flood how long it would take him to revisit the concerns he mentioned. Mr. Flood said he could revisit the trail in a few days and amend the traffic study in two weeks. Mr. Flood asked that the Planning Commission forward a positive recommendation to the Council for preliminary approval and he would address the concerns before final plat.

Chairman Gilbert said there were many different questions, but nothing could be done about the wildlife or the view. He asked if there was anyone who didn't get a specific answer.

Mr. Paulsen asked for the preliminary approval request to be tabled until the Planning Commission reviews the cuts and fills over 10 feet.

Mr. Garside said in the past, the Planning Commission has deferred to the engineers' expertise in making the decision.

Mr. Garside said with regard to Ms. Schaeling's question that under the common law, the lower property owner must maintain the support of someone uphill from them and not do something that would affect the integrity of the property above them.

Mr. Garside advised Chairman Gilbert to call the Public Works Department if he sees a violation and the streets are not being taken care of.

Chairman Gilbert called for a motion on the item.

Commissioner Bodily commended the members of the audience for being present, participating and staying late. He advised to watch as the property develops and be aware if promises from the developer are not kept.

Commissioner Weaver said he had been involved with the project since 2007 and felt the project has evolved from when the developer proposed putting the south fork of Kayscreek in a cement culvert and covering it with 30 feet of soil. He said this project would be a benchmark project in mitigating hazardous lands. He said with the two geotechnical engineers and Hawkins Homes working together, there have been tremendous improvements. He expressed sympathy for the family on Heather Drive who lost their home.

Commissioner Hansen commented on the traffic study. He said it is not a traffic issue because traffic will grow in Layton as we grow and build out. He said it is a safety issue and both parties should come together and solve the safety issue and get the speed controlled.

Commissioner Van Drunen moved that the Planning Commission forward a positive recommendation to the City Council to approve Eastridge Estates PRUD preliminary plat subject to IGES, the Design Review Committee and Staff requirements. Commissioner Hansen seconded the motion. Commissioner Bodily asked that the motion include prior to City Council review to have the conditions of the trail, traffic study and cuts greater than 10 feet resolved.

Mr. Garside said the cuts greater than 10 feet could be reviewed by the Planning Commission or the review deferred to Staff, when presented for final approval.

Commissioner Van Drunen amended the motion to include trail options and the traffic study and review by the Planning Commission on the cuts greater than 10 feet before final review by the Planning Commission.

Commissioner Hansen seconded the amended motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close the Public Review and adjourn the meeting. Commissioner Bodily moved to close the Public Review and adjourn the meeting. The voting was unanimous, and the meeting adjourned at 11:31 p.

Julie K. Matthews, Planning Commission Secretary