

**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 August 6, 2015.**

**AGENDA ITEMS:**

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

A. Minutes of Layton City Council Work Meeting - June 4, 2015

**2. MUNICIPAL EVENT ANNOUNCEMENTS:**

**3. VERBAL PETITIONS AND PRESENTATIONS:**

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

B. Years of Service Awards

C. Presentation - Davis County School District

**4. CITIZEN COMMENTS:**

**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. Opinion Question on the November 3, 2015, Ballot Regarding Imposition of a Recreation, Arts, Museum and Park (RAMP) Tax - Resolution 15-47

B. Appointments to the Planning Commission – Tricia Pilney and Daniela Harding – Resolution 15-46

C. Amended Preliminary Plat – Fort Lane Village Commercial Subdivision – Southwest Corner of Gentile Street and Fort Lane

**6. PUBLIC HEARINGS:**

A. Rezone Request – Anderson-Williams – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-25 – 3012 East Boulder Drive

B. Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-18 – Approximately 150 North 2200 West

**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**

**JUNE 4, 2015; 5:39 P.M.**

**MAYOR AND COUNCILMEMBERS**

**PRESENT:**

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

**ABSENT:**

**JOYCE BROWN**

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,  
PETER MATSON, JAMES (WOODY) WOODRUFF,  
SCOTT CARTER, PAUL APPLONIE, WES  
ADAMS, STEPHEN JACKSON AND THIEDA  
WELLMAN**

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

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

**AGENDA:**

## **PRESENTATION – DAWN BRANDVOLD – FIRST NATIONAL BANK OF LAYTON**

Dawn Brandvold, First National Bank of Layton, gave a brief history of the Bank's association with the City. She said they would be doing their annual free concert for the community on June 22nd. Ms. Brandvold left tickets for the concert and invited the Mayor and Council to attend. She said there would be a barbeque before the concert. Ms. Brandvold expressed appreciation for their relationship with the City.

Mayor Stevenson asked Ms. Brandvold how the summer concerts were going.

Ms. Brandvold said there were four shows that would be sold out; the Doobie Brothers, Donny Osmond and both David Archuletta shows. She said the programs had risen to a whole new level.

Mayor Stevenson asked how season ticket renewals were going.

Ms. Brandvold said they were up. She said 50 tickets were held back so that reserved seating was available.

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Mayor Stevenson said the City was close with the plans for the green room.

Councilmember Day asked how many season ticketholders there were.

Ms. Brandvold said in the green seats there would be close to 500; in the grass there were probably another 100 to 150. She said the capacity was 1,700. She said sponsorship was up this year; the quality of the programs and evident fiscal responsibility made it easy to find sponsorships.

Mayor Stevenson indicated that the City would be putting a RAMP tax question on the ballot in November. He introduced Vaughn Jacobsen and indicated that Mr. Jacobsen would be the Chair of the RAMP tax initiative group.

Mr. Jacobsen said he was excited about the opportunity for a RAMP tax in Layton City and the support it would provide to a number of groups. He said he was a past Chairman of the Davis Arts Council and was a big fan of all the programs.

**Councilmember Freitag arrived 5:46 pm.**

Mr. Jacobsen expressed appreciation for the City's support.

## **REZONE REQUEST – ADAMS/CRAYTHORNE – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – APPROXIMATELY 752 WEST GENTILE STREET – ORDINANCE 15-15**

Mayor Stevenson said there were some issues on this item relative to land owners, and the developer had asked that it be continued for two weeks to allow time to work through some of the issues.

## **MAYOR'S REPORT**

Mayor Stevenson asked Woody to discuss construction progress on Antelope Drive and Robins Drive. He said he knew that Woody had talked with one of the landowners in the area.

James "Woody" Woodruff, City Engineer, said he met with the property owner yesterday; he was a little frustrated because of the length of time it took before his driveway was completed. He said that area had

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been paved and the driveway was completed. Woody said there was still some sidewalk improvements and landscaping that needed to be completed. He said they were still waiting for structures to install signage on Antelope Drive and there were a few sidewalk improvements that needed to be made. Woody said they would be wrapping up the project in the next 2 to 3 weeks.

Mayor Stevenson asked about lane movements on Antelope Drive going west.

Woody said there would be some additional signage overhead, which would help facilitate the lane delineation. He said the left lane was a dedicated lane for southbound access onto I-15.

Council and Staff discussed traffic movement on the overpass and additional signage.

## **PRESENTATION – SCOTT GREEN – KAYS CREEK IRRIGATION**

Scott Green, Kays Creek Irrigation, displayed pictures of three projects Kays Creek Irrigation had completed. He presented information on the projects including a pipeline from Andy Adams Pond all the way to Gentile Street. Mr. Green said by installing a pressurized system they had saved 35% of the water in the pond. He said Andy Adams Pond previously dropped to 4 to 6 feet in depth; now there was usually 14 to 15 feet left in the Pond. Mr. Green said because of that, they were able to partner with the City and create a fishery at Andy Adams Pond and Hobbs Pond.

Mr. Green presented information about a project on the Middle Fork by Fernwood. He said they were having issues with flood control, and with a grant and help from Davis County Flood Control and Layton City they were able to install a 24-inch line from the Middle Fork to Hobbs Pond.

Councilmember Day asked about reserving part of the pond for flood control.

Mr. Green explained how they allowed for that reserve.

Mr. Green displayed pictures of the work they had completed on Flint Street. He indicated that they borrowed \$800,000 from the State to bore under the freeway and carry a line along Layton Parkway to Flint Street. Mr. Green indicated that their loans had always been paid off. He explained how the pipe was laid in the trench and displayed pictures of pushing pipe under Main Street.

Councilmember Freitag asked what the life of the pipe would be.

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Mr. Green said it would probably last 100 years. He said the pipe had been used in Europe for many years. He displayed pictures of boring under the railroad track.

Mr. Green displayed a map of potential coverage in Layton. He said in the future they wanted to connect Andy Adams Pond and Hobbs Pond to be able to provide continuous coverage. Mr. Green said they supplied 2,100 homes with secondary water, and a few farmers. He indicated that they hadn't raised rates for 4 years, but they would be raising rates this year. Mr. Green said they charged \$150 per home for a year, with larger lots paying an additional \$30. He mentioned some of the repairs they had made to the ponds.

Mr. Green said they wanted to keep the water in Layton City. He indicated that they supplied water to 4 customers in Kaysville, but they wanted to see what Kays Creek Irrigation and Layton City could do together to make sure the water stayed in Layton.

Councilmember Petro asked if farmers had an option to go to pressurized irrigation.

Mr. Green said yes; farmers could do pressurized irrigation if they wanted to do that. He said the line along Layton Parkway allowed for the pressurized system.

Mr. Green said they had a great relationship with Layton City. He said he saw the future of Kays Creek Irrigation growing. Mr. Green said a couple of more feet of water could go into Andy Adams Pond if the spillway was built up. He said Hobbs Pond could be raised another 10 feet; 10 feet would be about 500 acre feet of water.

Mr. Green said they didn't want to go beyond their ability; they wanted to do it right. He said with the help of Layton City they could do that, and make it better for the future. Mr. Green said they needed to leave it for their grandchildren.

Mayor Stevenson said with the water that came off the mountains and flowed into Layton, why wouldn't Layton City want to own that water.

Mr. Green said the water was owned by the shareholders. He asked why the City would want to own that water.

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Mayor Stevenson said for total control.

Mayor Stevenson asked who the largest shareholder was.

Mr. Green said Layton City.

Mayor Stevenson asked if Layton City owned more than 50% of the shares.

Mr. Green said no; no one owned 50% of the shares. He said Layton probably owned 25% of the shares.

Mayor Stevenson asked if the water could be shifted to another entity.

Mr. Green said the bylaws wouldn't allow for that without a vote of shareholders.

Mayor Stevenson said if the water became very valuable, what would stop the shareholders from selling the water to someone else.

Mr. Green said he didn't see that happening; what would they water their lawns with.

Mayor Stevenson said if they were given enough money, maybe they would install Astroturf.

Mr. Green said Layton City had some of the lowest culinary water rates in the area; he indicated that they should be higher.

Someone from the audience asked the Mayor why he, as a stockholder, would want Layton City to control his water.

Mayor Stevenson said he was just asking the question; someone with 1/3 share of water didn't have much of a say if the rest of the shareholders decided to sell the water to a different area. He said it was a big what if. Mayor Stevenson said Layton City was one of very few communities that had water coming off the mountains into the City.

Mr. Green said the water rights were in the creeks; there was no way to take the water off the mountain to somewhere else.

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There was discussion about the water that was stored by Weber Basin Water for Kays Creek Irrigation.

Councilmember Day said if the price was right, any of the water could go anywhere. He said Weber Basin could take it to Bountiful or wherever they wanted. He said he heard Mr. Green saying that he didn't want Layton City controlling Kays Creek Irrigation water, or to have Kays Creek Irrigation completely owned by Layton City.

Mr. Green said he felt that the City could partner with Kays Creek Irrigation and maintain the system better than they could.

Councilmember Day asked if he would want the City to take it over.

Mr. Green said he didn't know; it would be up to the shareholders. Mr. Green said each shareholder had 1 vote; the City didn't have more votes because it owned more shares.

Mayor Stevenson said the water companies and the City needed to figure out how to protect the water.

Mr. Green said he agreed; they needed to make sure that it stayed within Layton City. He said their bylaws stated that the board members had the right to say if the water could be transferred or not.

Councilmember Day said it was great that the water came off the mountain and it was great to have it in the ponds, but if you couldn't get the water where it was needed, it was worthless. He said the City would have to decide if it wanted to take over the infrastructure of Kays Creek Irrigation or Holmes Creek, or whoever. Councilmember Day said it might be better to let the water companies maintain their own infrastructure.

Mr. Green said they needed to plan for the future. He said they would gradually fix their lines, but with cooperation from the City they could make this a great opportunity for the residents.

Councilmember Petro said she would be interested in seeing their map and see where their service areas would be on the west side of the City. She said it seemed that there would be pockets where water wouldn't be available.

Mr. Green said they went west down to 1700 West. He said Jerry Stevenson had asked that a line be ran to his property. Mr. Green said they didn't want to expand beyond their capacity.



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Councilmember Petro said part of the study was to determine what was best for the future. She asked Mr. Green what his opinion was of forming a collective company of two or three entities that would supply secondary water to the City.

Mr. Green said he could see that happening, but revenue had to stay in Layton. He said they couldn't take on other's debt. Mr. Green said he didn't think it would be a bad thing, but it would be a big change for everybody.

Alex Jensen, City Manager, asked Mr. Green what kind of administrative operation they had for billing, etc.

Mr. Green said billing was handled out of the secretary's home. He said they didn't have money for a building. Mr. Green said they had four fulltime employees. He said they were on call 24 hours a day 7 days a week. Mr. Green said they were salaried; summertime and weekends were hard on them. He said they tried to keep overhead to a minimum. Mr. Green said they weren't getting rich, but they tried to do the best with what they had.

Councilmember Day said when the pipeline was put in on Layton Parkway, he understood that the City wasn't paying assessments for a number of years to pay for that.

Mr. Green said that was correct; they were paying the City back by waiving the assessments.

Councilmember Day asked how long of a period that was for and was there a contract for that.

Mr. Green said there was a contract, and it was probably 3 years from being paid off.

Alex said there was a contract. He said as the City acquired more Kays Creek Irrigation water shares through exaction, the City was obligated to pay a higher assessment. Alex said the timing of the payback changed because the amount of shares the City acquired changed.

Mr. Green said the amount they owed the City was going down, and the rate changed as the City acquired more water that they weren't being assessed for.

Councilmember Petro asked how they dealt with customer complaints.

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Mr. Green said they went out on emergency calls after hours, but if someone called with any issue they would take care of it regardless of when they called.

Gary Crane, City Attorney, said Weber Basin Water had started metering their water. He said there was about a 26% reduction in use. Gary asked if Kays Creek Irrigation had considered metering with new connections.

Mr. Green said any new home coming on would be metered. He said they gave out notices of excessive watering and hours of water. Mr. Green said in general, people were being conservative.

There was discussion about water conservation.

Councilmember Petro asked Mr. Green what his opinion was of capturing water on the tail end and moving it back upstream.

Mr. Green said it would be nice to be able to do that, but it would require a pumping system. He said he would like to see the City's Park hooked up to secondary water. Mr. Green explained that he had installed valves in Commons Park three years ago, but they still weren't being used.

Councilmember Day asked why the City wasn't using secondary water in the Park.

Alex said it was a balance; the City had a culinary system that was a revenue system for the City and the system needed to pay for itself. He said it allowed the City to move revenue from the general fund to the water fund. Alex said the hookup would eventually happen but it had to be well thought out so that it didn't create a financial problem for the City in the water system. He said the City had to look at it like a business, but the plan was for that to happen.

Mr. Green expressed appreciation to the City for the relationship they had with the City. He said working together, this could be a great opportunity for the residents.

Councilmember Day asked how important it was for the City to require residents to hook onto secondary water if it was available.

Mr. Green said that would be great. He said what would help more would be for developers to pay the

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connection fee because people would hookup right away. Mr. Green said that would eliminate a lot of problems.

**The meeting adjourned at 6:48 p.m.**

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Thieda Wellman, City Recorder

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

**Item Number:** 3.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, a mock disaster and a final exam.

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 3.B.

**Subject:**

Years of Service Awards

**Background:**

The following employees with 20 years of service or more will be recognized at Council Meeting. Employees with 15 years or less will be recognized in their department staff meetings.

Community Development

10 – Shannon D. Hansen

Fire

5 – Paul Olsen

15 – Aaron Byington

15 – Kirt Larsen

**20 – Ryan Eckardt**

Parks & Recreation

**20 – Jay Bell**

Police

5 – Scott Clarke

5 – Derick Himle

5 – Jay Moore

5 – Mitchell Pilkington

5 – Travis Rapp

5 – Aspen Schenck

15 – Scott Gianchetta

Public Works

10 – Douglas O’Brien

15 – Edpidio Eureste

15 – Brian King

15 – Joshua Steed

**30 – Michael Naranjo**

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 3.C.

