

**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 **5:00 PM on August 18, 2015.**

**AGENDA ITEMS:**

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

A. Minutes of Layton City Council Work Meeting - June 18, 2015

**2. MUNICIPAL EVENT ANNOUNCEMENTS:**

**3. VERBAL PETITIONS AND PRESENTATIONS:**

A. Presentation - Utah Department of Transportation (UDOT)

**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. On-Premise Restaurant Liquor License – Brigham House LLC DBA Corbin’s – 748 West Heritage Park Boulevard

B. Final Plat – Evergreen Farms Subdivision Phase 3 – Approximately 1700 West Layton Parkway

C. Parcel Split – Questar Gas – Approximately 1600 North Woodland Park Drive

D. Annexation Request – Barlow Corporation – Acceptance and Certification of the Petition – Resolutions 15-48 and 15-49 – Approximately 1700 West Weaver Lane

**6. PUBLIC HEARINGS:**

**7. PLANNING COMMISSION RECOMMENDATIONS:**

**8. NEW BUSINESS:**

A. Canvass of Election

**9. UNFINISHED BUSINESS:**

**10. SPECIAL REPORTS:**

**ADJOURN:**

Notice is hereby given that:

- A Work Meeting will not be held.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

**Date:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Thieda Wellman, City Recorder**

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

## **Citizen Comment Guidelines**

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

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

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

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

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

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

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

Thank you.

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**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**JUNE 18, 2015; 5:37 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, STEVE GARSIDE, KAREN  
ARROYO, TRACY PROBERT, KENT ANDERSEN,  
DOUG BITTON, RYAN PICKUP, KEVIN WARD,  
DAVID PRICE, PETER MATSON 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:**

## **VICTIM SERVICES PRESENTATION**

Karen Arroyo, Victim Advocate, gave a brief report on the Victim Services Program. She indicated that the City received a \$49,156 VOCA grant in the current year and they anticipated receiving the same amount this coming year. Karen said the Utah Office for Victims of Crime anticipated getting additional funding from what had been received in recent years. She said that might make a difference across the State in victims programs.

Karen reviewed the goals of the program and indicated that they had served 1,267 victims of crime this year. She said 164 victims came into the office requesting assistance on protective orders and stalking injunctions. Karen said stalking injunctions were on the rise; the prior year they only had 12 stalking injunction requests and this year there were 27.

Councilmember Freitag asked if that included cyber stalking.

Karen said yes; a lot of stalking injunctions involved social media. She said social media helped in her job; it made it easier to get stalking injunctions because evidence was on the internet.

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Karen said the majority of people served in the program were with domestic violence crimes. She said there were 675 domestic violence and stalking cases last year. Karen said the City mostly dealt with misdemeanor crimes.

Councilmember Freitag asked if the law had passed that was before the legislature this year relative to reduction of drug charges to misdemeanors.

Steve Garside, Assistant City Attorney, said yes.

Councilmember Freitag asked what impact that would have on the Legal Department.

Steve said the City was working with the County on that. He said the County already had a lot of the drug programs in place. Some of the drug charges that had been reduced from felonies to misdemeanors would stay with the County, but the City's workload would definitely increase.

Councilmember Freitag asked if there were enough programs in place to handle the drug case load.

Steve said when the legislature passed this bill, they had promised that they would provide funding. He said they gutted the law and didn't provide the funding. Steve said the programs the County had in place were very successful; had the legislature looked at those programs they would have realized that the law enforcement community had already addressed those issues and weren't warehousing addicts. He said the problem was that those programs were fairly intense and for a lot of addicts to have the incentive to go into the programs, they needed a prison term hanging over their heads. Steve said it was not uncommon for someone to now look at a jail term and say with a one year sentence, and with good time, they could be out in 7 or 8 months, and not have to answer to anyone or go through a program; they could hang on to their addiction. He said that was the area law enforcement was struggling with; to incentivize addicts to stay in the programs. Steve said it didn't become a felony now until the third offense and therefore they were further entrenched in their addiction.

Councilmember Freitag asked if it would have any impact on the Victim Services Program.

Karen said it would be harder to get some of the offenders in jail. She said drugs and alcohol were often a problem with domestic violence.

Mayor Stevenson expressed appreciation to Karen for the work she did for the citizens of Layton.

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## **PRESENTATION – FIREWORKS RESTRICTIONS JULY 2015**

Kevin Ward, Fire Chief, said the State Legislature tasked municipalities to evaluate restrictions for fireworks every year. Kevin presented a map of the proposed areas where the City would impose fireworks restrictions, which were the same areas as last year. With all the recent moisture, wild grasses had been allowed to grow quite tall. He said there was a permanent ban in place for all fireworks east of Highway 89. Kevin said the City did allow for fireworks in two parks located in the restricted areas; Andy Adams Park and Sandridge Park. He said citizens were asked to clean up their fireworks and the Parks Department provided metal refuse cans for disposal of fireworks.

Councilmember Brown asked about the hours for discharging fireworks.

Kevin said fireworks could be discharged from July 1st to July 7th and July 21st to July 27th from 11:00 a.m. to 11:00 p.m., but it was extended to midnight on the holidays; July 4th and July 24th.

Council and Staff discussed illegal fireworks that were brought in from Wyoming.

Kevin said the map identifying the restricted areas would be put on the City's website and on social media.

There was discussion about citing violators, particularly in the restricted area east of Highway 89.

Mayor Stevenson indicated that most of his neighbors set off fireworks. He asked if that was legal.

Kevin indicated that a lot of fireworks were legal; it depended on the firework.

Councilmember Day asked if fireworks were limited east of Highway 89 all along the Wasatch Front.

Kevin said yes; most areas restricted fireworks east of Highway 89.

Doug Bitton, Fire Prevention Specialist, explained permitting and inspection of firework stands. He indicated that there were 25 to 30 stands in the City.

Kevin indicated that a press release would go out on Monday reminding everyone of the restrictions.

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Mayor Stevenson suggested turning off the street lights for the City's fireworks show on July 4th.

## **BID AWARD – MERRILL SHERIFF CONSTRUCTION, INC. – NEIGHBOR PARK AT 3500 NORTH 2100 EAST – RESOLUTION 15-40**

David Price, Parks and Recreation Director, said Resolution 15-40 was an agreement with Merrill Sheriff Construction for the Greyhawk Neighborhood Park. David displayed conceptual drawings of the park. He indicated that the base bid was a little higher than anticipated, and the City would use additional park impact fees to cover the additional cost. David said one small pavilion would be eliminated, and Staff would put in the trees, which would save some money. He displayed conceptual drawings of a play cove with a rock wall for climbing; the adult exercise area; and the tot lot. David indicated that the regular play area was a new type of play area that would include zip lines. He said this would be a great addition to the City.

Councilmember Brown asked when the park would be completed.

David said construction would start this November and be done next spring.

## **AMEND TITLE 2, CHAPTER 2.56, SECTION 2.56.010 OF THE LAYTON MUNICIPAL CODE – CAMPAIGN FINANCIAL DISCLOSURE IN CITY ELECTIONS – ORDINANCE 15-20**

Steve Garside said several years ago Layton City was ahead of the curve when it came to financial reporting for political candidates. He said the State had finally caught up, and had gone ahead of the City in some of the restrictions that they had imposed. Steve said the State still authorized municipalities to be more strict than State Code, but with how far the State Code had come with their requirements, and with amendments each year, Staff was proposing to utilize the State's Code, adopted by reference, and the City would not have any separate or independent regulations regarding financial reporting for candidates. Steve said Staff recommended approval.

Councilmember Freitag asked if there were any major changes since the last municipal election.

Thieda Wellman, City Recorder, said major changes were made a couple of years ago relative to separate bank accounts. She said candidates couldn't commingle campaign funds with personal funds. Thieda indicated that there were stricter reporting requirements for in-kind donations.

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Councilmember Freitag asked if candidates had to establish a separate bank account.

Thieda said yes.

Councilmember Day asked what in-kind things were required.

Thieda said definitions had been expanded.

Mayor Stevenson asked what types of penalties were there for violations.

Steve said generally in these situations it was a misdemeanor and would depend on the amount of the discrepancy. He said you could also be disqualified from being on the ballot.

Councilmember Day said by adopting this ordinance, if the State made any amendments, those amendments would automatically be included.

Steve said that was correct.

## **AMEND THE ADOPTED BUDGET FOR FISCAL YEAR 2014-2015 – ORDINANCE 15-21**

Tracy Probert, Finance Director, said Ordinance 15-21 would amend the current fiscal year budget. He said a summary of the amendments was included in the packet. Tracy said the budget was proposed to be amended \$411,891.05. He said the bulk of the amendments, \$302,000, were related to revenue for which a preliminary estimate was not available. Tracy said there was appropriation of fund balance in the amount of \$25,699. He indicated that expenditures included expansion of WI-FI in the park and an amphitheater concrete project.

Councilmember Freitag asked if they could get a usage report for logins in the park.

Alex Jensen, City Manager, said he would get that information to Councilmember Freitag.

Tracy said there was \$49,200 in transfers between funds or departments; \$44,000 of that was for impact fees transferred to the general fund for the Parks Master Plan. He said there was also \$34,000 in grants for which the amount wasn't known at the beginning of the year. Tracy said there were a number of changes

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in other funds the largest of which, \$267,000, was in the street lighting fund. This was to recognize developer payments that were put toward purchasing street lights that were then installed by the contractor. He said Staff recommended approval of Ordinance 15-21 amending the budget.

## **ADOPT THE BUDGET AND PROPERTY TAX RATE FOR FISCAL YEAR JULY 1, 2015, TO JUNE 30, 2016 – ADOPT THE SCHEDULE OF COMPENSATION FOR ELECTIVE, STATUTORY AND APPOINTED OFFICERS – ORDINANCE 15-22**

Tracy Probert said Ordinance 15-22 would adopt the budget for fiscal year 2015-2016, which ran July 1, 2015, to June 30, 2016. He said the Council adopted the tentative budget on May 7th and set the public hearing for this evening. The tentative budget had been available since that time for review by the public.