**Subject:**

Presentation - Davis County School District

**Background:**

Mr. Craig Carter, Business Administrator for Davis County School District, will give a presentation regarding an upcoming bond election.

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 5.A.

**Subject:**

Opinion Question on the November 3, 2015, Ballot Regarding Imposition of a Recreation, Arts, Museum and Park (RAMP) Tax - Resolution 15-47

**Background:**

Utah State Code authorizes a City to submit an opinion question to its voters as to whether or not the City should impose a local sales and use tax of 0.1% to finance recreation, arts, museums and parks (RAMP) facilities and the operating expenses of these facilities.

On March 19, 2015, Layton City passed and adopted Resolution 15-17 providing notification to the Davis County Commission of Layton City's intent to submit an opinion question to Layton City residents regarding a RAMP tax.

On April 7, 2015, Davis County Commissioners unanimously adopted Resolution 2015-144 declaring its intent not to impose a tax under Title 59, Chapter 12, Part 7, County Option Funding for Botanical, Cultural, Recreational, Zoological Organizations or Facilities.

On June 4, 2015, Layton City passed and adopted Resolution 15-36 expressing full support for a proposed Ballot Proposition to allow the citizens of Layton the opportunity to express an opinion on the imposition of a RAMP tax.

Mayor and Council support placing an opinion question on the ballot giving opportunity for both sides of the question to express their opinion, and resolve to comply with all State laws and requirements regarding the placing of an opinion question for a RAMP tax on the ballot.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 15-47 authorizing Staff to place an opinion question on the ballot giving opportunity for both sides of the question to express their opinion; 2) Adopt Resolution 15-47 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-47 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 15-47 authorizing Staff to place an opinion question on the ballot giving the opportunity for both sides of the question to express their opinion.

## RESOLUTION 15-47

### **A RESOLUTION SUBMITTING AN OPINION QUESTION FOR THE NOVEMBER 3, 2015 GENERAL ELECTION BALLOT TO THE CITIZENS OF LAYTON CITY TO AUTHORIZE A LOCAL SALES TAX OF ONE-TENTH OF ONE PERCENT (0.1%) ON CERTAIN QUALIFYING TRANSACTIONS TO FUND RECREATION, ARTS, MUSEUM, AND PARKS IMPROVEMENTS, FACILITIES, AND ORGANIZATIONS.**

**WHEREAS**, The City is authorized, in accordance with Utah Code Annotated 59-12-1402, to submit an opinion question to the residents of the City, providing each resident an opportunity to express the resident's opinion on the imposition of a local sales and use tax of one-tenth of one percent (0.1%) on qualifying transactions within the City to fund Recreation, Arts, Museum, and Parks (RAMP) improvements, facilities, and organizations; and,

**WHEREAS**, The City has determined that it is in the best interest of the residents of the City to submit an opinion question to the voters of the City regarding the imposition of a RAMP Tax to assist the City in developing and improving recreational, arts, museum, and parks facilities, programs, and opportunities for the City and its residents; and,

**WHEREAS**, The City is required, pursuant to Utah Code 59-12-1402, to approve a resolution submitting the opinion question to impose a RAMP Tax to the voters of the City; and,

**WHEREAS**, The City Council desires to submit to its residents in the upcoming November 3, 2015, general election the ballot question of whether the City should authorize the imposition of a RAMP Tax, as more particularly provided herein and in accordance with applicable provisions of the Utah Code in Sections 59-12-1401 et seq, Chapter 14 of Title 11, the Utah Election Code in Title 20A, and the Transparency of Ballot Propositions Act; and,

**WHEREAS**, On March 19, 2015, the Layton City Council passed Resolution No. 15-17, requesting Davis County allow an opinion question to be placed on the next general election ballot and give the opportunity to each Layton resident to express an opinion on the imposition of a RAMP tax and Davis County gave their authorization to move forward.

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

1. Pursuant to authority set forth in the Utah Code 59-12-1402, the Layton City Council hereby directs and authorizes that a RAMP Tax ballot question be submitted to the residents of the City by a ballot proposition to be held in conjunction with the general election on November 3, 2015.

2. The effective date of the proposed tax will be April 1, 2016, and under State Law will run for a period of ten (10) years.

3. The specific ballot title and proposition to be submitted to the voters at the November 3, 2015 election shall be as follows:

**OFFICIAL BALLOT PROPOSITION FOR THE CITY OF  
LAYTON, UTAH  
RAMP Tax Authorization Election  
November 3, 2015**



**Shall the City of Layton, Utah, be authorized to impose one-tenth of one percent (0.1%) sales and use tax for funding recreational, arts, museum and parks improvements, facilities and organizations for the City of Layton?**

\_\_\_\_\_ Yes

\_\_\_\_\_ No

4. A copy of this approved Resolution shall be provided to the Lieutenant Governor and the election officer charged with conducting the election in accordance with applicable provisions of Title 11, Chapter 14 of the Utah Code.

5. The City shall ensure that a notice of the election regarding the RAMP Tax is published as required by Section 11-14-202 of the Utah Code.

6. The election shall be conducted in conformity with the laws of the State of Utah, including, but not limited to Title 11 Chapter 14 of the Utah Code, the Utah Election Code of Title 20A, and the Transparency of Ballot Propositions Act. The officials of the City are hereby authorized and directed to do all things necessary to conduct the election in accordance with the law.

7. This Resolution shall take effect immediately.


**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **6th day of August, 2015**.

\_\_\_\_\_  
ROBERT J STEVENSON, Mayor


ATTEST:

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THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
For GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

  
\_\_\_\_\_  
David R. Price,  
Parks & Recreation Director

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

**Item Number:** 5.B.

**Subject:**

Appointments to the Planning Commission – Tricia Pilney and Daniela Harding – Resolution 15-46

**Background:**

Planning Commissioner Gerald Gilbert recently completed his third term of service on the Planning Commission creating an opening for a regular member to be appointed. Mayor Stevenson recommends that Tricia Pilney be appointed to fill this vacancy as a regular member of the Planning Commission for a term to expire July 1, 2018.

Commissioner L.T. Weese recently resigned from the Planning Commission leaving a vacancy to be filled. Mayor Stevenson recommends that Daniela Harding be appointed to fill this vacancy as an alternate member of the Planning Commission to fill Mr. Weese's term to expire July 1, 2016.

Ms. Pilney has a background in construction management and Ms. Harding has a background in real estate appraisal. Background information for Ms. Pilney and Ms. Harding is attached for reference.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 15-46 confirming the appointment of Tricia Pilney as a regular member of the Planning Commission and the appointment of Daniela Harding as an alternate member of the Planning Commission; or 2) Not adopt Resolution 15-46.

**Recommendation:**

Mayor Stevenson recommends the Council adopt Resolution 15-46 confirming the appointment of Tricia Pilney as a regular member of the Planning Commission and the appointment of Daniela Harding as an alternate member of the Planning Commission.

Staff supports the recommendation of the Mayor.

RESOLUTION 15-46

**A RESOLUTION CONFIRMING THE APPOINTMENT OF TRICIA PILNEY AS A REGULAR MEMBER OF THE PLANNING COMMISSION FOR A THREE-YEAR TERM EXPIRING ON JULY 1, 2018, AND THE APPOINTMENT OF DANIELA HARDING AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION FOR A ONE-YEAR TERM EXPIRING ON JULY 1, 2016.**

**WHEREAS**, pursuant to Layton City Ordinance, there are to be seven members of the Planning Commission and two alternate members; and

**WHEREAS**, a need has arisen to fill one vacant regular and one vacant alternate position on the Planning Commission; and

**WHEREAS**, it is in the best interest of the City to have all positions on the Planning Commission filled to best provide for a full voting quorum at their meetings; and

**WHEREAS**, the Mayor has recommended that Tricia Pilney be appointed as a regular member and Daniela Harding be appointed as an alternate member of the Planning Commission.

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

1. That Tricia Pilney serve as a regular member of the Layton City Planning Commission to a term that will end July 1, 2018.
2. That Daniela Harding serve as an alternate member of the Layton City Planning Commission to a term that will end July 1, 2016.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **6th day of August, 2015.**

\_\_\_\_\_  
ROBERT J STEVENSON, Mayor


ATTEST:

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
FOIR GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

  
\_\_\_\_\_  
WILLIAM T. WRIGHT, Director  
Community & Economic Development



**APPLICATION FOR LAYTON CITY  
PLANNING COMMISSION VACANCY**

Individuals interested in serving on the Layton City Planning Commission should return this application to the Layton City Offices, 437 N. Wasatch Drive, Layton, UT 84041 or email to Peter Matson, City Planner at [pmatson@laytoncity.org](mailto:pmatson@laytoncity.org).

If you have any questions, please contact Peter Matson, City Planner, at 801-336-3781 or [pmatson@laytoncity.org](mailto:pmatson@laytoncity.org).

Name: Tricia Pilny

Address: 1212 Parkside Lane, Layton, UT 84041

Home phone: NA Work phone: 801-532-0123 / 801-627-1403

Cell phone: 801-940-4675 Email: triciap@randoco.com

Education: BS Construction Management

Occupation: Business Development Manager - R&O Construction

How long have you lived in Layton City? 6 years

What has been your involvement in the community? Until recently, I have traveled a majority of my time, limiting my community involvement to my kids schools and sports.

Why are you interested in serving on the Layton City Planning Commission? I would like to give back to Layton City in a way that my experience will be useful. I believe that Layton is a great place to live and could benefit from my experience not only living in many cities around the county but from working with those cities as well.

Specific skills, abilities and qualities you will bring to enhance the effectiveness of the Commission.

-Over 18 years in the construction and engineering industry

-Been active with the Urban Land Institute for over 12 years. Serving as the ULI Utah District Council Vice Chair, District Council Chair and currently the District Council Governance Chair

List three (3) issues relating to planning and development you consider important that the City should address, and briefly outline your concern and position on each issue.

1. Commiceral industry competition with surrounding communities. I beleive Layton needs to become very aggressive to win higher profile projects that are being awarded to neighboring cities.

2. Walkable community. I think Layton is in the perfect position to develop walkable communities where people can live, work and place right in their neighborhood.

3. Marketing Layton as the Hill Air Force Base City. I have lived around several military facilites and believe that Layton can market the city as the "City to Be" for the military and their families.

What do you believe is the main role of the Planning Commission? To not be a political body. The planning commission is in place to make smart and educated recommendations to the City of Layton's governing bodies.

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**LAYTON CITY PLANNING COMMISSION**

The Planning Commission consists of seven (7) regular members and two (2) alternate members who are appointed by the Mayor with the advice and consent of the City Council. Members must reside in Layton City.

The Commission meets on the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of each month beginning at 7:00 p.m. until business concludes. A work meeting is held at 6:00 (prior to each meeting) to review regular meeting agenda items and receive training. Members receive compensation of \$40 per meeting.

All necessary authorities pursuant to Chapter 9 of Title 10 Utah Code Annotated and Layton Municipal Code Chapter 2.30 have been conferred on the Planning Commission.

All appointed Planning Commissioners are required to complete and submit a Conflict of Interest Form for disclosure compliance under the Municipal Officers' and Employees Ethic Act (Section 10-3-1301, et. seq., Utah Code Annotated, 1953 as amended).

The Planning Commission is established as a non-political planning body for the purposes of both long-range planning and current development review. The duties of the Planning Commission are generally as follows:

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- Land Development Code review and recommendation to City Council
- Zoning Ordinance and Map review and recommendation to City Council
- Subdivision review and recommendation to the City Council
- Conditional Use Permitting

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With extensive experience in business development and multi-project management and having worked with a regional and national focus for over 14 years, my experience will allow me to develop a strong team with focus on annual increased revenue, long term client relationships and an integrated business development and operations team while establishing a regional company brand as experts in the market.

#### **SKILLS AND ABILITIES**

- ❖ Able to interface with a wide variety of cross functional groups and disciplines in various industries.
- ❖ Excellent communicator, with high level presentation and relationship-building skills.
- ❖ Excellent inter-personal and supervisory skills; adapts easily to unexpected situations and challenges; able to lead a team by example by providing instruction and training;
- ❖ Interacts, understands and converses easily with peers, team members, operations staff and all levels of management.
- ❖ Strong administrative and managerial skills, analytical and resourceful; able to work as a team member and accept responsibility for independent action.
- ❖ Able to forecast budgets and effectively manage expenditures; manage capital purchases, negotiate pricing; operate within budget allocations and expenditure forecasts.
- ❖ Identify, develop and maintain strong client and potential client relationships
- ❖ Manage client relationship through all phases of the sales cycle
- ❖ Conducts one-on-one and group sales presentations
- ❖ Understands the competitive landscape; keeps management informed of changing industry dynamics, market conditions, competitive and customer developments.
- ❖ Works in partnership with sales management to maximize “team” sales and margin opportunities with key customers and partners with Operations and other functions to resolve customer issues and ensure customer satisfaction and company profitability.
- ❖ Maximizes area and team performance through effective recruitment and talent development – benchmarking, motivating, training and coaching.
- ❖ Allocates and manages sales resources and roles based on customer expectations and financial models; develops selling strategies to highlight competitive strengths and ensure strategic and tactical initiative/program execution at the dealer principal and sales rep levels.
- ❖ Works closely with customers, project management team and senior management staff to develop actionable plans to improve satisfaction, sales, profits and the overall company’s performance and positioning.
- ❖ Knowledgeable in various computer programs (including Microsoft Office Suite, Adobe Photoshop, Adobe InDesign, Prolog, Sales Force, AutoCAD, Vision, and Prezi).

#### **Tricia Pilny**

1212 Parkside Lane  
Layton, UT 84041  
385-333-2647 (Cell)  
triciapilny@digis.net

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**PROFESSIONAL EXPERIENCE**

**Outside The Lines, Inc.**

**2012-present**

**Director of Business Development and Marketing**

**Utah Operations Manager**

Responsible for overall business development and marketing for an international specialty design-build construction firm with a core focus on the themed environment. Established and managed Utah office while assisting in the establishment of new Arizona office. Worked with corporate team on business development training, presentation skills and new client development. Oversight of business development and marketing for offices located in Utah, California and Arizona.

- ❖ Oversaw establishment and management of Utah office while assisting in the establishment of Arizona office.
- ❖ Develop objectives and strategies in support of overall corporate business development goals on a national level.
- ❖ Prepare and execute business development action plans and capture strategies for specific targets.
- ❖ Identify, develop and maintain strong client and potential client relationships
- ❖ Understood client's needs prior to contract execution. Provided advice, liaison, planning, etc. to prospective and current clients.
- ❖ Develop budgets and financial cost projections for existing business elements to evaluate profitability while implementing sales plans for multiple market sectors and service lines
- ❖ Assess client needs to optimize up-selling and cross-selling opportunities across lines of service
- ❖ Makes contribution to the company's strategic direction while ensuring tactical execution at the field and customer level.
- ❖ Works closely with customers, project management team and senior management staff to develop actionable plans to improve satisfaction, sales, profits and the overall company's performance and positioning.
- ❖ Identified and developed new opportunities and relationships through participation in trade shows, conventions and various local and national organizations
- ❖ Responsible for performance management; establishes quotas, goals and objectives based up company priorities; consistent administration and delivery of individual performance reviews.

**Tricia Pilny**

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**PSOMAS**  
**2009-2012**  
**Business Development Manager**

**Business Development**

Responsible for overall regional business development of a Western United States based multi-discipline engineering, planning, landscape architecture and surveying firm. Oversight of business development and marketing of Utah and Northern California marketing team and project management staff. Worked with regional team on business development skills/training and all aspects client development.

- ❖ Lead 11 person team of marketing, business development and project management staff in all business development and marketing objectives.
- ❖ Develop objectives and strategies in support of overall corporate business development goals in the assigned region
- ❖ Prepare and execute business development action plans and capture strategies for specific targets.
- ❖ Identify, develop and maintain strong client and potential client relationships
- ❖ Understood client's needs prior to contract execution. Provided advice, liaison, planning, etc to prospective and current clients.
- ❖ Develop budgets and financial cost projections for existing business elements to evaluate profitability while implementing sales plans for multiple service lines
- ❖ Assess client needs to optimize up-selling and cross-selling opportunities across lines of service
- ❖ Makes contribution to the company's/regions strategic direction while ensuring tactical execution at the field and customer level.
- ❖ Established firm as a "go-to" company for all inclusive land development projects.
- ❖ Works closely with customers, project management team and senior management staff to develop actionable plans to improve satisfaction, sales, profits and the overall company's performance and positioning.
- ❖ Identified and developed new opportunities and relationships through participation in trade shows, conventions and various local and national organizations
- ❖ Responsible for performance management; establishes quotas, goals and objectives based up company priorities; consistent administration and delivery of individual performance reviews.

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**PROFESSIONAL EXPERIENCE**  
CONT...

**PSI (Professional Service Industries, Inc.)**  
**2007-2009**  
**Business Development Manager**

**Business Development/Marketing Responsibilities**

Responsible for overall regional business development of a national engineering, consulting, and testing firm with emphasis on geotechnical engineering, construction material testing, environmental engineering and nondestructive testing. Achieved completion of multiple service agreements for on-call services to help in expanding markets sectors in multiple states.

- ❖ Managed a team of 6 sales and marketing staff at a local and corporate level to oversee the Utah, Idaho, Wyoming markets.
- ❖ Established "Best Practice" guidelines and prepared training courses to be used throughout company.
- ❖ Developed strategies to establish lasting relationships with national and international industrial clients.
- ❖ Oversaw the growth of industrial clients through establishing larger contracts, expanding services to clients and setting standard for improved quality of service.
- ❖ Prepare and execute business development action plans and capture strategies for specific targets.
- ❖ Understood client's needs prior to contract execution. Provided advice, liaison, planning, etc to prospective and current clients.
- ❖ Develop budgets and financial cost projections for existing business elements to evaluate profitability while implementing sales plans for multiple service lines.
- ❖ Assess client needs to optimize up-selling and cross-selling opportunities across lines of service
- ❖ Maintained and expanded extensive contact list of industrial, public and private sector clients.
- ❖ Identified and developed new opportunities and relationships through participation in trade shows, conventions and various local and national organizations.

**Clayco Construction Company**  
**2000-2007**

**Regional Marketing Manager/Assistant Project Manager**

Responsible for the marketing activities for the Dallas office and the marketing of the national Food and Beverage division; Coordination and execution of all activities and research associated with the preparation of proposal documents, including the creation of text and graphics using various computer applications and graphic packages.

Assisted with project management of various projects in the Food and Beverage division. Assisted in various accounting procedures such as writing contracts, owner and subcontractors change orders, preparation of bidding documents and packages. Managed projects oversight on projects up to \$5 million.

**Tricia Pilny**

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385-333-2647 (Cell)  
triciapilny@digis.net

**PROFESSIONAL  
ORGANIZATIONS**

- ❖ Urban Land Institute (ULI)
  - Utah District Council Chair 2012-2014
  - Utah District Council Vice Chair 2010-2012
  - District Chair for Mission Advancement
  - District Council Community Outreach Chair
- ❖ Society for Marketing Professional Services (SMPS)
  - Dallas District Vice President
  - Programs Committee Chair
  - Utah Special Events Committee Chair
  - Utah Membership Committee Chair
- ❖ Utah Women's Business Forum
  - Steering Committee Member
- ❖ Society of American Military Engineers (SAME)
- ❖ Women in Transportation Society (WTS)
- ❖ Utah Leadership Alumni
- ❖ Utah Governors Education Taskforce

**EDUCATION**

Georgia Southern University  
Bachelor of Science/1994/Construction Management

**Tricia Pilny**

1212 Parkside Lane

Layton, UT 84041

385-333-2647 (Cell)

triciapilny@digis.net



**APPLICATION FOR LAYTON CITY  
PLANNING COMMISSION VACANCY**

Individuals interested in serving on the Layton City Planning Commission should return this application to the Layton City Offices, 437 N. Wasatch Drive, Layton, UT 84041 or email to Peter Matson, City Planner at [pmatson@laytoncity.org](mailto:pmatson@laytoncity.org).

If you have any questions, please contact Peter Matson, City Planner, at 801-336-3781 or [pmatson@laytoncity.org](mailto:pmatson@laytoncity.org).

Name: Daniela Harding

Address: 1506 East 2050 North, Layton, Utah 84040

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_

Cell phone: 801-824-9757 Email: danielakolb@hotmail.com

Education: B.A. Psychology, Licensed Real Estate Appraiser ( UT 7971365-LA00)

Occupation: Independent Licensed Real Estate Appraiser

How long have you lived in Layton City? Six Years

What has been your involvement in the community? See Attachment

Why are you interested in serving on the Layton City Planning Commission? See Attachment

Specific skills, abilities and qualities you will bring to enhance the effectiveness of the Commission.  
See Attachment

List three (3) issues relating to planning and development you consider important that the City should address, and briefly outline your concern and position on each issue. See Attachment

What do you believe is the main role of the Planning Commission? Working proactively, the Planning Commission's main role is to recognize and seize opportunities which will affect growth and development consistent with the Layton City Master Plan.

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- Land Development Code review and recommendation to City Council
- Zoning Ordinance and Map review and recommendation to City Council
- Subdivision review and recommendation to the City Council
- Conditional Use Permitting

Daniela Harding

Daniela Harding  
Layton City Planning Commission Vacancy Application  
June 12, 2015

### **What has been your involvement in the community?**

I believe that community service and volunteerism are an important investment in our community and our residents. Therefore, I have been active in many different ways which have benefitted my community. First, I have been active as a Girl Scout Troop Leader for Troop 2146 in East Layton. I have had the opportunity to teach our Girl Scouts important leadership and communication skills through a variety of enriching activities. Second, I have been involved in the Parent Teacher Association (PTA) at Sarah Jane Adams Elementary. It has been wonderful to be able to support faculty and students through my involvement with the PTA. Finally, I served as a Block Captain of our local Neighborhood Watch. Among our many events, we participated in the "Great Utah Shakeout" which is dedicated to helping Utahns prepare for a disaster such as an earthquake. I enjoyed the interaction with people in my community as we worked together in preparation for this event.

I was also very active in my previous neighborhood in Texas. When I was a resident of my neighborhood in Tomball, Texas, I was elected to serve as the President of the Westbourne Homeowners Association (HOA). This was an invaluable experience. This charming neighborhood was comprised of 769 homes, 3 parks and a pool. Prior to my election, I served as the Events Coordinator for two years which gave me experience coordinating large scale events for our entire community. As HOA president, I committed myself to improving our neighborhood through sustaining the management of common areas and the enforcement of deed restrictions so as to protect the property values for the current and future homeowners. I also worked to coordinate long-range planning for capital improvements so as to enhance our neighborhood. Moreover, I was able to work directly with residents in resolving conflicts relating to issues in our neighborhood. This taught me the importance of productive communication and effective problem solving between our HOA Board of Directors and our residents.

### **Why are you interested in serving on the Layton City Planning Commission?**

I believe strongly in community involvement. It is the responsibility of our citizens to become civically minded and serve our community. I would like the opportunity to give back to Layton City. Moreover, I would like to play a role in shaping the development of Layton City. I believe that my educational, work and volunteer background gives me a unique skill set to offer the Planning Commission. I have a good understanding of the existing regulations governing Layton City's development. I also have a strong work ethic and a desire to serve Layton City to the best of my ability.

Daniela Harding

## **Specific skills, abilities and qualities you will bring to enhance the effectiveness of the Commission**

Licensed real estate appraiser, extensive knowledge of state and federal real estate guidelines, team-focused community advocate, motivated and effective communicator, hands-on leader, able to assess complex situations and formulate solutions.

## **List three (3) issues relating to planning and development you consider important that the City should address, and briefly outline your concern and position on each issue**

### **West Davis Corridor**

This is an issue which is extremely divisive in Layton. As our community continues to grow on the west side, so does our traffic needs. Ultimately, I believe we need to find a way to effectively connect Farmington to Weber County to handle the population growth. This means the west side of Layton becomes a key player of this issue. My position would be to carefully explore both sides of this issue. First, I believe that we need to explore and examine all the alternatives to the West Davis Corridor. Are there any alternative solutions that would impact fewer homes and keep our precious environmental resources intact? Are there any alternative arterial roads that can be improved to handle the population growth? Secondly, if the West Davis Corridor were to be built, major consideration would need to be taken when determining the placement of the road and the off-ramps. Most importantly, this project will not move forward until all parties involved (state, local officials and residents) become unified in working to find the most effective solution in mitigating the traffic needs of our growing population.

### **State Zoning Enabling Act (Utah State Constitution 10-9a-509)**

The State Zoning Enabling Act relates to the land use application approval. It states that an applicant is entitled to approval of a land use application if the application conforms to the municipality's requirements (land use, zoning, fees, etc). However, there is a clause that states that the application may be denied if "the land use authority, on the record, find that a compelling, countervailing public interest." My position is that this brings confusion to what qualifies as a compelling, countervailing public interest in a land use application. I believe that both the Layton Planning Commission and Layton City Council need to be very familiar with the details of the State Zoning Enabling Act. I think it is imperative that appropriate outside legal counsel (which specializes in real estate law) spend some time training the individuals involved in decision making in Layton City. As a result, this will help the various governing bodies approve or deny land use applications in Layton based on a solid knowledge of the particulars of the law.

**Maintaining Economic Growth through a New Development while also  
Maintaining the Character of an Existing Development (relates to Layton  
City Municipal Code Section 19.08.130 (5) (c) )**

*That the proposed development creates no detriment to adjacent properties nor to the general area in which it is located; and that it will be in substantial harmony with the character of existing development in the area;*

This is an issue which is extremely important in Layton City and one which is constantly addressed by both the Planning Commission and City Council. How does Layton City maintain economic growth through a new development while also maintaining the character of an existing development within the area? When any proposed project is under consideration, it is important to review and discuss how it will both positively and negatively impact our community. Economic growth is important in Layton City as our population continues to increase. It is also important that harmony is maintained amongst the existing neighborhood when a new development is approved.

My position is that when a new project is proposed, it is imperative that the governing bodies carefully weigh the pros and cons. If it is determined that the proposed development is congruent with the Layton City Master Plan, all sides involved (governing bodies, city staff and residents) need to be brought together to come to a consensus. I know from personal experience that this can be accomplished as myself and fellow citizens have worked tirelessly together with the Layton City Planning Commission, City Council, staff and developer to remediate issues surrounding the proposed Eastridge Park PRUD development in East Layton. We have all been able to work together in harmony to reach a mutual understanding regarding this PRUD project. As a result, I am a firm believer in working together and am certain that the majority of the issues in these cases can be rectified which makes Layton City an even better place to live.

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

**Item Number:** 5.C.

**Subject:**

Amended Preliminary Plat – Fort Lane Village Commercial Subdivision – Southwest Corner of Gentile Street and Fort Lane

**Background:**

The applicants, Fort Lane Village, LLC, Wells Fargo Bank, and WinCo Foods, are requesting a plat amendment for the Fort Lane Village commercial development. The purpose for the amendment is for the property owners to dedicate land for the widening of Gentile Street and to modify lot configurations with some lots being subdivided and combined.

**Alternatives:**

Alternatives are to 1) Grant amended preliminary plat approval to Fort Lane Village Commercial Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting preliminary plat approval to Fort Lane Village Commercial Subdivision.

**Recommendation:**

On July 28, 2015, the Planning Commission unanimously recommended the Council grant preliminary plat approval to Fort Lane Village Commercial Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.