Tracy explained a legislative change that required a notice be placed in the utility bills explaining transfers between utility funds and the general fund. He said there was no difference in how those transfers were made from what was done in the past, but the public now had to be noticed. Tracy said the Utility Division had received some calls about that, but they had explained that there was no new tax and there wasn't a new transfer; the City had been making the transfer since the inception of the utilities. He said the confusion probably came in his explanation on the notice. Tracy said some residents may comment about the notice at the Council meeting.

Tracy said since the tentative budget was adopted, a \$100,000 transfer had been added to the capital projects fund from the general fund for the Davis Conference Center lighting project. He said \$100,000 in revenue and off-setting expense had been added to the emergency medical services fund for a new State assessment related to the Medicaid reimbursement program.

Tracy said the budget didn't include any property tax increase, but it did include a 3% merit increase for employees and adjustments to salary schedules based on the salary survey.

## **AMEND TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 15-23**

Tracy Probert said Ordinance 15-23 would amend the Consolidated Fee Schedule. He said one proposed amendment related to sanitary sewer. The North Davis Sewer District increased their fees again this year by \$3 per month, which would be \$6 per billing cycle; there was also an increase to the excess usage charge by \$.30, or 10% of the monthly rate increase. As a result of the renegotiation of the contract with



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Waste Management, refuse rates would increase \$.35 per month for the first can and \$.25 for a second can. Staff was also proposing to put the \$5.50 per month per can charge for recycling into the fee schedule, which was an opt-in program. Tracy mentioned conversations he had with other recycling companies that provided services to some Layton City residents.

Tracy said the Community Development Department was proposing a few changes. He said Staff had been performing additional reviews for developers without being compensated. Most developments were reviewed and approved with two development reviews. In order for the City to cover costs for reviews beyond the normal two submittals, Staff was recommending to adopt re-submittal fees for site plans, public and private subdivisions, and PRUDs.

Mayor Stevenson asked Ed Green if there were times when he turned in his second submittal when there were things added to the check list by the City.

Ed Green said yes.

Mayor Stevenson said that was his concern. He said that seemed to happen; after you went through the checklist the checklist would come back with added items. Mayor Stevenson said he didn't think that should fall to the developers when things weren't listed in the beginning.

Ed Green said sometimes plans were so incomplete that Staff would go through them to a point and then tell developers to try again. He said the Engineering Department did a very good job. There were times when there were so many items on the list that they would tell the developer to try again. Mr. Green said the City and developers worked pretty well together. He said if things weren't corrected after the third submittal the fee should go up; \$100 wasn't going to kill anybody.

Alex said Staff had this discussion internally with Engineering and Community Development. He said the idea was not to get the attention of good developers that had that good relationship Mr. Green was describing. Alex said Staff had to make sure it was doing the City's side of things correctly, and they couldn't be doing those kinds of things and holding the developer responsible. He said if that happened, the City needed to make those corrections. Alex said Engineering Staff had a good mindset about that and understood the expectation. He said if something like that happened, the City had the ability to talk about it and correct it.

Alex said the City had a minority of companies and developers who abused the system. He said often they

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were given a list of 15 or so items and they would address 5 or 6 items and ignore the rest. Often they were resubmitted 6 or 7 times. There was never any check on that. What ended up happening was that if the City wanted to be compensated for the time it took to do the additional reviews, there were a couple of ways to do that. One would be to assess a fee as it applied, or to increase the general fees. Alex said Staff felt that there was no reason to increase the fees to cover the costs, which would penalize the developers that were doing a good job. He said it was about money; the City was trying to get the attention of those that abuse the system. Alex said Staff had talked to most of the offenders and some had made adjustments and some had not. He said that was the thought process behind the proposed fee.

Councilmember Brown said there was an article in the newspaper about the opt-in recycling program. She asked if additional information would go out to the public.

Tracy said Waste Management would be sending out educational information sometime in July. Their intent was to implement the program between July and December of this year.

Councilmember Day asked how their rate compared to other companies that were supplying recycling services.

Tracy said most of the other companies charged \$10 per month. That was the biggest complaint from the companies he talked with; how could they compete.

Mayor Stevenson explained that the intent of the Burn Plant was to eventually separate garbage creating onsite recycling.

Ed Green asked how that would affect townhomes; would they be forced to have recycle cans.

Mayor Stevenson said no; this would be an opt-in program. Only those that signed up for the service would receive cans.

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

Peter Matson, City Planner, said this item was on the June 4th agenda and was tabled until today to allow the applicant and surrounding property owners to discuss options that may include a land trade. The rezone request was to R-1-8; surrounding property was R-1-8 and R-1-10 zoning. The density range

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recommendation for this area was 2 to 4 dwelling units per acre, which was consistent with the requested rezone. Peter indicated that the proposed rezone area contained 17.36 acres. He explained water pressure in the area and supply to the property. He discussed stub streets to the east and explained sewer connection and storm drain connections to the property. Peter indicated that the development would require a detention basin.

Peter indicated that the rezone was consistent with the General Plan. He said if the zoning was approved, they could develop about 30 lots on the upper portion of the property. Peter said the developer would have to secure easements with adjacent property owners to develop the lower 1/3 of the property.

Councilmember Freitag asked what that would entail.

Peter said it would require an agreement with the adjacent property owner; it would be preferred that it was permanent in nature and aligned with a projected future right of way.

Councilmember Freitag asked what had happened with additional discussions with the adjacent property owner.

Gary Craythorne, Developer, said the meetings didn't secure anything. He said they had been dealing with this for about 3 months and hadn't made any headway. Mr. Craythorne said they would like to move forward with the rezone.

Ed Green, Developer, said he had met with Mr. Perkins who owned the property that connected to Vance Lane. He said Mr. Perkins had no interest in selling his property. Mr. Green explained problems with connections to the east. He said they would prefer to pursue the rezone as proposed.

Councilmember Day said if the bottom part couldn't be pursued at this time, why was it included in the rezone.

Peter said it was the application under the current ownership. He said there were two parcels involved; the presumption was that the zoning would be in place and they would do an overall preliminary plat that would include that area, but final plat and development of the southern portion would be dependent on getting utility access.

Councilmember Day said, generally, there had to be utility access before the property was rezoned.

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Peter said it had to be readily available for the most part.

Councilmember Day said it was his understanding from an adjacent property owner that there was enough area to have access onto Weaver Lane; it might not tie into Vance Drive if Mr. Perkins didn't want to sell, but if the width was there how could the City stop him from doing that.

Councilmember Petro said, in other words, couldn't the connection be a future connection to Vance Drive once future development happened in the area.

Peter said it was his understanding that Vance Drive was set up to be the aligned connection for a local collector type road from Gentile Street to Layton Parkway. He said the gap between the railroad tracks and the property line might be wide enough for a street, but the other question would be if the offset from Vance Drive would meet City standards for an offset between two collector roads connecting into Weaver Lane.

Mayor Stevenson said he would think the Vance Drive alignment was such to allow for lots on both sides of the road.

Ed Green said another thing to remember was the Bear River Pipeline that came through that area. He said if they tied through that corner where the Bear River Pipeline ran, it would take out the entire road. Mr. Green said that pipeline right of way was probably 40 feet.

The daughter of an adjacent property owner identified and explained their suggested property trade alignment with the developer.

Mayor Stevenson said from his standpoint on a property swap, the developer would want to make sure that it wasn't costing them more money or not costing more lots, or it would be a bad trade on their part. He asked the developers if the proposed land trade would be more expensive for them to develop.

Gary Craythorne said originally they looked at trading some property to the west, and he had spent some time working on a layout that would connect into Weaver Lane. He said the width of the access onto Weaver Lane was 61 feet, but with the pipeline right of way there wouldn't be enough width for a road. Mr. Craythorne said the 17.36 acres was 311 feet wide, which would allow for 126-foot deep lots. He said with the type of frontages they were considering, those lots would average 10,000 square feet and above.

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Mr. Craythorne said they would be very nice lots. He said they were limited to 30 lots with one access, but they didn't know exactly where that would take them on the property because they weren't to the design point in the process, which was one of the reasons they wanted to rezone the entire parcel.

There was discussion back and forth between the daughter of the adjacent property owner and the developers.

Councilmember Brown said after reading through the minutes of the Planning Commission meeting, the developer mentioned, and reiterated again this evening, that most of the lots would be 10,000 square feet, which was the size of an R-1-10 lot, but that they wanted R-1-8 zoning because of the side yard setbacks. At some point the Council would have the opportunity to approve or disapprove a plat for the development, and consider those types of concerns.

Mr. Craythorne said they would be willing to enter into a development agreement to clarify some of those issues.

Mayor Stevenson said based on the configuration of the property and placement of the road, the lots would be close to or over 10,000 square feet.

Mr. Craythorne said that was correct. He said they anticipated 82-foot frontages, which was about 10,264 square feet based on the depth of the lots. Mr. Craythorne said they were very comfortable stating that they would average over 10,000 square feet. He said they liked the flexibility of the side yards with the R-1-8 zone.

Councilmember Brown said if the lots were 10,000 square feet with R-1-8 zoning, would it allow for larger homes.

Mr. Craythorne said with the R-1-10 zone all of the front yards would be the exact same; the R-1-8 zone would allow for some variety. It made the subdivision as a whole look much better. Mr. Craythorne said it would also allow for the home to be pushed to one side to accommodate an RV pad.

Peter said the City required any subdivision over 8 lots to have variation of widths; there could be no more than 5 lots in a row with the same minimum lot width dictated by the zone. He said that requirement spoke to what the developer wanted to do in this situation.