**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** City Council

**From:** Kem Weaver, Planner II 

**Date:** August 6, 2015

**Re:** Fort Lane Village Commercial Preliminary Plat Amended

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**Location:** Southwest Corner of Gentile Street and Fort Lane

**Zoning:** CP-2 (Planned Community Commercial)

**Background:**

The applicants, Fort Lane Village, LLC, Wells Fargo Bank, and WinCo Foods are requesting amended preliminary plat approval for a commercial plat known as Fort Lane Village.

The first reason for amending the preliminary plat is to dedicate property purchased by UDOT for the future widening of Gentile Street. Currently, Gentile Street in this location is a 66 foot right of way. With the street ultimately being widened to 106 feet, the Fort Lane Village development has sold 40 feet along Gentile Street. The widening includes the right turn lanes into the future commercial subdivision and the intersections of Wasatch Drive and Fort Lane.

The second reason for the amending of the preliminary plat is to modify the configuration of a few lots. Parcel 9 is being created out of Parcel 1, Parcel 8 is being created out of Parcel 5 and Parcel 7 is being combined into Parcel 6 (see attachments – compare the current plat with the proposed amended plat). All lots or parcels meet the minimum size requirements of the CP-2 zone, which is 20,000 square feet.

**Staff Recommendation:**

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

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 28, 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. 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: Mark Daniels; mdaniels@callawayarchitecture.com

FROM: Shannon Hansen, Assistant City Engineer - Development

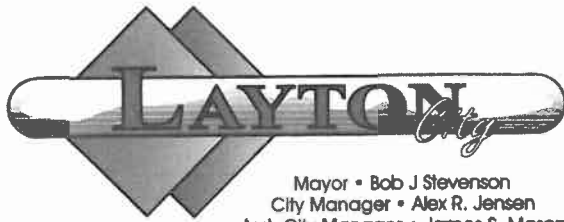
CC: Fire Department/Community Planning and Development Department

DATE: July 21, 2015

RE: Fort Lane Village Amended, Dedication Plat (2<sup>nd</sup> submittal)

I have reviewed the dedication plat and title report submitted on July 20, 2015 for the proposed Fort Lane Village Amended, located at approximately Fort Lane and Gentile Street. The plans have been stamped "Approved as Corrected." The following items will need to be addressed/corrected on the final mylar.

1. All easements from the title report will need to be included in the plat or removed from the title report.
2. The length along the north line of Parcel 1 from the eastside of E1 to the east lot line of Parcel 5 is measured at 240.67' rather than the length of 111.68' indicated.
3. The delta angle for C4 appears to be incorrect. When placing C4 using the tangent offset and the central angle, the arc has a length of 184.82' rather than the indicated 149.91'. When placing C4 using the long chord, the delta angle is 42d56'53". When adding the delta angles for C3 and C4, the total angle is 70d58'04" while the delta angle for C2 is indicated as 60d58'05".
4. The labels in details "A" and "B" are difficult to read due to the size of the text as well as placement; some of the labels are obscured by the boundary lines. The size of the text will need to be increased and the placement will need to be adjusted for readability.
5. "Drainage" will need to be added to the labels for the 10' wide public utility easement along the north boundary.
6. The lengths and bearing establishing E5 will need to be added to the plat. Lengths from parcel corners will also need to be added.
7. The lengths and bearings establishing the placement of the sewer easement on Parcel 4 will need to be added to the plat. Lengths from parcel corners will also need to be added.




• 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: Fort Lane Village Amended Plat @ Fort Lane and Gentile Street

CC: 1) Engineering  
2) Caloway Architecture, [mdaniels@calowayarchitecture.com](mailto:mdaniels@calowayarchitecture.com)

DATE: June 30, 2015

I have reviewed the amended plat and application for subdivision amendment for the above referenced project. The Fire Prevention Division of this department has no comments or concerns regarding this plat amendment.

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

DBH\Fort Lane Village Am Plat:kn  
Plan # S15-093, District # 31  
Project Tracker #LAY 1506231536

## Memorandum

**To:** Mark Daniels  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 22, 2015  
**Re:** Fort Lane Village Amended Plat, Final Approval Amended Plat – Fort Lane & Gentile St.

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The Parks & Recreation Department has no comments or concerns regarding the final approval of the Fort Lane Village amended plat.

***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.***









# CITY COUNCIL

August 6, 2015

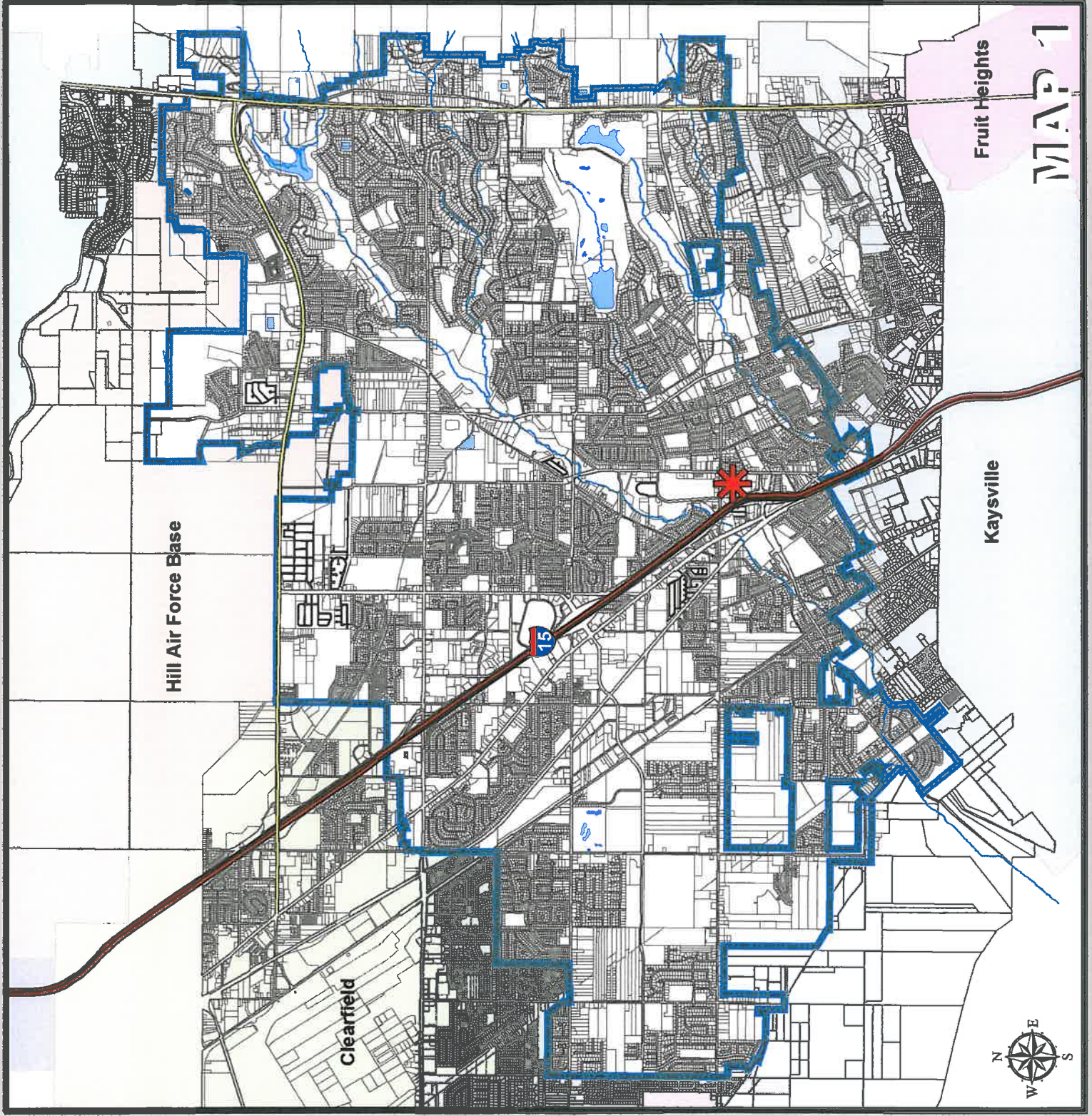
## Fort Lane Village Amended

### Preliminary Plat

#### Legend

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

 - Project Site



Fruit Heights

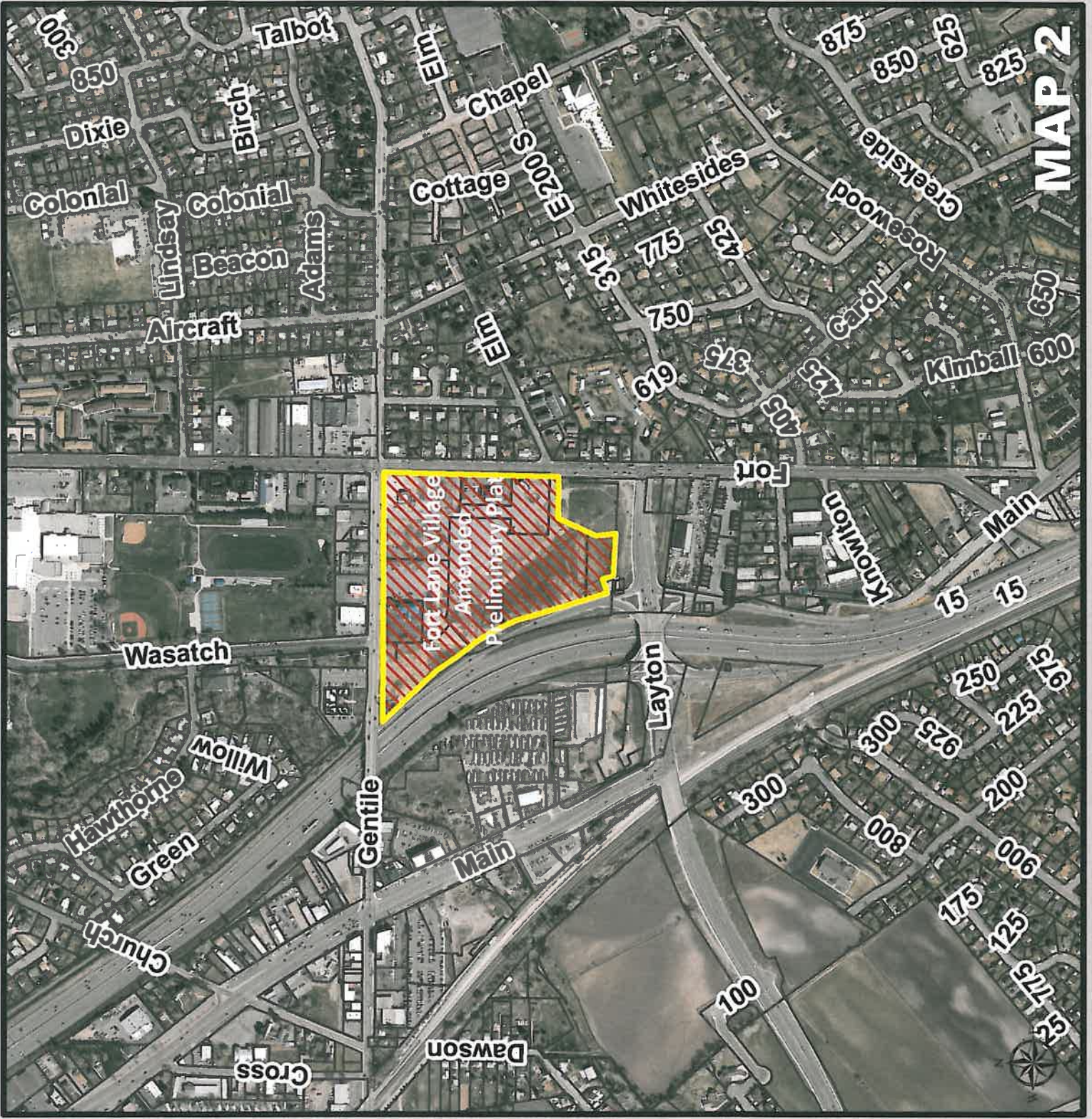
MAP 1

Kaysville

Hill Air Force Base

Clearfield





MAP 2

**CITY COUNCIL**

August 6, 2015

**Fort Lane Village  
Amended**

**Preliminary Plat**

**Legend**

Centerlines

City Boundary

Interstate 15

Property

Highways

Lakes

Streams

Project Area

1 inch = 706 feet



# FORT LANE VILLAGE SUBDIVISION

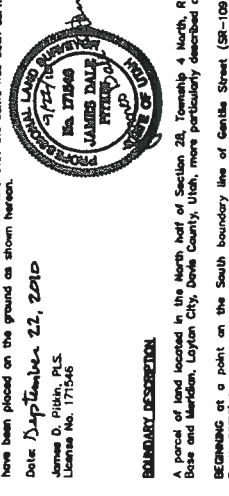
A COMMERCIAL SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,  
LAYTON CITY, DAVIS COUNTY, UTAH.

**SUBMITTER'S CERTIFICATE**

I, James Dale Pittkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I have personally supervised the survey of the property described on this plat in accordance with Sections 17-2-3, 17-2-4, 17-2-5, 17-2-6, 17-2-7, 17-2-8, 17-2-9, 17-2-10, 17-2-11, 17-2-12, 17-2-13, 17-2-14, 17-2-15, 17-2-16, 17-2-17, 17-2-18, 17-2-19, 17-2-20, 17-2-21, 17-2-22, 17-2-23, 17-2-24, 17-2-25, 17-2-26, 17-2-27, 17-2-28, 17-2-29, 17-2-30, 17-2-31, 17-2-32, 17-2-33, 17-2-34, 17-2-35, 17-2-36, 17-2-37, 17-2-38, 17-2-39, 17-2-40, 17-2-41, 17-2-42, 17-2-43, 17-2-44, 17-2-45, 17-2-46, 17-2-47, 17-2-48, 17-2-49, 17-2-50, 17-2-51, 17-2-52, 17-2-53, 17-2-54, 17-2-55, 17-2-56, 17-2-57, 17-2-58, 17-2-59, 17-2-60, 17-2-61, 17-2-62, 17-2-63, 17-2-64, 17-2-65, 17-2-66, 17-2-67, 17-2-68, 17-2-69, 17-2-70, 17-2-71, 17-2-72, 17-2-73, 17-2-74, 17-2-75, 17-2-76, 17-2-77, 17-2-78, 17-2-79, 17-2-80, 17-2-81, 17-2-82, 17-2-83, 17-2-84, 17-2-85, 17-2-86, 17-2-87, 17-2-88, 17-2-89, 17-2-90, 17-2-91, 17-2-92, 17-2-93, 17-2-94, 17-2-95, 17-2-96, 17-2-97, 17-2-98, 17-2-99, 17-2-100.

Date of Approval: 22, 2010

James D. Pittkin, PLS  
License No. 171546



**BOUNDARY DESCRIPTION**

A parcel of land located in the North Half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

BEING: a parcel of land located in the North Half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

BEING: a parcel of land located in the North Half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

BEING: a parcel of land located in the North Half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

BEING: a parcel of land located in the North Half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

**OWNER'S DEDICATION**

Know all men by these Presents that \_\_\_\_\_ the undersigned owner(s) of the tract described on this subdivision plat, having caused the same to be subdivided into \_\_\_\_\_ lots, \_\_\_\_\_ blocks, \_\_\_\_\_ streets, \_\_\_\_\_ alleys, \_\_\_\_\_ easements, \_\_\_\_\_ and \_\_\_\_\_ and do hereby dedicate for the perpetual use of the public all of the same shown on this plat as intended for public use.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

5Y: \_\_\_\_\_ 5Y: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, personally appeared before me \_\_\_\_\_, being duly sworn and acknowledged to me that the foregoing plat was signed on behalf of said \_\_\_\_\_ and that said entity executed the same.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

ACKNOWLEDGMENT STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, personally appeared before me \_\_\_\_\_, being duly sworn and acknowledged to me that the foregoing plat was signed on behalf of said \_\_\_\_\_ and that said entity executed the same.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY ATTORNEY.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY PLANNING COMMISSION.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY ENGINEER.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY COUNCIL.**

**CITY ATTORNEY'S APPROVAL**

**PLANNING COMMISSION APPROVAL**

**ENGINEER'S APPROVAL**

**CITY COUNCIL APPROVAL**

**RECORDED # \_\_\_\_\_**

**STATE OF UTAH, COUNTY OF DAVIS, RECORDED # \_\_\_\_\_**

**REQUEST OF \_\_\_\_\_**

**DATE \_\_\_\_\_ TIME \_\_\_\_\_**

**BOOK \_\_\_\_\_**

**FEE \$ \_\_\_\_\_**

**LAYTON CITY MAYOR \_\_\_\_\_**

**LAYTON CITY ENGINEER \_\_\_\_\_**

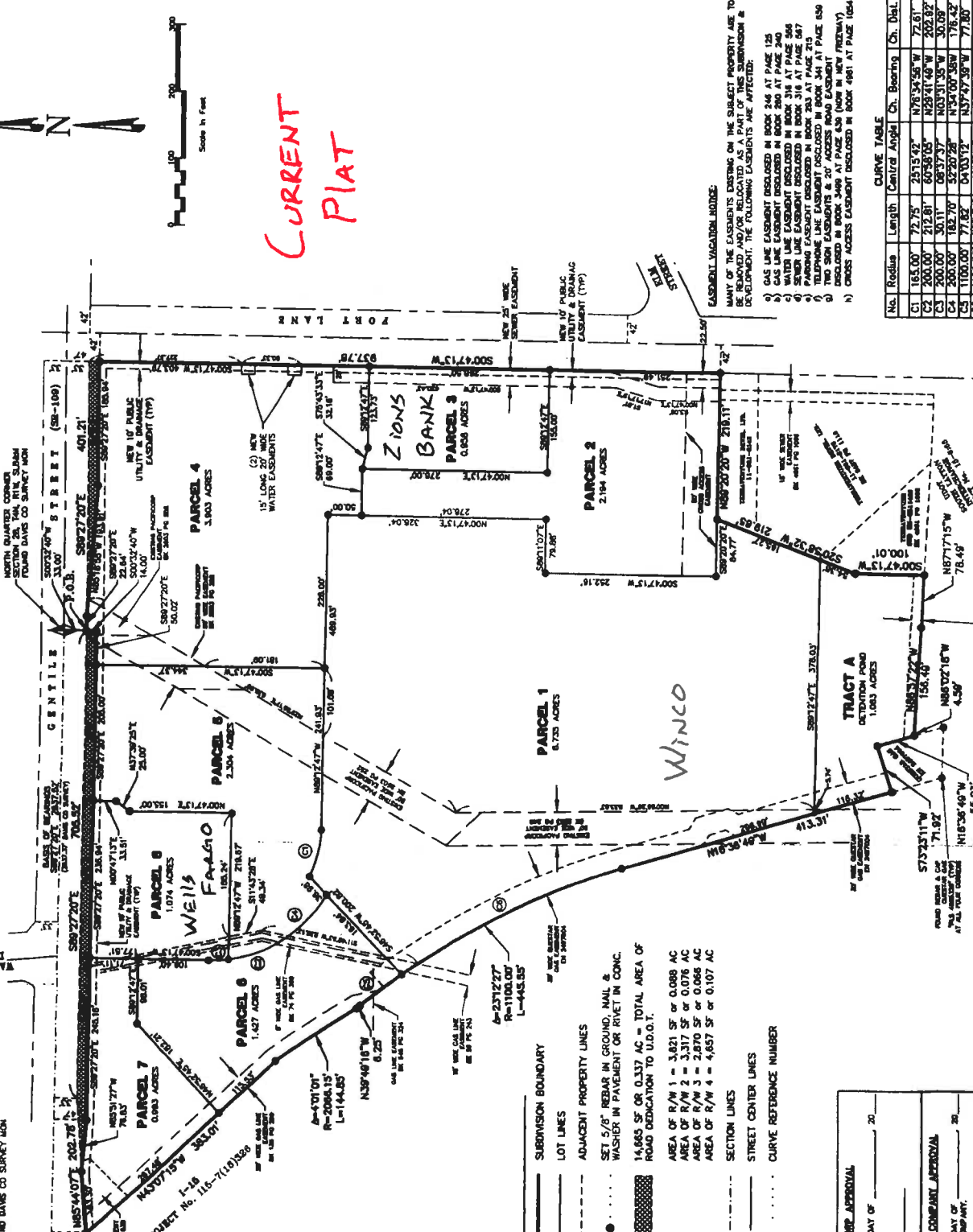
**LAYTON CITY PLANNING COMMISSION \_\_\_\_\_**

**LAYTON CITY ATTORNEY \_\_\_\_\_**

**LAYTON CITY COUNCIL \_\_\_\_\_**

**FORT LANE VILLAGE SUBDIVISION**

LOCATED WITHIN THE NORTH HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & M



**CURVE TABLE**

No.	Radius	Length	Central Angle	Ch. Bearing	Ch. Dist.
C1	165.00	72.75	2515.92	N78.54°58'W	72.61
C2	200.00	212.81	6058.05	N29.41°48'W	202.82
C3	200.00	30.11	6837.97	N03.31°35'W	30.09
C4	200.00	182.70	5220.28	N34.00°35'W	178.42
C5	1100.00	77.82	040312	N37.47°39'W	177.80
C6	1100.00	367.74	190814	N28.11°28'W	368.02

**EASEMENT VACATION NOTICE:**

MANY OF THE EASEMENTS SHOWN ON THE SUBJECT PROPERTY ARE TO BE VACATED UPON THE COMPLETION OF THE DEVELOPMENT OF THE SUBDIVISION. THE FOLLOWING EASEMENTS ARE AFFECTED:

- GAS LINE EASEMENT DISCLOSED IN BOOK 246 AT PAGE 126
- WATER LINE EASEMENT DISCLOSED IN BOOK 318 AT PAGE 648
- SEWER LINE EASEMENT DISCLOSED IN BOOK 318 AT PAGE 647
- PARKING EASEMENT DISCLOSED IN BOOK 283 AT PAGE 213
- TRUCK STOP EASEMENT DISCLOSED IN BOOK 341 AT PAGE 659
- CROSS ACCESS EASEMENT DISCLOSED IN BOOK 4981 AT PAGE 1054

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY ATTORNEY.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY PLANNING COMMISSION.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY ENGINEER.**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LAYTON CITY COUNCIL.**

**RECORDED # \_\_\_\_\_**

**STATE OF UTAH, COUNTY OF DAVIS, RECORDED # \_\_\_\_\_**

**REQUEST OF \_\_\_\_\_**

**DATE \_\_\_\_\_ TIME \_\_\_\_\_**

**BOOK \_\_\_\_\_**

**FEE \$ \_\_\_\_\_**

**LAYTON CITY MAYOR \_\_\_\_\_**

**LAYTON CITY ENGINEER \_\_\_\_\_**

**LAYTON CITY PLANNING COMMISSION \_\_\_\_\_**

**LAYTON CITY ATTORNEY \_\_\_\_\_**

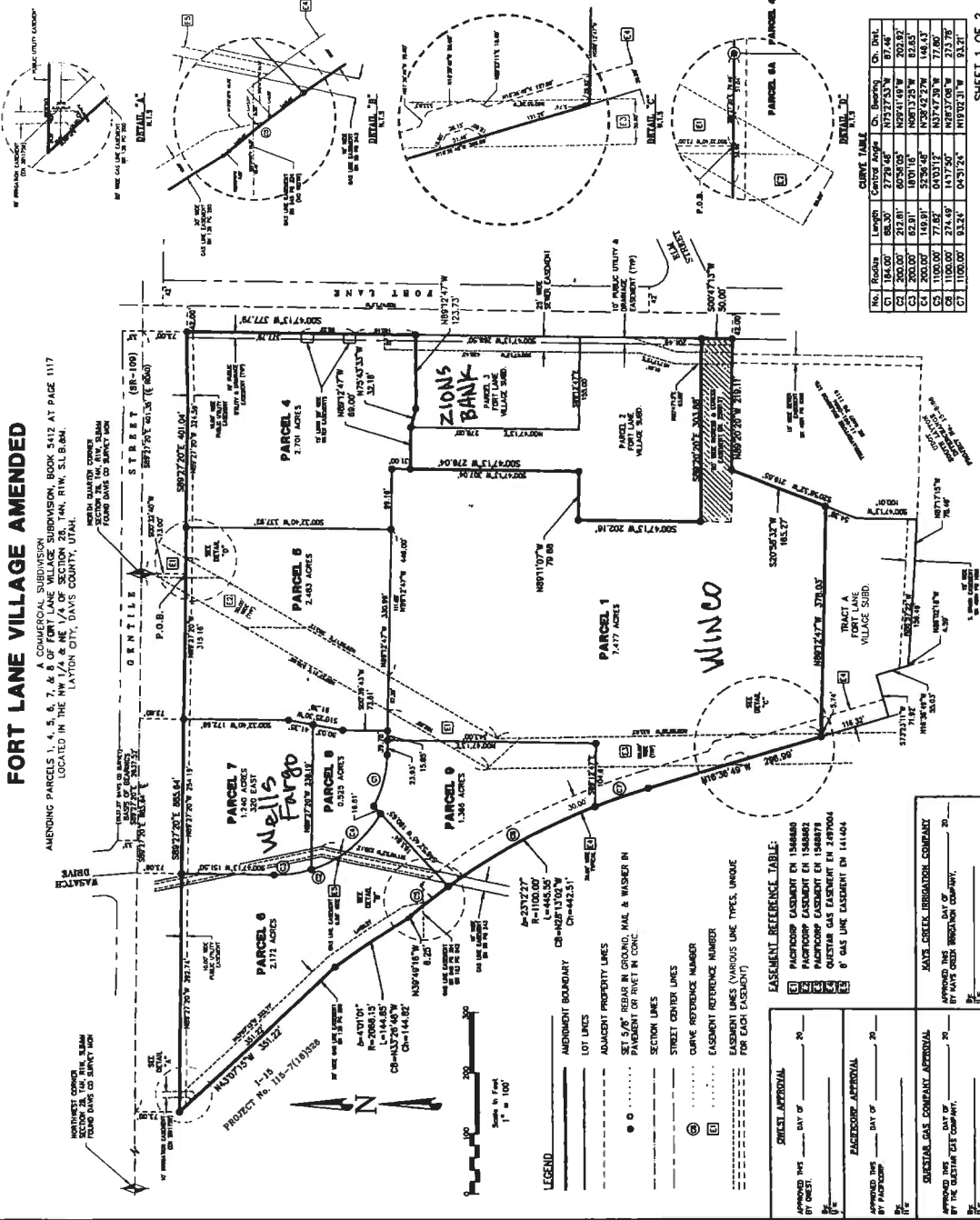
**LAYTON CITY COUNCIL \_\_\_\_\_**



# Proposed Amended Plat

## FORT LANE VILLAGE AMENDED

AMENDING PARCELS 1, 4, 5, 6, 7, & 8 OF A COMMERCIAL SUBDIVISION, BOOK 3412 AT PAGE 1117 LOCATED IN THE CITY OF LAYTON, DAVIS COUNTY, UTAH.



**SURVEYOR'S CERTIFICATE**  
I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, License No. 177546, and that the above plat was prepared by me or under my direct supervision and that I am a duly sworn member of the Utah Surveyors Association.