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Mayor Stevenson asked the adjacent property owner if they were interested in trying to work something out with the developer; this development would basically separate their property into two pieces. He said he would think that no matter whose property it was, it would be better to keep everything together.

The daughter of the adjacent property owner said that was their ultimate goal. She said this was the first proposal they had put forward; the other proposals that they received didn't work for a variety of reasons. She said they spoke with the developers today and were trying to work something out.

Mayor Stevenson said a rezone of the property was on the agenda.

The daughter of the adjacent property owner said the developer had indicated that they wanted to move forward with rezoning the property and then if an agreement was reached, it could be changed back to agriculture.

Mayor Stevenson suggested that the adjacent property owner and the developer get together and see if they could reach an agreement before this item was discussed in the Regular Meeting. He said if an agreement could be reached, the rezone could be tabled to a later date.

**The meeting adjourned at 6:56 p.m.**

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Thieda Wellman, City Recorder

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

**Item Number:** 3.A.

**Subject:**

Presentation - Utah Department of Transportation (UDOT)

**Background:**

Mr. Brett Slater, Project Manager for the Hill Field Road ThrU Turns project will update the Mayor and Council on this project.

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 5.A.

**Subject:**

On-Premise Restaurant Liquor License – Brigham House LLC DBA Corbin’s – 748 West Heritage Park Boulevard

**Background:**

The owner of Corbin’s, Enrique Yescas, is requesting an on-premise restaurant liquor license. The business is undergoing an ownership/management change, which requires a new on-premise restaurant liquor license. Section 5.16.020 of the Layton City Code regulates liquor licenses with the following location criteria.

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

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

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

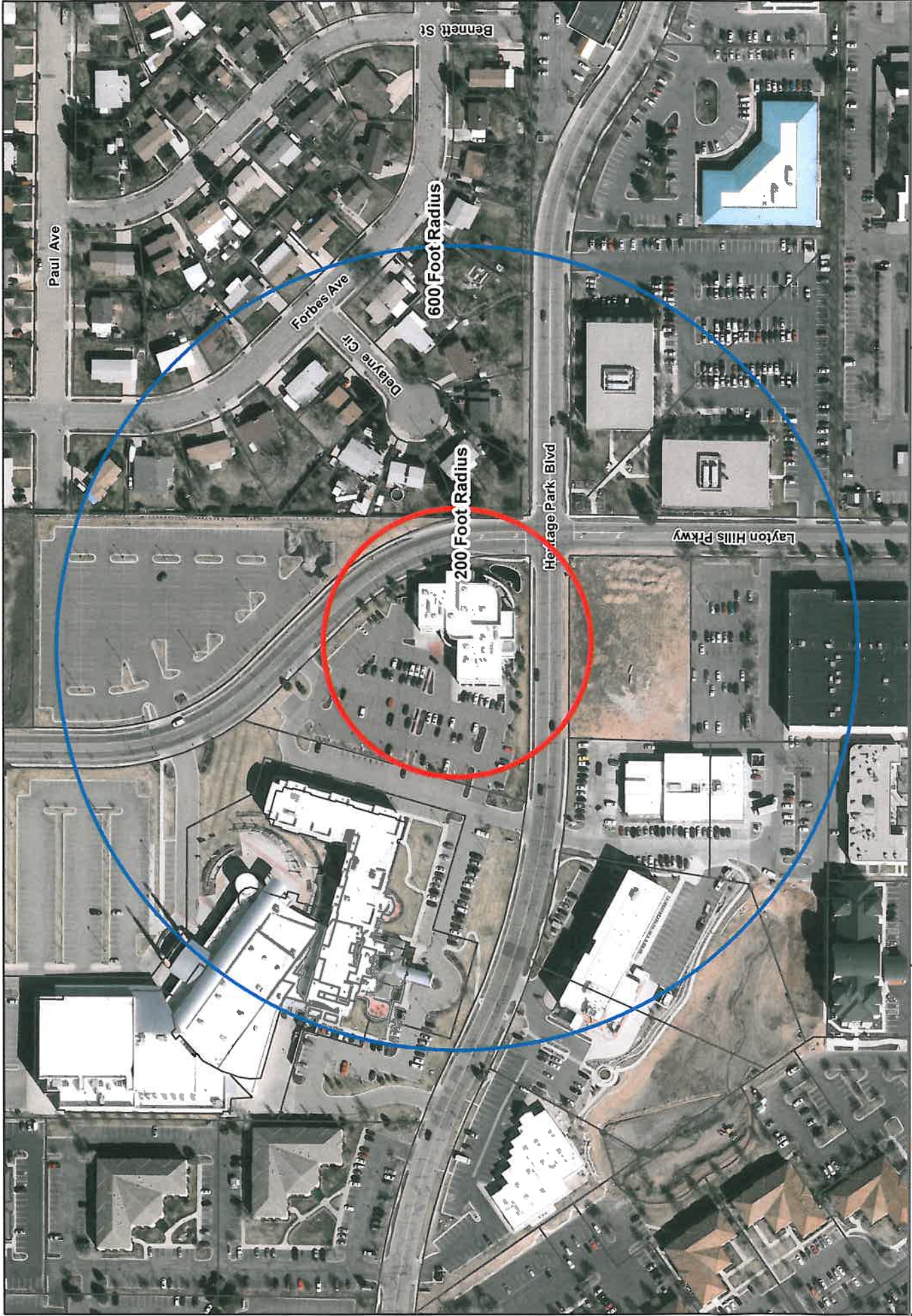
**Alternatives:**

Alternatives are to 1) Approve the on-premise restaurant liquor license for Brigham House LLC DBA Corbin’s; or 2) Deny the request.

**Recommendation:**

Staff recommends the Council approve the on-premise restaurant liquor license for Brigham House LLC DBA Corbin’s.





Brigham House LLC  
DBA Corbin's  
748 West Heritage Park Blvd.



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

**Item Number:** 5.B.

**Subject:**

Final Plat – Evergreen Farms Subdivision Phase 3 – Approximately 1700 West Layton Parkway

**Background:**

The applicant, The Adams Company, is requesting final plat approval for Evergreen Farms Subdivision Phase 3. The phase is 17.54 acres and contains 48 lots. The density for this phase is 2.74 units per acre.

A landscape buffer and eight-foot masonry wall is required along Layton Parkway. The eight-foot masonry wall is to match the existing wall that has been installed along Layton Parkway east of 1700 West. The landscape buffer is to match the type of trees, shrubs and other plantings that are proposed for Evergreen Farms Subdivision Phases 1 and 2. The landscape buffer is required to wrap around onto 1700 West. A six-foot solid vinyl fence is the minimum requirement as part of the landscape buffer for this area.

All lots meet the frontage and area requirements of a lot-averaged, single family, R-S zoned subdivision.

**Alternatives:**

Alternatives are to 1) Grant final plat approval to Evergreen Farms Subdivision Phase 3 subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Evergreen Farms Subdivision Phase 3.

**Recommendation:**

On July 28, 2015, the Planning Commission unanimously recommended the Council grant final plat approval to Evergreen Farms Subdivision Phase 3 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 20, 2015

**Re:** Evergreen Farms Subdivision Phase 3 Final Plat

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**Location:** Approximately 1700 West Layton Parkway

**Zoning:** R-S (Residential Suburban)

**Background:**

On February 24, 2015, the Planning Commission approved the preliminary plat for Evergreen Farms east of the power line corridor. The applicant, The Adams Company, is proposing a third phase of a single-family subdivision within an R-S zone. Unincorporated County land is to the south, the Rocky Mountain Power corridor and R-S zoned property is to the west and similarly zoned subdivisions are to the east. A future phase of the Evergreen Farms Subdivision is to the north.

The proposed final plat consists of 48 lots, which are lot averaged on 17.54 acres; this equates to a density of 2.74 units per acre. All lots meet the requirements of the R-S zone when lot averaged with regards to frontage and area.

As part of developing the subdivision, the applicant is required to build half of the extension of Layton Parkway, located along the south side of the phase. The street is to be an 84-foot right-of-way and the applicant's responsibility will be to dedicate 42 feet of width adjacent to their subdivision. Outside of the right-of-way for Layton Parkway, the applicant is required to provide a minimum 5-foot landscape buffer easement along lots that back or side onto the arterial street. City ordinances requires the developer to work with Layton City to install an 8-foot masonry wall to match the existing masonry walls further east on Layton Parkway. The wall will need to be installed along the entire Layton Parkway frontage of this phase of the development. The landscaping in the landscape buffer will need to match the landscaping for Evergreen Farms Subdivision Phases 1 and 2. The landscape buffer will need to wrap around onto 1700 West and have a minimum six-foot solid vinyl fence. As per ordinance, a homeowners association will be required to maintain the landscape buffer.

The Parks Department is requesting that fencing be installed on the rear of the lots that back onto the Rocky Mountain Power corridor. A minimum six-foot chain link fence is required by ordinance if Rocky Mountain Power is allowing agricultural operations as part of a lease agreement on the property.

**Staff Recommendation:**

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

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 28, 2015, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

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





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

MEMORANDUM

TO: Dave Adams – [d2@8015466000.com](mailto:d2@8015466000.com)  
Tyler – [tyler@gardnerengineering.net](mailto:tyler@gardnerengineering.net)

FROM: Mark Stenquist, Staff Engineer

CC: Fire Department and Community Planning and Development Department

DATE: 6/29/2015

RE: **Evergreen Farms Phase 3 Final Design Review (3<sup>rd</sup> Submittal)**

We have reviewed the dedication plat and construction drawings submitted on June 22, 2015 for the proposed Evergreen Farms Subdivision, located at approximately 1700 West and Layton Parkway. The plans have been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to scheduling a pre-construction meeting.