**DEED LANE VILLAGE AMENDED SUBDIVISION - RECORDED RECORDATION**  
All of Parcels 1, 4, 5, 6, 7 and 8 of Fort Lane Village Subdivision as recorded December 7, 2011 as Entry No. 263115 in Book 3412 at Page 1117 in the Office of the Davis County Recorder, Layton, Utah, and all of the lots and parcels shown on the plat of said subdivision, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

**BEGINNING** at a point on the South boundary line of Gentile Street (SR-109), which is the North Quarter corner of said Section 28 (the Bank of America building) in South 892720' East 2837.52 feet measured between the Davis County Survey monuments found marking the Northeast corner and North Quarter corner of said Section 28, and running thence South 892720' East 401.04 feet to the West boundary line of Fort Lane; thence South 00°47'13" West 371.79 feet; thence South 12°47'48.00 feet South 00°47'13" West 278.04 feet; thence North 89°11'07" West 78.88 feet; thence South 00°47'13" West 202.16 feet; thence North 89°20'20" East 303.88 feet; thence South 00°47'13" West 50.00 feet; thence North 89°20'20" West 219.11 feet; thence South 20°59'32" West 183.27 feet; thence North 89°12'47" West 378.03 feet to the Eastern boundary of Interstate 15, Post No. S-15-02(1)13(2); thence North 16°38'49" West 298.84 feet along said line to the point of beginning along said line and the one of said curve through a central angle of 231°12'27" (chord bears N26°13'02" West 442.51 feet); thence North 39°49'16" West 6.25 feet along said line to the original 1-15 right-of-way (Project No. 115-7(1)8326 and a point on a 2066.15 foot radius curve to the left; thence Northwesterly 144.83 feet along said line and the arc length of said curve 144.83 feet; thence North 43°02'15" West 331.22 feet along said line to the West boundary line of said Gentile Street; thence South 89°27'20" East 865.64 feet to the POINT OF BEGINNING.

Contains 17,964 acres, more or less.

**NOTICE TO PURCHASERS:**

- Layton City shall have right of ingress and egress by vehicular and pedestrian traffic across the open areas of the lots for the purpose of reading and maintaining on-site water meters.
- The proceeds of this subdivision shall benefit from certain access, utility and other easements as set forth in the following: (i) that certain Amended and Retained Declaration of Easements and Conditions dated 2015, between WinCo Foods, LLC and Fort Lane Village, LLC, recorded in Book \_\_\_\_\_, 2015 as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ and (ii) that certain Cross-Access Easement, Temporary Construction Easement and Restoration Agreement dated 2015, between Wells Fargo Bank, 2015 as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_.  
All sanitary sewer, culinary water, and storm drain lines and associated boxes and manholes are private and are to be maintained by the owners and that the culinary meters are to be owned and maintained by Layton City.

**FORT LANE VILLAGE AMENDED**

A SUBDIVISION LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ THIS \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_ BOOK \_\_\_\_\_  
LAYTON CITY RECORDER DAVIS COUNTY RECORDER  
FEE \_\_\_\_\_

Parcel No.	Area (Acres)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)	Area (Sq. Feet)
1	1.717	74,177	74,177	74,177	74,177	74,177	74,177	74,177	74,177
4	2.701	117,323	117,323	117,323	117,323	117,323	117,323	117,323	117,323
5	2.463	107,416	107,416	107,416	107,416	107,416	107,416	107,416	107,416
6	2.172	94,817	94,817	94,817	94,817	94,817	94,817	94,817	94,817
7	1.246	54,259	54,259	54,259	54,259	54,259	54,259	54,259	54,259
8	0.532	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY THE LAYTON CITY ENGINEER  
LAYTON CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY THE LAYTON CITY PLANNING COMMISSION  
LAYTON CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY THE LAYTON CITY ATTORNEY  
LAYTON CITY ATTORNEY

**Prepared by:**  
**Domination**  
Engineering & Surveying, LLC  
5984 South Green Street  
Layton, Utah 84040 801-742-3000

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

**Item Number:** 6.A.

**Subject:**

Rezone Request – Anderson-Williams – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-25  
3012 East Boulder Drive

**Background:**

The applicants, Lawrence and Kristine Anderson, are requesting to rezone .61 acres of property from A to R-S. Adjacent properties to the south and west are zoned A and properties to the east and north are zoned R-S.

The property is currently vacant and uniquely shaped. The property is also non-conforming to the existing Agriculture zone due to land area. The property has to become conforming to a single family residential zone before the property owner or applicant can build a home on the .61 acres of property.

The Land Use Element of the General Plan indicates that low density developments are appropriate in this area of Layton City.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 15-25 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 15-25 denying the rezone request.

**Recommendation:**

On July 14, 2015, the Planning Commission voted unanimously to recommend the Council adopt Ordinance 15-25 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

**ORDINANCE 15-25**  
(Anderson-Williams )

**AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT 3012 EAST BOULDER DRIVE FROM A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN) AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has been petitioned for a change in the zoning classification for the property described herein below; and

**WHEREAS**, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from A to R-S be approved; and

**WHEREAS**, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that this amendment is rationally based, is reasonable and is consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety and welfare of the citizenry.

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

**SECTION I: Repealer.** If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

**SECTION II: Enactment.** The zoning ordinance is hereby amended by changing the zone classification of the following property from A (Agriculture) to R-S (Residential Suburban).

BEG AT A PT S 0^06'40" E 1540.77 FT ALG THE SEC LINE & N 89^59'25" E 880.99  
FT FR THE NW COR OF SEC 13-T4N-R1W, SLM; RUN TH N 45^31'07" W 171.23  
FT; TH N 0^06'40" W 100.77 FT; TH N 89^59'25" E 152.90 FT; TH S 0^06'40" E 220.77  
FT; TH S 89^59'25" W 30.96 FT TO THE POB.

CONT. 0.61 ACRES

**SECTION III: Update of Official Zoning Map.** The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

**SECTION IV: Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

**SECTION V: Effective date.** This ordinance shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is more remote from the date of passage thereof.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
ROBERT J STEVENSON, Mayor

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

*Gary Crane*  
\_\_\_\_\_  
For GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

*William T. Wright*  
\_\_\_\_\_  
WILLIAM T. WRIGHT, Director  
Community & Economic Development



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** City Council

**From:** Kem Weaver, Planner II 

**Date:** August 6, 2015

**Re:** Rezone Request – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-25

---

<b>Location:</b>	Approximately 3012 East Boulder Drive
<b>Current Zoning:</b>	A (Agriculture)
<b>Proposed Zoning:</b>	R-S (Residential Suburban)
<b>Current Minimum Lot Size:</b>	A (Agriculture) – 1 Acre
<b>Proposed Minimum Lot Size:</b>	R-S (Residential Suburban) – 15,000 square feet

**Description:**

The property proposed for R-S zoning is .61 acres located east of Valley View Drive with frontage onto Boulder Drive. The property has R-S zoning to the east and north and Agriculture zoning to the west and south.

**Background:**

The applicants, Lawrence and Kristine Anderson, are requesting to rezone the .61 acres of property to construct a single family home. The size of the parcel does not meet the area requirements of 1 acre for Agriculture zoning. Before a building permit can be approved by the City, the property needs to be zoned properly with regards to frontage and area. The property has 153 feet of frontage and 26,572 square feet of area. The R-S zone requires a minimum 100 feet of frontage and 15,000 square feet of area.

The Land Use Element of the General Plan indicates that single family developments are appropriate in this area based on the surrounding single-family land uses and densities. In addition, the properties adjacent to the east and north are currently zoned R-S.

**Staff Recommendation:**

Staff recommends approval of the rezone request from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Engineering AA

Planning HW

Fire DX

**Planning Commission Action:** On July 14, 2014, the Planning Commission voted unanimously to recommend the Council grant approval of the rezone request from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

The Planning Commission asked for public comment. No public comment was 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: Lawrence Anderson; larry.and@hotmail.com

CC: Community Development Department/Fire Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: July 8, 2015

SUBJECT: ANDERSON REZONE  
3012 Boulder Drive

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel containing approximately 0.61 acres at approximately 3012 Boulder Drive. The applicant is requesting a rezone change from A to R-S. The engineering department has no comments or concerns regarding the approval of the rezone.

The following items are provided for informational purposes and are applicable to a building permit.

**Street** – Boulder Drive street improvements will need to be installed and include street widening, curb/gutter, and sidewalk.

**Water** – There is an existing 6” culinary water line on the south side of Boulder Drive. Based on the water model, the available fire flow is 2,800 gpm. The Fire Marshall will determine the required fire flow and any fire protection requirements.

**Sewer** – There is an existing 8” sanitary sewer line on the north side of Boulder Drive.

**Land Drain** – There isn’t a land drain system available in the area. The Building Department recommends a foundation drain which terminates in a sump, either in the home or at the corner of the lot.

**Secondary Water** – The property is within the Weber Basin service area. They will need to be consulted to determine if secondary water is available to the property.

**Water Exactions** - Layton City passed a water exaction ordinance on November 4, 2004 requiring all developments to purchase and bring a quantity of water (3 acre-feet per “developed” acre) based on a modified total square footage of lots plus any additional open space. The exaction can be reduced by 2/3 if secondary water is used. The exact amount of water to be dedicated to Layton City will be determined with the building permit. A fee in lieu in the amount of \$3,157.00 per acre foot may be paid if the developer is unable to find a partial share.

**Street Cut Permits** – Street cut permits will need to be obtained for the culinary water and sanitary sewer laterals. They are available online at <https://www.laytoncity.org/secure1/lwalogin.aspx?url=/secure1/StreetCut/scDefault.aspx>





Community • Prosperity • Choice

● Parks & Recreation Department ●  
JoEllen Grandy ● Parks Planner  
Telephone: (801) 336-3926  
Fax: (801) 336-3909

## Memorandum

**To:** Lawrence Anderson, Genette Williams  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 8, 2015  
**Re:** Anderson Rezone, Rezone – 3012 E. Boulder Drive

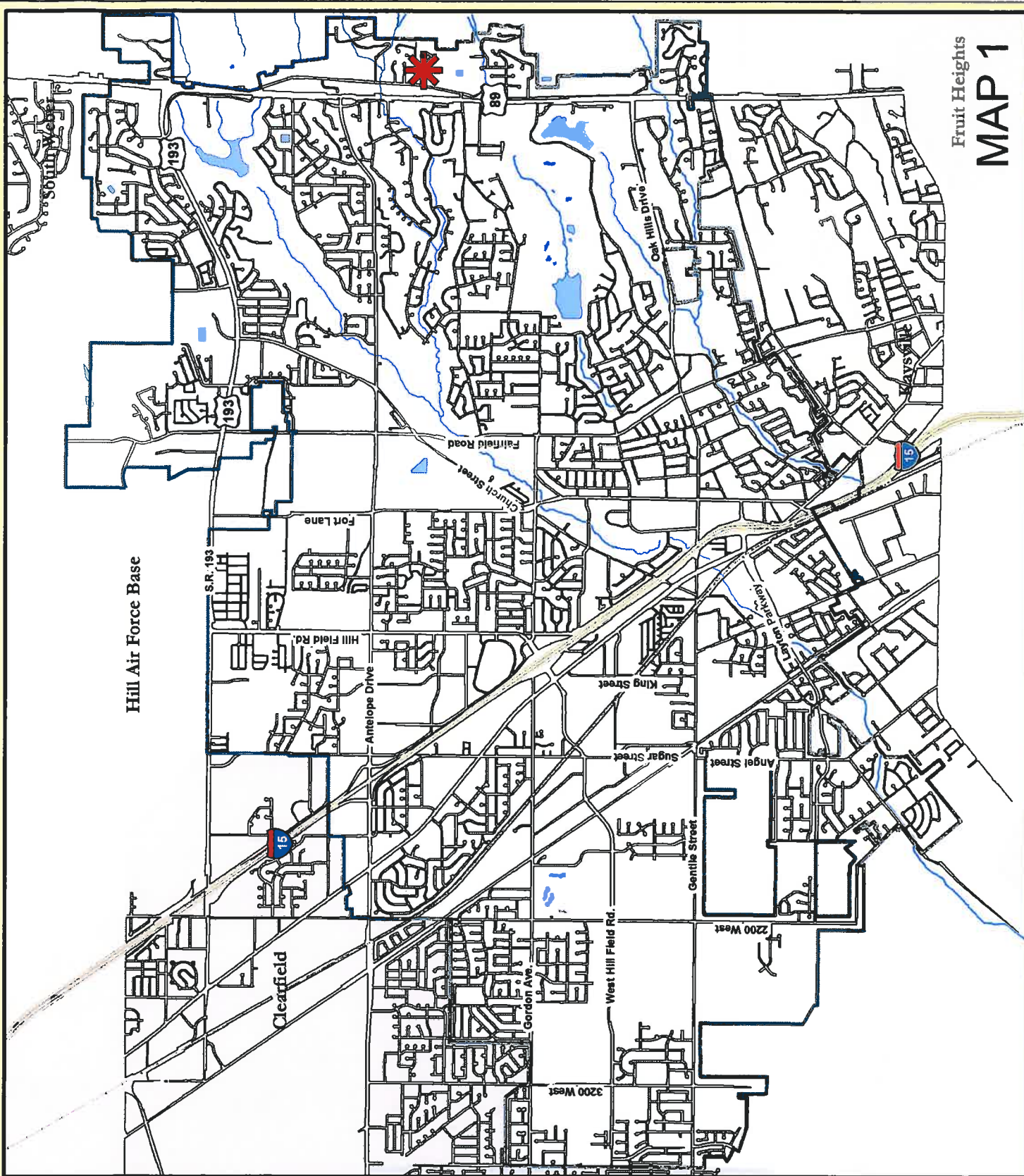
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The parcel containing 0.61 acres located at 3012 E. Boulder Drive is within the proposed service area of Snow Canyon Park. The applicant's proposed rezone from A (Agriculture) to R-S (Residential Suburban) would not impact the Parks & Recreation Department.

The Parks & Recreation Department has no comments or concerns regarding the approval of the rezone.