1. *Lighting* – The developer will be required to pay a total of \$27,950.00 prior to the pre-construction meeting for this phase's required street lights. This fee includes the installation costs for the lights which will be installed by the City's contractor. The city will be responsible for the cost difference between the SL-04 and SL-01 lights and light poles installed on Layton Parkway. The developer required amount above includes these cost reductions. These lighting costs are estimates only. The Developer will be required to pay for the actual costs incurred by the City.
2. *Water Exactions* – Based on the lot configuration seen in the dedication plat and the use of secondary water, the water exaction required for Phase 3 is 9 acre-feet. This property is in the tri-lateral agreement area. The dedicated water shares are to be paid for at Layton City to meet the exaction requirements.
3. An electronic file of the drawings in AutoCAD format will need to be submitted.
4. A letter of approval from the irrigation company will need to be submitted approving the location of the secondary water lines.
5. A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Water Quality will need to be submitted before scheduling a preconstruction meeting. The NOI may be obtained via the internet at <http://waterquality.utah.gov> (Click on the heading "Online Construction Stormwater Permit Issuance System" and follow the instructions).
6. Because the subdivision will be serviced by Kays Creek Irrigation, proof of payment for connection fees will need to be submitted.

7. The developer should be aware that there is a sanitary sewer payback to the city associated with this property in the amount of \$2,407.64 per acre.
8. The developer should be aware that all improvements, including sidewalk, will need to be installed to start the 1-year warranty period.
9. Five complete sets that have been stamped and signed by a PE will need to be submitted for distribution at the preconstruction meeting. The plans will need to incorporate the following corrections.

## **CONSTRUCTION DRAWINGS**

### **Sheet 1**

1. If the storm drain inlet box at STA 9+02 that is for future use in White Pine Drive is to be installed in this phase then the box and the pipe need a label with the necessary information.
2. The Sheet Reference Map boundary needs to be updated on all sheets to include the four additional lots added to Alberta Spruce Drive.

### **Sheet 3**

1. The slope of the land drain line from STA 21+29 to 26+29 will need to be increased to 0.4%. The minimum slope for land drain lines is 0.4%.

### **Sheet 5 & 7**

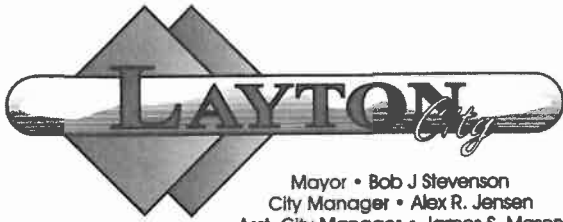
1. We recommend that the sanitary sewer and land drain laterals for future lots be installed with the construction of the mains north of this phase's boundary.

### **Sheet 11**

1. The size and material of the secondary water line will need to be added to the plan view.
2. The secondary water line is shown to extend beyond the north boundary of the subdivision. If this is the case, the extension will need to be included in the plan. If the line is to stop at the boundary with a temporary blow off, this will need to be noted on the plans.

### **Sheet SW1**

1. Contours or slope grades will need to be added to the drawing.
2. The proposed BMP's need a maintenance specification based on capacity or performance.



• 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: Evergreen Farms Phase II (Final Approval) @ 750 South 1700 West

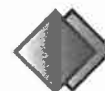
CC: 1) Engineering  
2) Dave Evans, [d2@8015466000.com](mailto:d2@8015466000.com)  
3) Tyler, [tyler@gardnerengineering.net](mailto:tyler@gardnerengineering.net)

DATE: June 30, 2015

I have reviewed the site plan submitted on June 22, 2015 for the above referenced project. The Fire Prevention Division of this department has no further comments or concerns at this time. Refer to all previous Memorandums on this subdivision regarding items that need to be met during construction.

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

DBH\Evergreen Farms II Final App:kn  
Plan # S15-091, District #42  
Project Tracker #LAY 1411181485  
ERS# 8727





# Memorandum

**To:** Planning Commission  
**From:** Scott Carter, Parks Planner  
**Date:** November 24, 2014  
**Re:** Evergreen Farms – Phase 3 – Preliminary – 750 South 1700 West

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The Parks & Recreation Department will not be adversely affected by this proposed subdivision. We are glad to see the provision included on the plat indicating the subdivision HOA will take responsibility for the long-term maintenance of the landscape buffer along Layton Parkway. It should also be noted that the developer is responsible to fence the power corridor that is owned by Rocky Mountain Power. The City is planning to develop an inter-city trail through that corridor.

This phase of the subdivision is not within the service area of any Layton City Park. However, the Parks and Recreation Department is looking to remedy that situation by searching for a park site within that superblock.

## Recommendation

Parks & Recreation supports preliminary approval of Evergreen Farms Phase 3.









# CITY COUNCIL

August 20, 2015

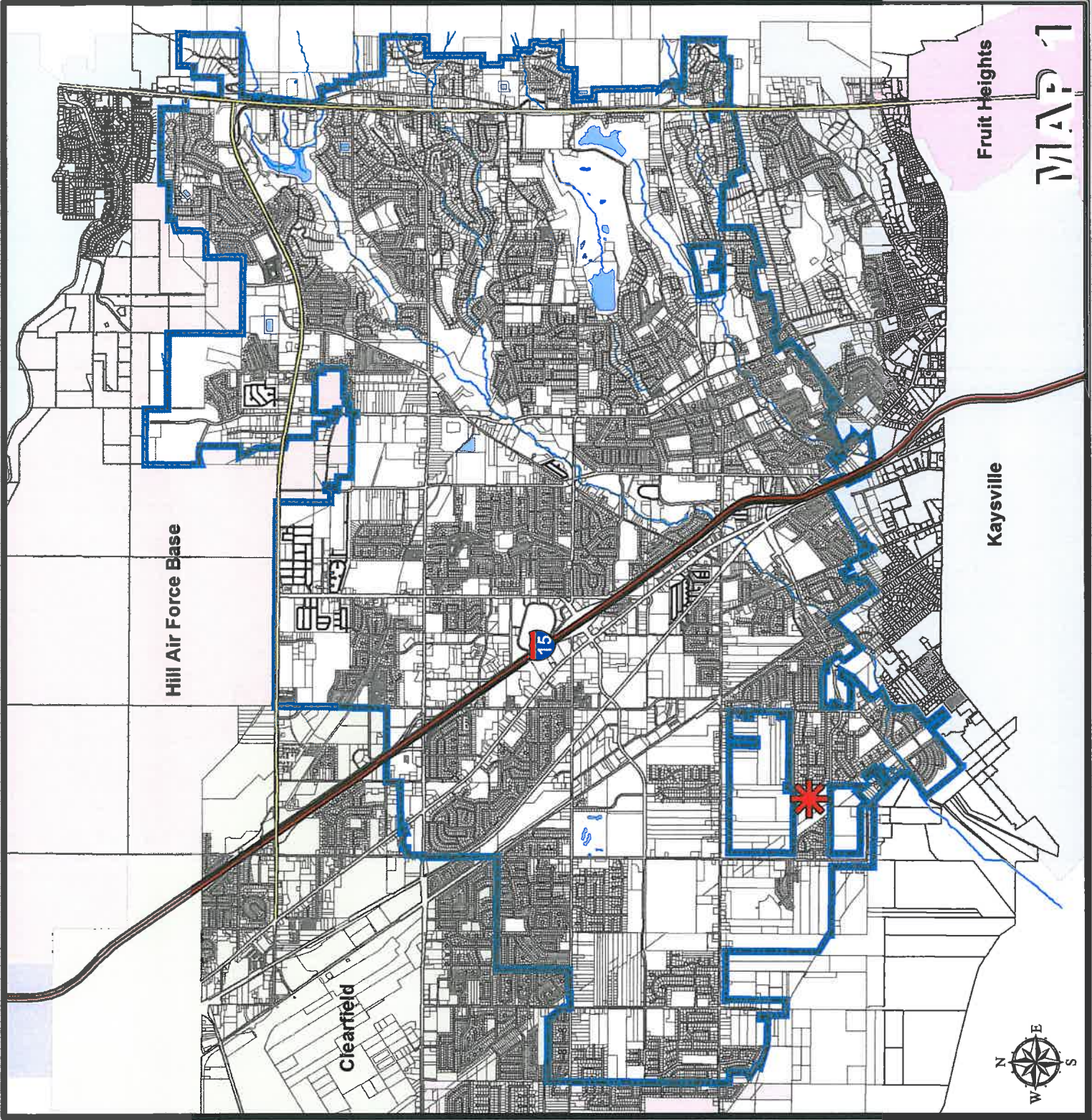
## Evergreen Farms Phase 3

### Final Plat

#### Legend

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

 - Project Site



MAP 1



# CITY COUNCIL

August 20, 2015

## Evergreen Farms Phase 3

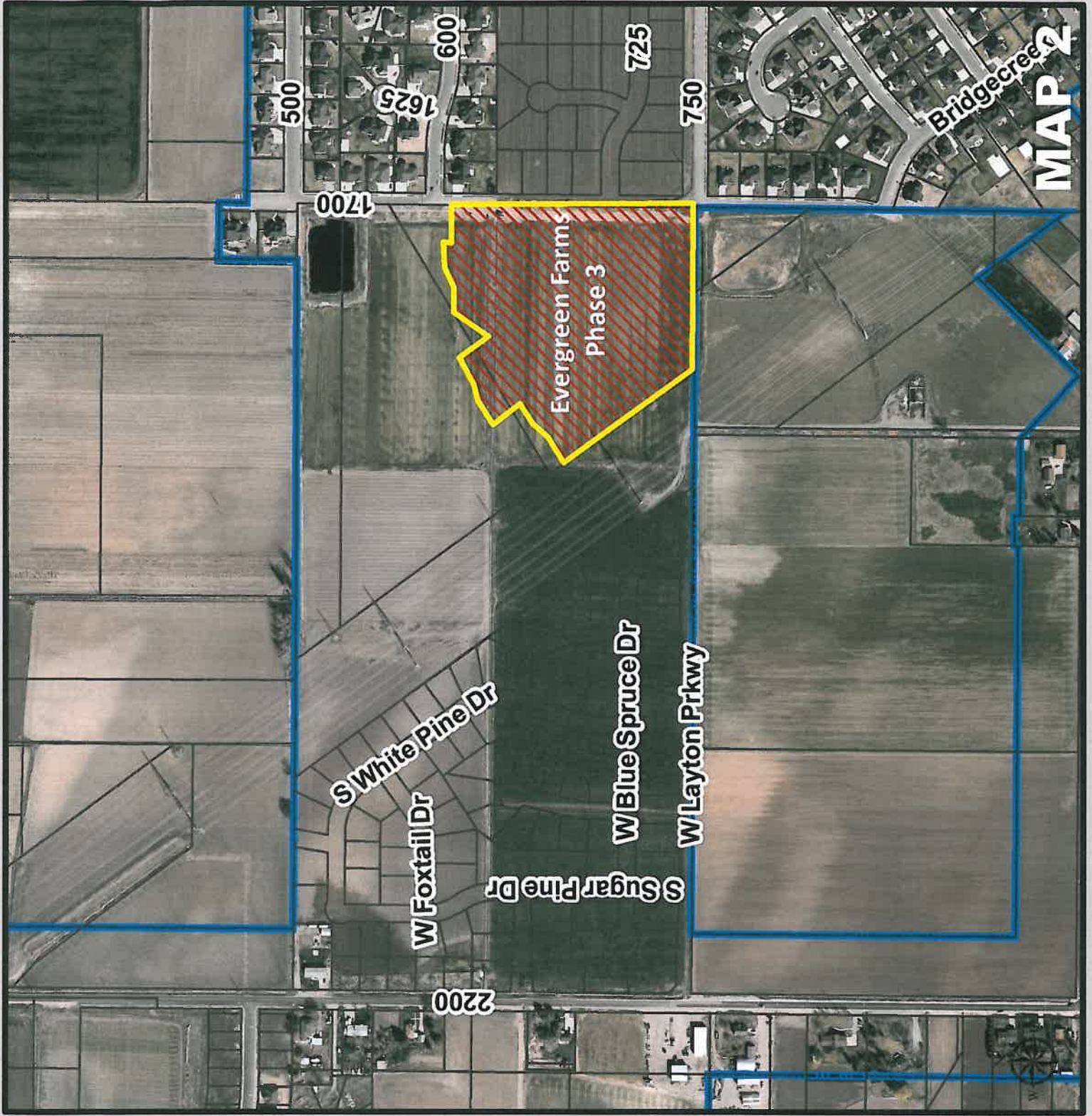
### Final Plat

#### Legend

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

Project Area

1 inch = 440 feet





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

**Item Number:** 5.C.

**Subject:**

Parcel Split – Questar Gas – Approximately 1600 North Woodland Park Drive

**Background:**

The applicant, Questar Gas, is requesting parcel split approval to separate a parcel into two parcels for the purpose of creating a facility site for their high pressure main gas line.

**Alternatives:**

Alternatives are to 1) Grant parcel split approval to Questar Gas subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting parcel split approval.

**Recommendation:**

On July 28, 2015, the Planning Commission unanimously recommended the Council grant parcel split approval to Questar Gas 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 20, 2015

**Re:** Questar Gas Parcel Split

---

**Location:** Approximately 1600 North Woodland Park Drive

**Zoning:** B-RP (Business and Research Park)

**Background:**

The applicant, Questar Gas, is requesting parcel split approval. The proposed parcel split will separate .993 acres into two parcels and create a facility site for their high pressure main gas line. The line parallels the east side of the I-15 right-of-way; the parcel being split off is vacant. Once split, the existing parcel that has the existing commercial building will be .916 acres and the Questar parcel that is vacant will be .077 acres.

The facility is a permitted use in the B-RP zone and will not be reviewed by the Planning Commission. However, before City Staff approval is given the facility will be required to be enclosed with a decorative masonry wall at 6-feet in height and the access being guarded by a tubular steel gate. The wall will need to be painted to blend in with the surrounding area because the facility is located adjacent to a major collector street.

The Questar Gas parcel will be only 3,351 square feet (.077 acres) in size, which does not meet the minimum parcel size requirement for the B-RP zone. However, the City does have franchise agreements with different utilities in the City. These agreements allow for utility facility stations or sub-stations to be located on smaller parcels.

**Staff Recommendation:**

Staff recommends parcel split 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 parcel split 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: Wayne Belleau; wbelleau@manorhousedevelopment.com  
Brady Nowers; brady.nowers@questar.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Department/Community Planning and Development Department

DATE: July 13, 2015

RE: Questar Gas Company Parcel Split  
Heritage Park Blvd & 1000 West

I have reviewed the parcel split submitted on June 24, 2015 and received in the Engineering Department on July 9, 2015 for the property located at approximately Heritage Park Blvd and 1000 West. I recommend that the parcel split be approved with the following comment:

When Questar Gas is ready to install the facilities on the new parcel, a site plan should be submitted for review and approval and will need to include the location and width of any drive approaches.





Community • Prosperity • Choice

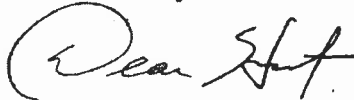
Mayor • Bob J Stevenson  
City Manager • Alex R. Jensen  
Asst. City Manager • James S. Mason

• Fire Department •  
Kevin C. 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: Christy Wixom

FROM: Dean Hunt, Fire Marshal 

RE: Questar Gas Company Lot Line Adjustment @ 1000 West Heritage Park Blvd

CC: 1) Engineering  
2) Wayne Belleau, [wbelleau@manorhousedevelopment.com](mailto:wbelleau@manorhousedevelopment.com)  
3) Brady Mowers, [brady.mowers@questar.com](mailto:brady.mowers@questar.com)

DATE: July 15, 2015

I have reviewed the site plan and the Lot line adjustment submitted on June 24, 2015 for the above referenced project. The Fire Prevention Division of this department has no comments or concerns at this time regarding this application.

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\Questar Lot Line Adj:kn  
Plan # S15-096, District # 61  
Project Tracker #LAY 1507091538



Community • Prosperity • Choice

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

## Memorandum

**To:** Wayne Belleau, Brady Nowers  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 13, 2015  
**Re:** Questar Gas Company, Final Approval – Heritage Park Blvd. & 1000 W.

---

The parcel owned by Wayne Belleau containing 0.916 acres is located at Heritage Park Blvd. and 1000 West. The applicant's proposed parcel split (0.077 acres of the Belleau Parcel) for a future end facility site for their high pressure main gas line would not impact the Parks & Recreation Department.

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

***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.***





**QUESTAR PARCEL  
Layton, Utah  
6-23-15**

A parcel of land lying and situate in the Northwest Quarter of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, being more particularly described as follows:

COMMENCING at the Center of said Section 17, and running thence North 368.20 feet and West 1678.27 feet (Basis of Bearing: South 00°09'50" West along the Quarter Section Line from said corner) to the West Right-of-Way line of 1000 West Street and the POINT OF BEGINNING; thence southerly along said West line 223.29 feet along the arc of a 580.00 foot radius curve to the left, through a central angle of 22°03'27" (Chord to said curve bears South 23°08'39" East for a distance of 221.91 feet) to a non-tangent line on the I-15 Right-of-Way line; thence North 34°58'56" West 216.96 feet along a fence; thence North 54°43'41" East 45.52 feet to the POINT OF BEGINNING.

Contains 3,351 square feet in area or 0.077 acres.