***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.***



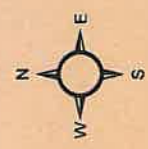


**City Council**

**August 6, 2015**

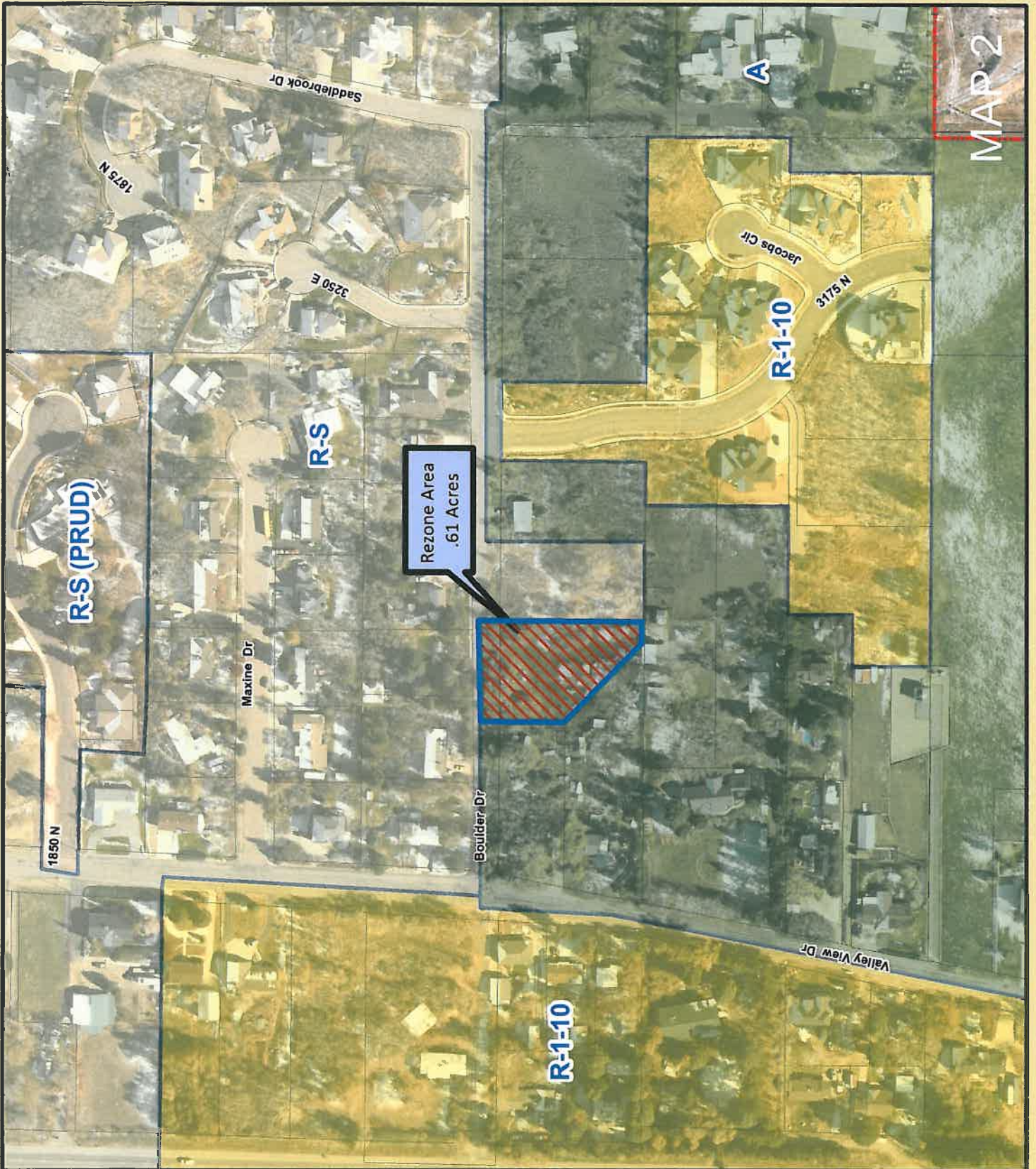
**Anderson/Williams  
Rezone  
A to R-S**

- LEGEND**
- Rail Lines
  - Interstate 15
  - Layton City Boundary
  - Rights of Way
  - Lakes
  - Streams
  - Rezone Area



1 inch = 4,250 feet





City Council

August 6, 2015

Anderson/Williams  
Rezoned

A to R-S

3012 East  
Boulder Drive

Rezoned Area =  
.61 Acres

LEGEND

-  Layton City Boundary
-  Property
-  Lakes
-  Streams



1 inch = 200 feet



U9-081  
LAST #PG.

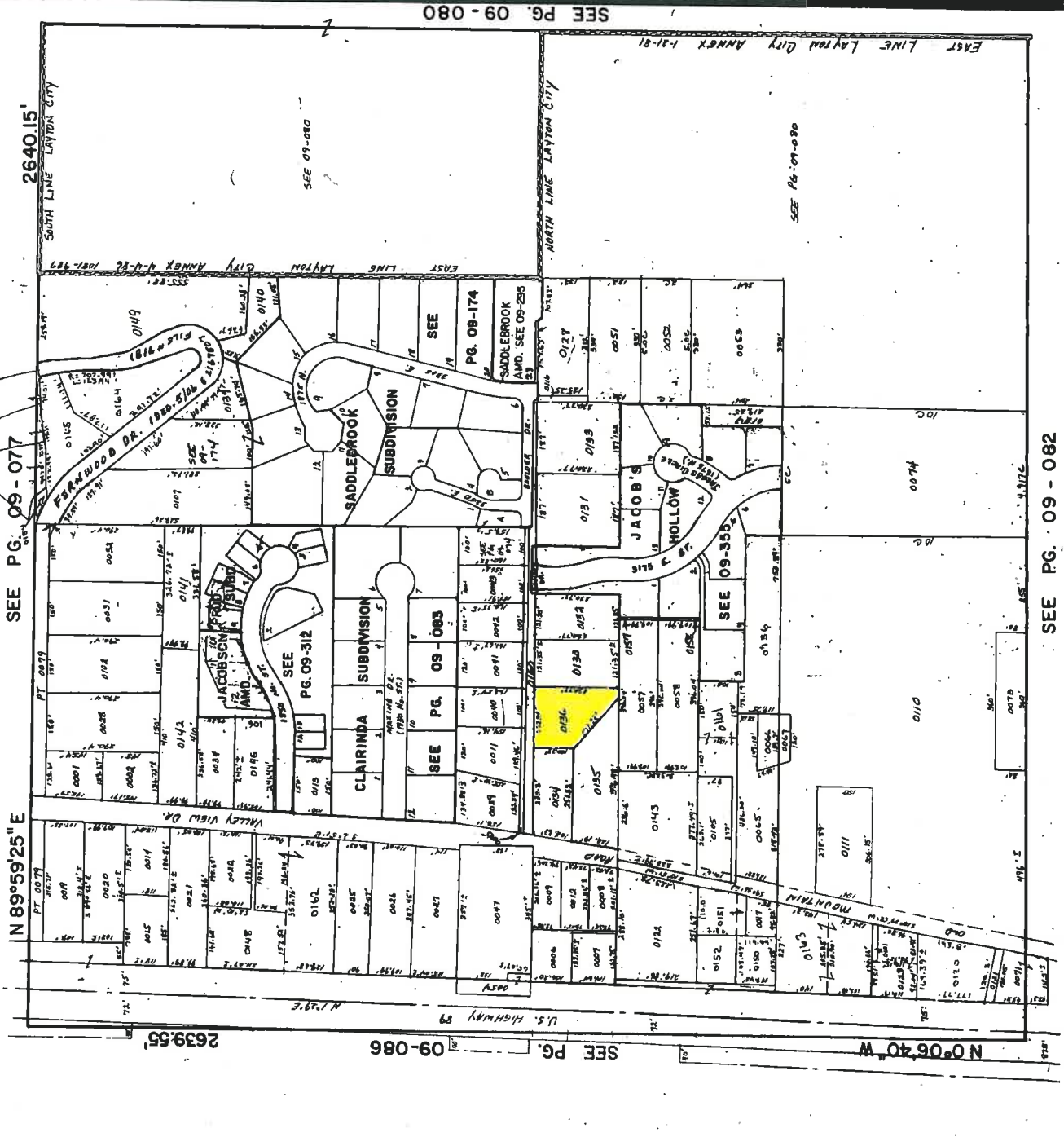
NORTH

SCALE  
1" = 200'

SECTION 13 T4N11W Salt Lake Meridian Davis County, Utah

DAVIS COUNTY GEO-GRAPHIC INFORMATION DIVISION

0001 Charles P. Beckler	0001	0001	0001
0002 STATE ROAD COMMISSION	0002	0002	0002
0003 QUART. ACTA. M.	0003	0003	0003
0004 QUART. ACTA. M.	0004	0004	0004
0005 CHRISTOPHER BENTON & ASSOCIATES	0005	0005	0005
0006 THE UNITED STATES OF AMERICA	0006	0006	0006
0007 THE UNITED STATES OF AMERICA	0007	0007	0007
0008 GUYTON & WATTS EAST LONDON, ILL.	0008	0008	0008
0009 TRAVIS CREEK INVESTMENT CO.	0009	0009	0009
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0099	0099	0099	0099
0100	0100	0100	0100



SEE PG. 09-077

N 89°59'25" E

2639.55'

SEE PG. 09-086

SEE PG. 09-080

SEE PG. 09-080

SEE PG. 09-082

(1 of 2)

081

09

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

**Item Number:** 6.B.

**Subject:**

Rezone Request – Flint/Van Drimmelen – A (Agriculture) to R-S (Residential Suburban) –Ordinance 15-18 – Approximately 150 North 2200 West

**Background:**

On July 2, 2015, the City Council continued the rezone request to August 6, 2015. The purpose for continuing the rezone request was to determine the street classification for 2200 West. It has been determined that 2200 West will be classified as a collector street and not an arterial street.

The applicant, Castle Creek Homes, is requesting to rezone 6.06 acres of vacant farm land from A to R-S. The property has agricultural zoning to the east, north and south and recently zoned R-S property to the west.

The proposal is to develop a single family subdivision in connection with the recently zoned R-S property to the west. The proposed subdivision on both properties is similar to the many R-S lot averaged subdivisions in Layton City. Zoning for a single lot is proposed to front 2200 West. Based on the recent determination that 2200 West will be classified as a collector street, there is not a need for an associated Development Agreement with the rezone request.

The Land Use Element of the General Plan indicates that low density, single family residential developments are appropriate for this area of Layton City.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 15-18 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not adopt Ordinance 15-18 denying the rezone request.

**Recommendation:**

On June 9, 2015, the Planning Commission voted 5 to 1 in favor to recommend the Council adopt Ordinance 15-18 approving the rezone from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

**ORDINANCE 15-18**  
**(Flint/Van Drimmelen Rezone)**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 150 NORTH 2200 WEST FROM A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN) AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has been petitioned for a change in the zoning classification for the property described herein below; and

**WHEREAS**, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from A to R-S be approved; and

**WHEREAS**, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that this amendment is rationally based, is reasonable and is consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety and welfare of the citizenry.

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

**SECTION I: Repealer.** If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

**SECTION II: Enactment.** The zoning ordinance is hereby amended by changing the zone classification of the following property from A (Agriculture) to R-S (Residential Suburban).

**FLINT FIELDS PHASE 2**

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF 2200 WEST, SAID POINT BEING S00°10'11"W 1793.91 FEET AND N89°49'49"W 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24 AND RUNNING THENCE S00°10'11"W ALONG SAID WEST RIGHT OF WAY 455.00 FEET; THENCE N89°49'49"W 174.24 FEET; THENCE N00°09'50"E 100.00 FEET; THENCE N89°49'49"W 200.75 FEET; THENCE S66°37'42"W 137.40 FEET; THENCE N36°30'49"W 121.52 FEET; THENCE N42°36'38"W 58.33 FEET; THENCE N36°55'23"W 338.00 FEET; THENCE S89°49'49"E 817.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,950 SQUARE FEET OR 6.06 ACRES

**SECTION III: Update of Official Zoning Map.** The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

**SECTION IV: Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

**SECTION V: Effective date.** This ordinance shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is more remote from the date of passage thereof.


**PASSED AND ADOPTED** by the City Council of Layton, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

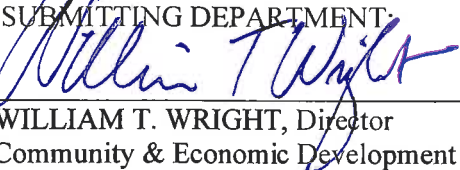
\_\_\_\_\_  
ROBERT J STEVENSON, Mayor

ATTEST:

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:  
  
\_\_\_\_\_  
WILLIAM T. WRIGHT, Director  
Community & Economic Development



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** City Council

**From:** Kem Weaver, Planner II 

**Date:** August 6, 2015

**Re:** Rezone Request – A (Agriculture) to R-S (Residential Suburban) – Ordinance 15-18

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<b>Location:</b>	Approximately 150 North 2200 West
<b>Current Zoning:</b>	A (Agriculture)
<b>Proposed Zoning:</b>	R-S (Residential Suburban)
<b>Current Minimum Lot Size:</b>	A (Agriculture) – 1 Acre
<b>Proposed Minimum Lot Size:</b>	R-S (Residential Suburban) – 10,000 to 20,000 square feet

**Description:**

The property proposed for R-S zoning is 6.06 acres located at approximately 150 North 2200 West. The property has agricultural zoning to the north, east and south and recently zoned R-S property to the west. Rocky Mountain Power has a 350 foot wide easement for their regional transmission lines and an additional 50 foot easement to the west of the rezone area for a local transmission line.

**Background:**

On July 2, 2015, the City Council continued the rezone request to August 6, 2015. The purpose for continuing the rezone request was to determine the street classification for 2200 West. It has been determined that 2200 West will be classified as a collector street and not an arterial street.

The property proposed for R-S zoning is vacant farm land with frontage on 2200 West. The applicant, Castle Creek Homes, is proposing to purchase the 6.06 acre parcel to develop a single-family subdivision that is lot-averaged within the R-S zoning designation.

The associated Development Agreement that was presented with the rezone at the July 2, 2015 Council meeting is no longer required based on 2200 West being a collector street.



The Land Use Element of the General Plan indicates that low density residential developments in the R-S zone are appropriate in this area.

**Staff Recommendation:**

Staff recommends approval of the rezone request from A to R-S subject to meeting all Staff requirements as outlined in Staff memorandums.

Engineering 

Planning 

Fire 

**Planning Commission Action:** On June 9, 2015, the Planning Commission voted 5 to 1 in favor to recommend the Council grant approval of the rezone request from A to R-S subject to the Development Agreement.