**DOCUMENT WAS  
RECEIVED FROM  
OUTSIDE SOURCE**

# CITY COUNCIL

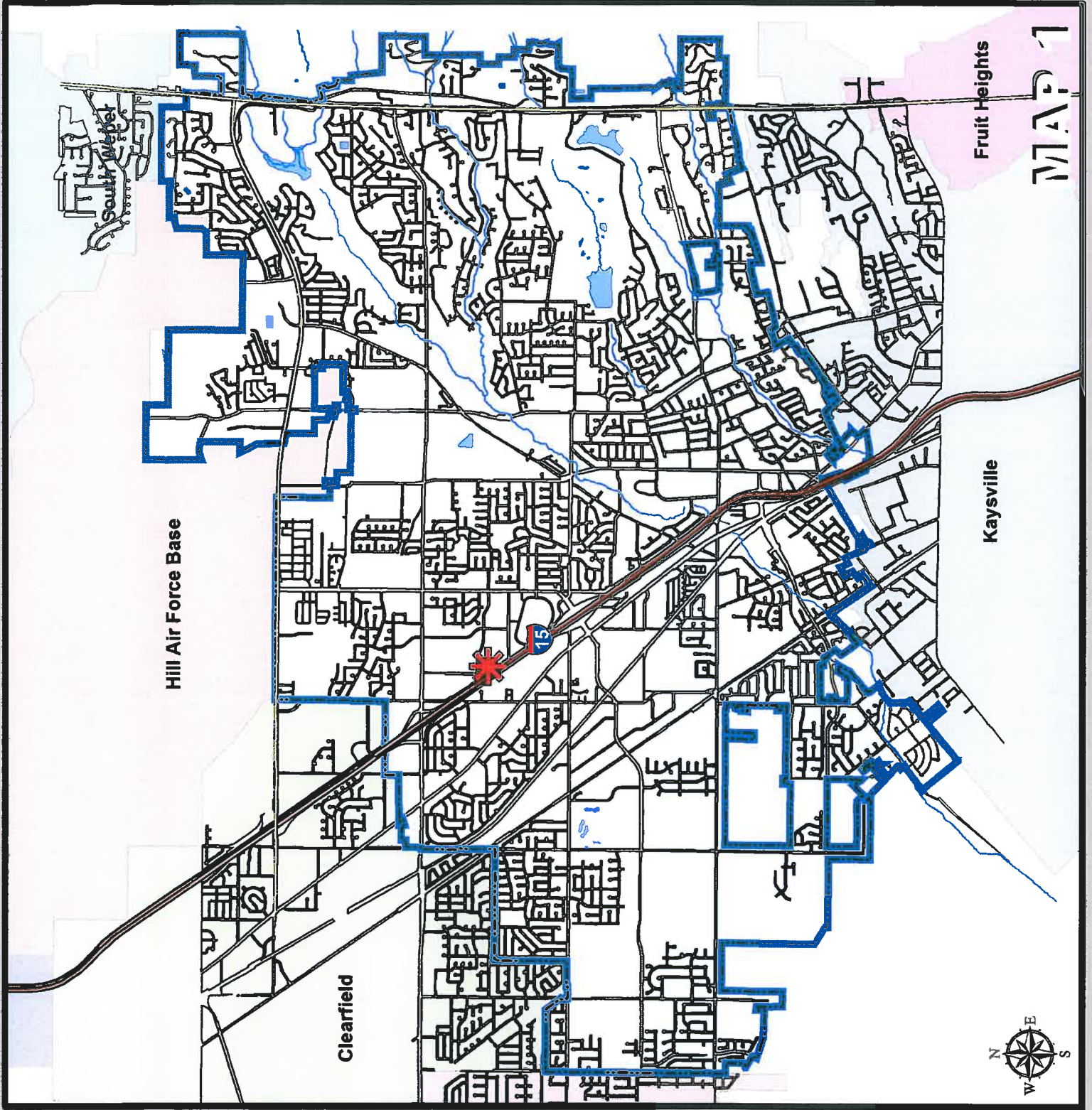
August 20, 2015

## Questar Gas Parcel Split

### Legend

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

 - Project Site





# CITY COUNCIL

August 20, 2015

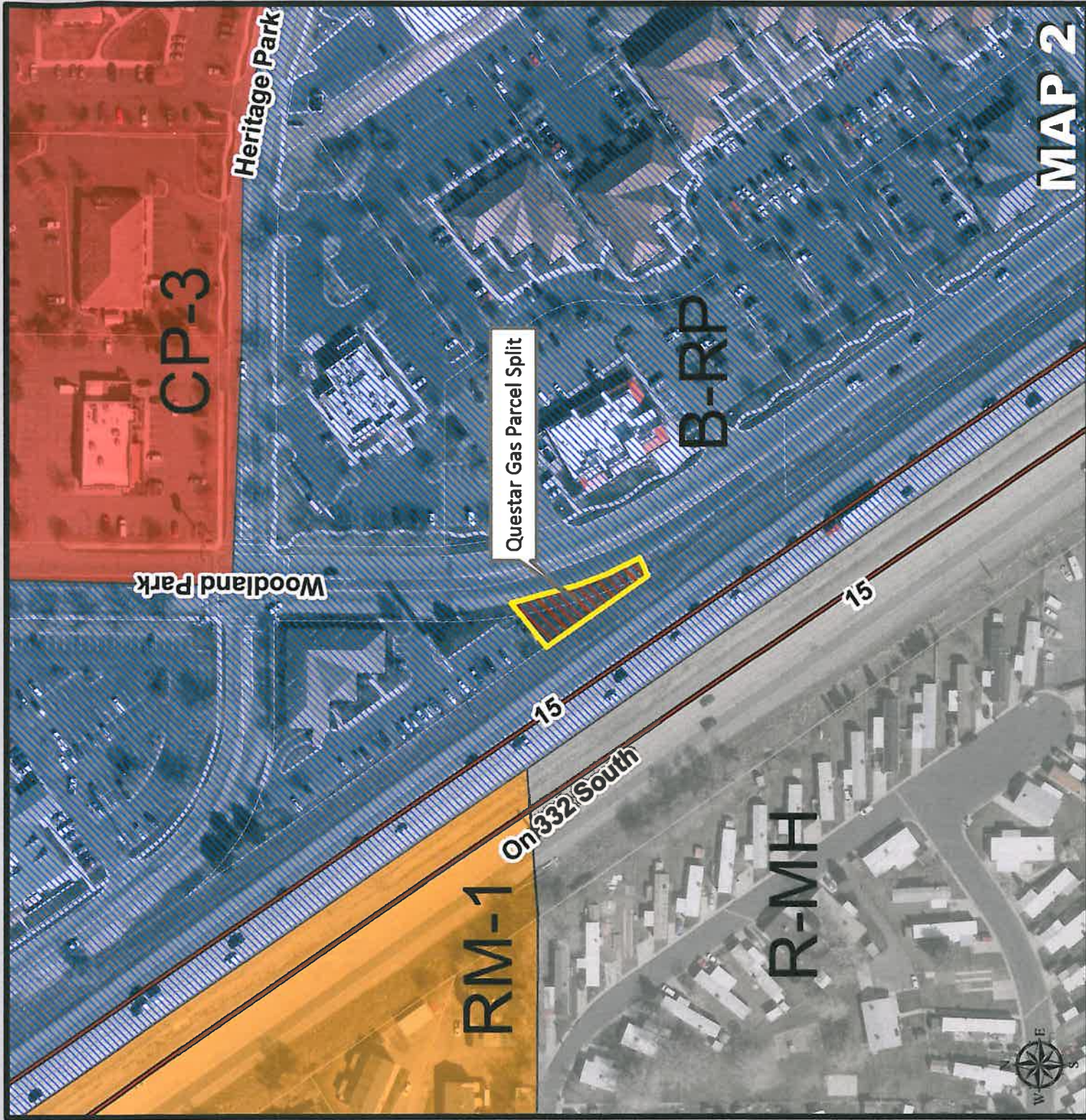
## Questar Gas Parcel Split

**Legend**

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

 Project Area

1 inch = 141 feet



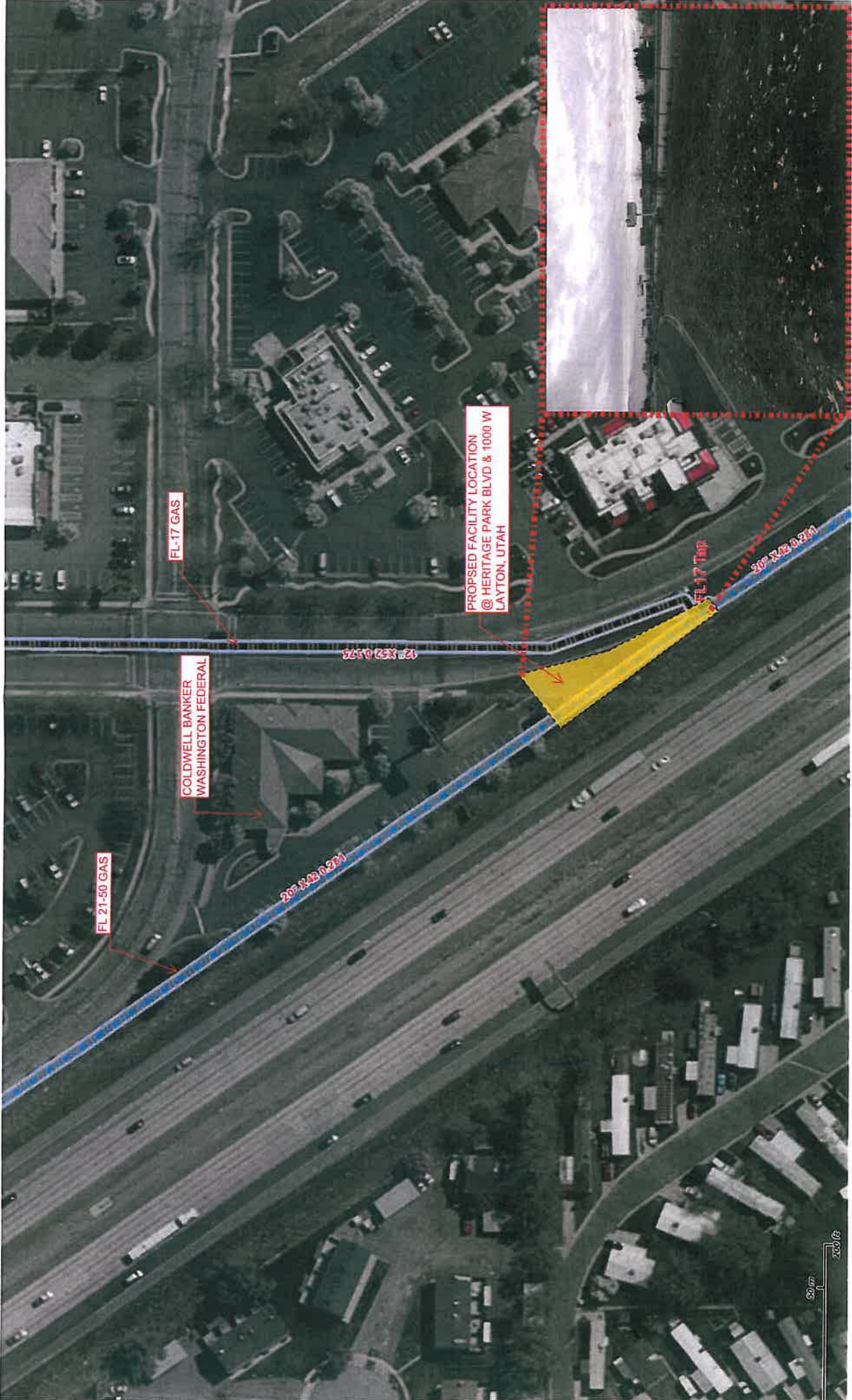




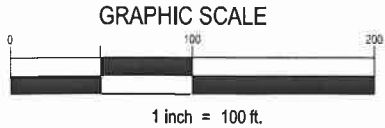
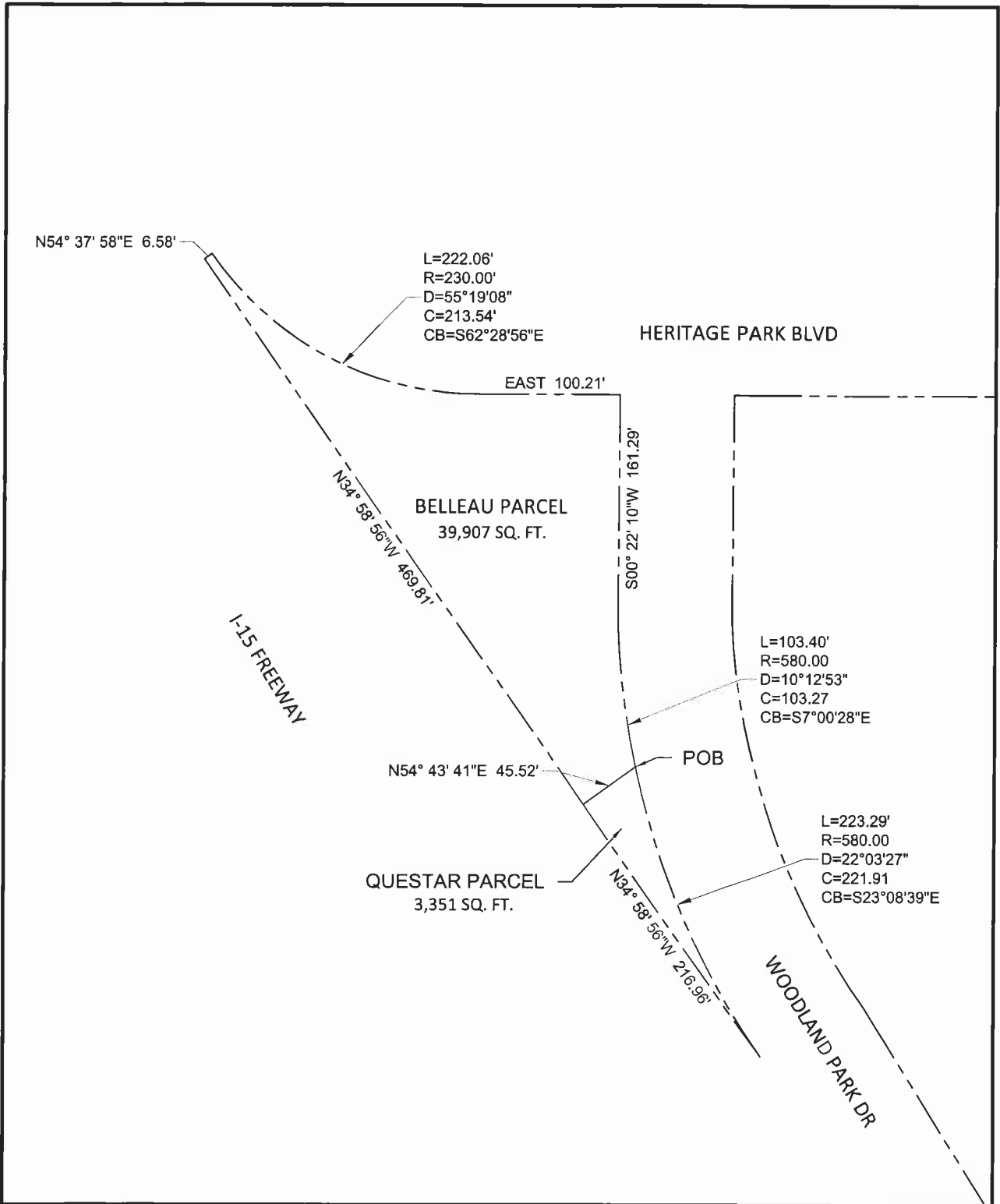
Looking North



Looking South



DOCUMENT WAS  
RECEIVED FROM  
OUTSIDE SOURCE



**FEEDER LINE 17**  
**BELLEAU PROPERTY**

**EXHIBIT "A"**

June 24, 2015



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

**Item Number:** 5.D.

**Subject:**

Annexation Request – Barlow Corporation – Acceptance and Certification of the Petition – Resolutions 15-48 and 15-49 – Approximately 1700 West Weaver Lane

**Background:**

The proposal is to annex 8.841 acres. If the annexation petition is accepted and certified, Staff will initiate the necessary annexation procedures as outlined by State law. The annexation area consists of a portion of a larger parcel on the north side of Weaver Lane west of West Side Drive. The applicant is Ovation Homes representing Barlow Corporation.

The annexation petition is accompanied by a rezone request for R-S PRUD zoning to develop a single-family residential subdivision with access from Weaver Lane.

**Alternatives:**

Alternatives are to 1) Adopt Resolutions 15-48 and 15-49 accepting and certifying the petition for annexation and direct Staff to initiate the necessary annexation procedures; or 2) Not adopt Resolutions 15-48 and 15-49 denying the petition for annexation.

**Recommendation:**

Staff recommends the Council adopt Resolutions 15-48 and 15-49 accepting and certifying the petition for annexation and directing Staff to initiate the necessary annexation procedures.



**RESOLUTION 15-48**  
**(Barlow Corporation Annexation Petition)**

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF  
PROPERTY LOCATED AT APPROXIMATELY 1700 WEST WEAVER LANE.**

**WHEREAS**, a petition has been received by Layton City, pursuant to Utah Code Annotated, petitioning for annexation of certain properties located at approximately 1700 West Weaver Lane; and

**WHEREAS**, this property is located within an area where Layton City can provide urban services; and

**WHEREAS**, this property is identified in the Layton City Annexation Policy Plan, Expansion Area Five, adopted by the City Council on December 5, 2002; and

**WHEREAS**, the City Council determines it to be in the best interest of the citizens of Layton City to accept the petition for annexation and direct staff to certify the annexation petition and provide notice thereof relative to the proposed annexation; and

**WHEREAS**, the property owners wish to proceed with the petition for annexation to the City.

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

1. The City has received a petition for annexation presented by Barlow Corporation, owners of 8.841 acres, located at approximately 1700 West Weaver Lane. The above property represents 100 percent of the private land and constitutes 100 percent of the value of all the private property within the area proposed for annexation. This property is more particularly described in the description presented with the petition, which is attached hereto and made a part hereof by reference. The petition is hereby accepted by the City.

2. Staff is hereby directed to certify the petition for the proposed annexation pursuant to Utah Code Annotated and initiate the necessary annexation procedures.

**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:

*[Signature]*  
\_\_\_\_\_  
FOR GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:  
*[Signature]*  
\_\_\_\_\_  
WILLIAM T. WRIGHT, Director  
Community & Economic Development



**RESOLUTION 15-49**  
(Barlow Corporation Annexation Petition Certification)

**A RESOLUTION ACKNOWLEDGING THE RECEIPT OF CERTIFICATION  
OF THE PETITION FOR ANNEXATION OF PROPERTY LOCATED AT  
APPROXIMATELY 1700 WEST WEAVER LANE.**

**WHEREAS**, a petition for annexation was received and accepted by the Layton City Council pursuant to Utah Code Annotated, for property located at approximately 1700 West Weaver Lane on August 20, 2015, (Reference Resolution 15-48); and

**WHEREAS**, the City Recorder has certified that the petition for annexation complies with the statutory requirements of Utah State Code sections 10-2-403(3), (4), and (5) and said certification was received by the City Council on August 18, 2015; and

**WHEREAS**, notices of the proposed annexation must be advertised in the newspaper and sent to entities prescribed in Utah State Code section 10-2-406(1)(b) and 10-2-408.5.

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

SECTION I: Staff is hereby directed to publish the prescribed notice of the proposed annexation at least once a week for three (3) successive weeks with the first notice being published within ten (10) days of the Council's receipt of the notice of certification.

SECTION II: Staff is hereby directed to mail written notice of the proposed annexation to the Davis County Commission, to the board of any special or independent service district that services any of the properties within the subject annexation area, the city council of any city whose boundaries are within one-half mile of the subject area, and to the Davis County School District.

SECTION III: The published and mailed notice shall contain the prescribed information, as outlined in Utah Code Annotated. Said notice shall provide the necessary information relative to the filing of protests and deadlines for filing such protests.

**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:

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

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



Community • Prosperity • Choice

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

• Council Members •

Joyce F. Brown  
Tom Day  
Jory Francis  
Scott Freitag  
Joy Petro

August 18, 2015

To the Layton City Council:

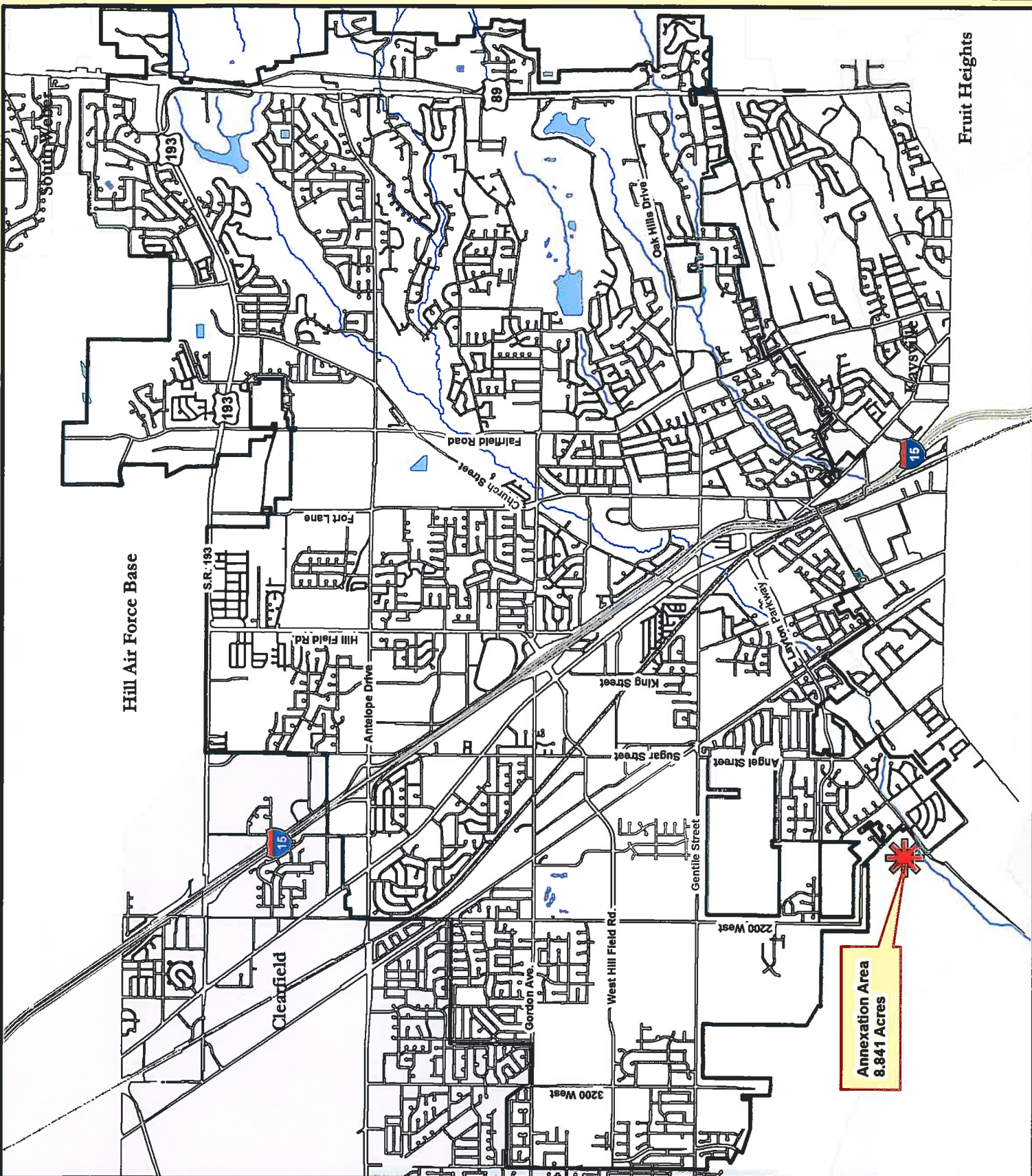
I hereby certify the petition for annexation commonly known as the Barlow Corporation annexation, located at approximately 1700 West Weaver Lane. The proposed annexation includes approximately 8.841 acres as drawn and described in the survey filed with the petition.

In my opinion, the annexation meets the statutory requirements of Utah State Code sections 10-2-403(3), (4) and (5).

Respectfully,

Thieda Wellman  
City Recorder





Fruit Heights

Hill Air Force Base

S.R. 193

Clearfield

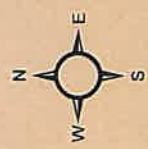
Annexation Area  
8.841 Acres

**City Council Meeting**

August 20, 2015

**Barlow Corporation  
Annexation Petition**

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



1 inch = 4,250 feet







**City Council Meeting**

**August 20, 2015**

**Barlow Corporation**

**Annexation Petition**

**Approx. 1700 West Weaver Lane**

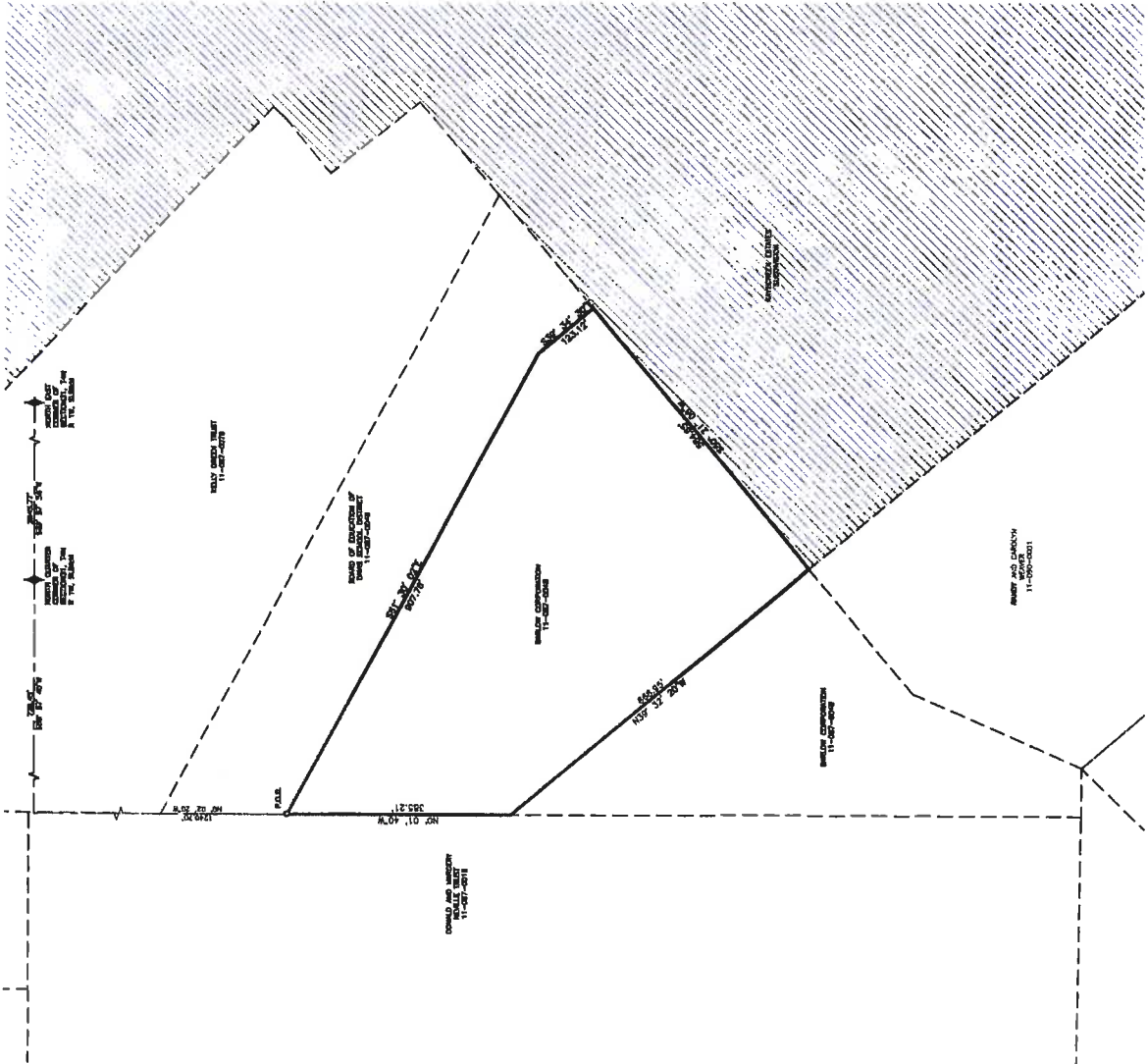
**8.841 Acres**

- LEGEND**
-  Layton City Boundary
  -  Property
  -  Lakes
  -  Streams





**PLAT OF ANNEXATION TO  
LAYTON CITY RESOLUTION #XXXX-XX**  
PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
DAVIS COUNTY, UTAH  
JULY 2015



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

- SECTION CORNER
- BOUNDARY OF AREA TO BE ANNEXED TO CENTRAL WESPER SEWER IMPROVEMENT DISTRICT
- ADJACENT PROPERTY
- SECTION TIE LINE
- EXISTING CENTRAL WESPER SEWER IMPROVEMENT DISTRICT

100 0 100 200 300  
Scale: 1" = 100'

**SURVYORS CERTIFICATE**  
I, THOMAS J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN UTAH, LICENSE NO. 11-08-2015, AND THAT I AM THE AUTHOR OF THIS SURVEY. I HAVE BEEN ASSISTED BY THE FOLLOWING: [List of assistants]. AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
THOMAS J. WOOD



**AREA TO BE ANNEXED**  
A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
[Detailed description of the area to be annexed, including bearings and distances.]  
CONTAINING 165,177 SQUARE FEET OR 3.841 ACRES, MORE OR LESS.



**DAVIS COUNTY SURVEYOR**  
THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTRY PLAT AS REQUIRED BY UTAH CODE 17-23-20.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
DAVIS COUNTY SURVEYOR

**LAYTON CITY COUNCIL**  
THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE LAYTON CITY COUNCIL.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
LAYTON CITY COUNCIL

**LAYTON CITY MAYOR**  
THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE LAYTON CITY MAYOR.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
LAYTON CITY MAYOR

**NARRATIVE**  
THE PURPOSE OF THIS PLAT IS TO ANNEX THIS PROPERTY INTO LAYTON CITY, AS SHOWN.  
**BASE OF MEASUREMENT**  
THE BASE OF MEASUREMENT FOR THIS PLAT IS THE NORTH 1/4 CORNER OF SECTION 31 AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS SURVEY POINT CALCULATED FROM DATA FROM THE DAVIS COUNTY SURVEY.

<b>Project Info.</b>	
Surveyor: T. WOOD	Fee Paid
Draftsman: J. BOONE	At: [ ]
Date: 7/20/15	Of: The Official Records, Page
Name: ANNEXATION PLAT	Recorded For:
Number: 5881-588	DAVIS COUNTY RECORDER
Book: 11-08-2015	Deputy:
Checklist:	

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

**Item Number:** 8.A.

**Subject:**

Canvass of Election

**Background:**

The Council will convene as the Board of Canvass to canvass the August 11, 2015, primary election results, and declare the candidates nominated for the General Election to be held on November 3, 2015.

**Alternatives:**

N/A

**Recommendation:**

N/A