The Planning Commission asked for public comment. Public comment was received from adjacent property owners to the rezone area, which stated that the rezone and development should move forward without the Development Agreement. They believed that certain language in the Development Agreement would keep the development from moving forward until decisions are made by the City regarding 2200 West.



***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: Ed Green; edgotherun@comcast.net  
Bryce Thurgood; brycethurgood@gmail.com  
Chris Cave; ccave@reeve-assoc.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Department/Community Planning and Development Department

DATE: May 22, 2015

RE: Flint/Van Drimmelen Rezone 2

I have reviewed the Petition to Amend the Zoning Ordinance for a 6.06± acre parcel of land located at approximately 2200 West and Gentile submitted on May 18, 2015. The applicant is requesting a rezone change from A to RS. The Engineering Department has no specific concerns regarding this request.

Upon the development of this property, the following items will need to be addressed.

1. The Developer will be required to construct a storm drain pipe system, sized for future development.
2. The portion of the detention pond required for this development will need to be completed including the control structures and by-pass pipe system for the pond. This pond is located on the Rocky Mountain parcel to the west of this parcel.

An additional memo regarding the preliminary plan will be emailed to the Developer upon completion of that review.




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: Flint VanDrimmelen Rezone #2 @ 150 North 2200 West, Layton Utah

CC: 1) Ed Green, [edgontherun@comcast.net](mailto:edgontherun@comcast.net)  
2) Chris Cave, [ccave@reeve-assoc.com](mailto:ccave@reeve-assoc.com)  
3) Bryce Thurgood, [brycethurgood@gmail.com](mailto:brycethurgood@gmail.com)

DATE: May 20, 2015

I have reviewed the site plan received on May 19, 2015 for the above referenced project. The Fire Department, with regards to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built.



2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided.
3. Where applicable, two means of egress may be required.
4. On site fire hydrants may be required.

These plans have been reviewed for Fire Department requirements only. Other departments may 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\Flint VanDrimmelen #2:kn  
Plan # S15-073, District #40  
Project Tracker #LAY 1505191524





# Memorandum

**To:** Planning Commission  
**From:** JoEllen Grandy, Parks Planner Intern  
**Date:** May 26, 2015  
**Re:** Flint van Drimmelen, Rezone 2- 150 N. 2200 W.

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The proposed rezone at 150 N. 2200 W. would not affect the Parks & Recreation Department.

As a reminder, the Parks and Recreation Department has a regional trail corridor planned through the Utah Power & Light Company easement to the west of this site (a 310' easement). We would remind you that all property abutting up to an agriculturally zoned area - in this case the Utah Power & Light Company 310' easement- needs to be fenced.

The proposed rezoning is within the service areas of Ellison Park and our future Harmony Place Park.

## Recommendation

Parks & Recreation approves rezoning to Flint/Van Drimmelen.

***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 re-submittal. Thank you.***





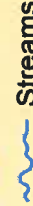
# CITY COUNCIL


August 6, 2015

## Flint/Van Drimmelen Rezone

A to R-S

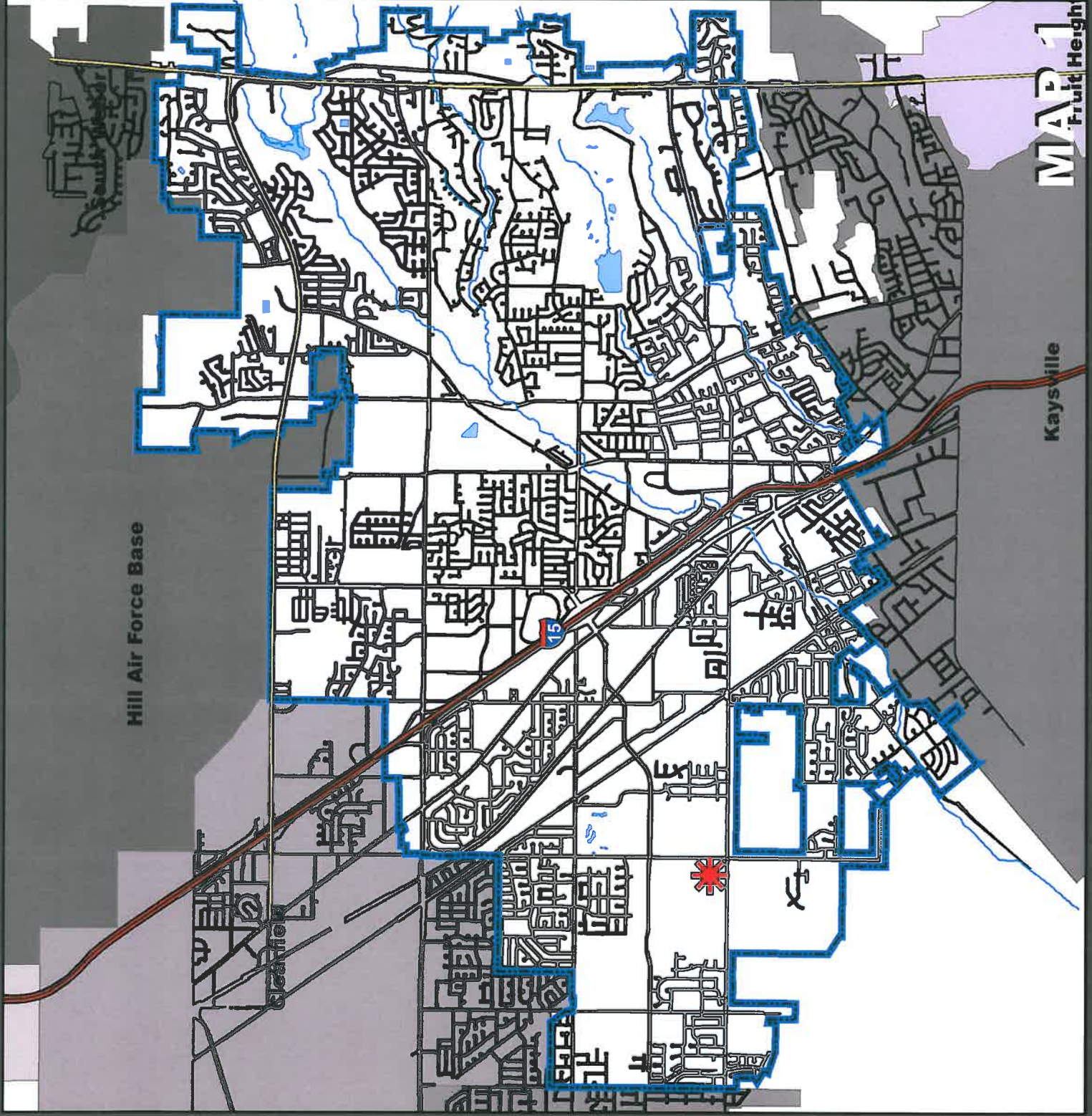
### Legend

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

 - Project Site



1 inch = 4,605 feet



# CITY COUNCIL

August 6, 2015

## Flint/Van Drimmelen Rezoning

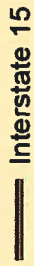
A to R-S

### Legend

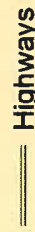
Centerlines



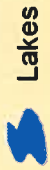
City Boundary



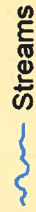
Interstate 15



Highways



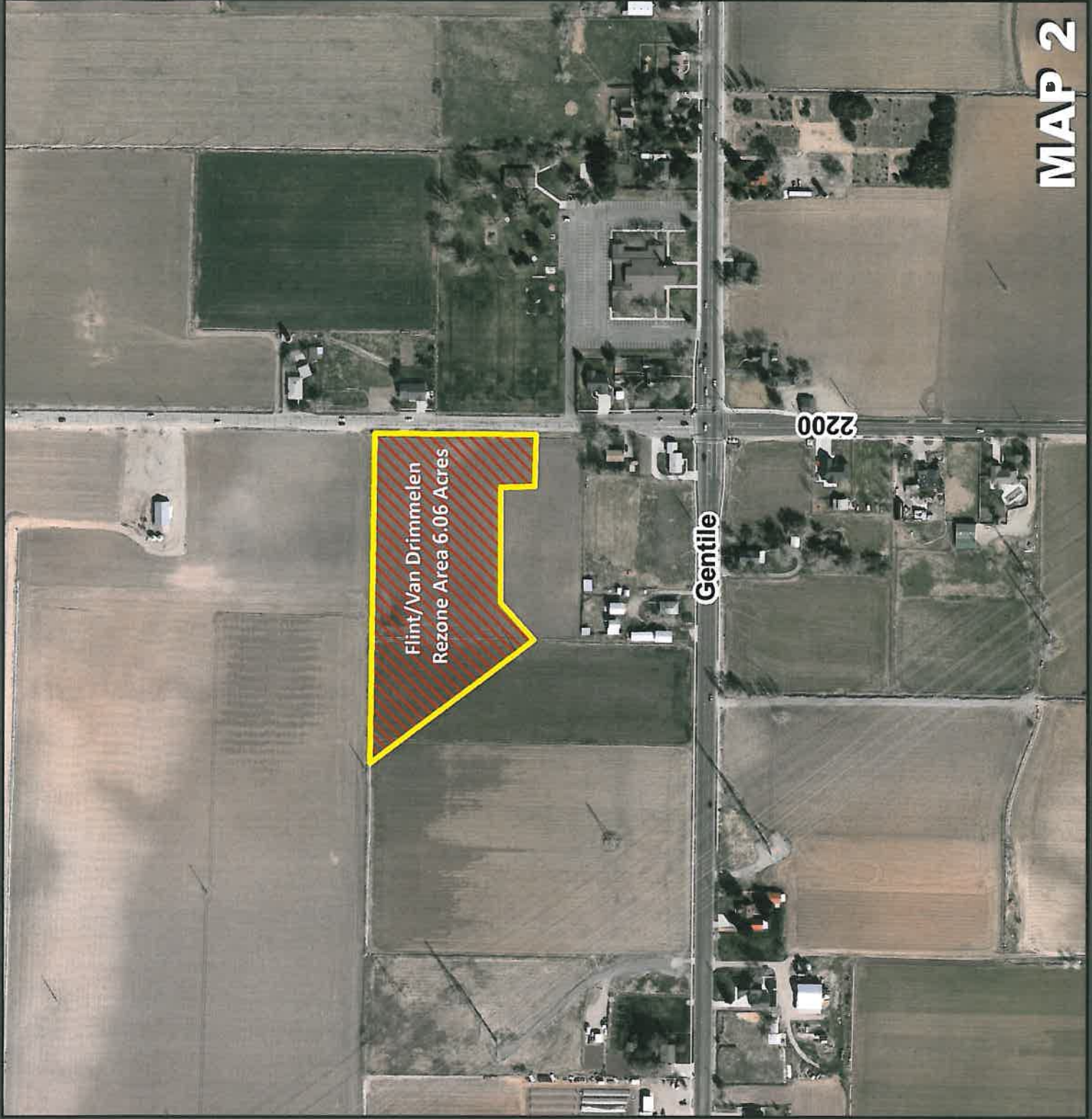
Lakes

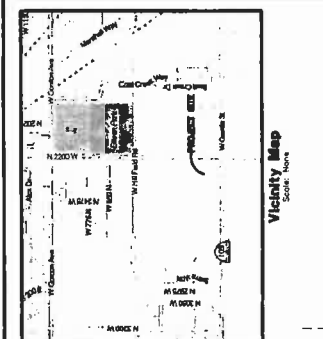


Streams



1 inch = 333 feet





### Legend

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADDRESSING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- POWER LINE
- POWER POLE
- P.P. --- PUBLIC UTILITY EASEMENT
- P.U. --- PULL

### Curve Table

STATION	ARC LENGTH (FEET)	CHORD (FEET)	ANGLE IN DEGREES	ANGLE IN RADIANS	AREA (SQ. FEET)
C1	179.00	32.50	12.50	0.2177	128.00
C2	179.00	32.50	12.50	0.2177	128.00
C3	179.00	32.50	12.50	0.2177	128.00
C4	179.00	32.50	12.50	0.2177	128.00
C5	179.00	32.50	12.50	0.2177	128.00
C6	179.00	32.50	12.50	0.2177	128.00
C7	179.00	32.50	12.50	0.2177	128.00
C8	179.00	32.50	12.50	0.2177	128.00
C9	179.00	32.50	12.50	0.2177	128.00
C10	179.00	32.50	12.50	0.2177	128.00
C11	179.00	32.50	12.50	0.2177	128.00
C12	179.00	32.50	12.50	0.2177	128.00
C13	179.00	32.50	12.50	0.2177	128.00
C14	179.00	32.50	12.50	0.2177	128.00
C15	179.00	32.50	12.50	0.2177	128.00
C16	179.00	32.50	12.50	0.2177	128.00
C17	179.00	32.50	12.50	0.2177	128.00
C18	179.00	32.50	12.50	0.2177	128.00
C19	179.00	32.50	12.50	0.2177	128.00
C20	179.00	32.50	12.50	0.2177	128.00
C21	179.00	32.50	12.50	0.2177	128.00
C22	179.00	32.50	12.50	0.2177	128.00
C23	179.00	32.50	12.50	0.2177	128.00
C24	179.00	32.50	12.50	0.2177	128.00

### Easement & Set-Back Detail

NOTE: FRONT YARD SET BACKS ARE REFERRED TO AS "Y" OF ADJACENT STREET; "Z" OF THE TYPICAL-WAY ROAD ABUTTING ADJACENT STREET ARE "Z".

UTILITIES: 6" WATER MAIN 4" ELECTRICAL 4" GAS 4" SANITARY SEWER

UTILITY EASEMENT: 10' WIDE

BUILDING ENVELOPE: 10' WIDE

EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, MERIDIAN 115 WEST, U.S. SURVEY. FOUND BY PLAIN AND BEING THEREBY CORRECTED TO BE THE TRUE CORNER BY VAILT.

