

**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 **5:45 PM on September 24, 2015.**

AGENDA ITEMS:

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

- 2. MUNICIPAL EVENT ANNOUNCEMENTS:**

- 3. VERBAL PETITIONS AND PRESENTATIONS:**

- 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. Final Plat – Cottages at Valley View Subdivision, Phase 1 – Approximately 2150 East Oakridge Drive

- 6. PUBLIC HEARINGS:**

- 7. PLANNING COMMISSION RECOMMENDATIONS:**

- 8. NEW BUSINESS:**

- 9. UNFINISHED BUSINESS:**

- 10. SPECIAL REPORTS:**

ADJOURN:

Notice is hereby given that:

- 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: _____
Tori Campbell, Deputy 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.

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

Item Number: 5.A.

Subject: Final Plat – Cottages at Valley View Subdivision Phase 1 – Approximately 2150 East Oakridge Drive

Background: On July 14, 2015, the Planning Commission approved the preliminary plat for the Cottages at Valley View Subdivision Phase 1. The applicant, Ovation Homes, is requesting final plat approval for 18 lots in Cottages at Valley View Subdivision Phase 1. This is located in an R-1-6 zone south of Oakridge Drive with vacant property and the Valley View golf course to the south, and single-family developments to the north, east and west.

The proposed first phase is part of a master plan in developing additional property to the south. Due to additional geotechnical studies the developer has requested to delay zoning or platting any property to the south. There may be proposed in the future a few single-family phases, an assisted living facility, and the dedication of Gordon Avenue once the additional geotechnical studies have been completed. These would come to the Planning Commission and Council at a later time.

Alternatives: Alternatives are to 1) Grant final plat approval to Cottages at Valley View Subdivision Phase 1, subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Cottages at Valley View Subdivision Phase 1.

Recommendation: On September 22, 2015, the Planning Commission unanimously recommended the Council grant final plat approval to Cottages at Valley View Subdivision Phase 1, subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: City Council

From: Kem Weaver, Planner II

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

Date: September 24, 2015

Re: Cottages at Valley View Subdivision Phase 1 Final Plat

Location: Approximately 2150 East Oakridge Drive

Zoning: R-1-6 (Single Family Residential)

Background:

On July 14, 2015, the Planning Commission approved the preliminary plat for the first phase of the Cottages at Valley View. The subdivision is surrounded by vacant property and the Valley View golf course to the south, single-family developments are to the north, east and west.

The applicant is proposing to develop a single family subdivision of 18 lots. Homes in the subdivision will be primarily single-level, single-family homes targeted at an older demographic often referred to as "empty nesters". Homes proposed in the subdivision will be similar to what Ovation Homes has constructed in the Cottages at Fairfield Subdivision at the northeast corner of Fairfield Road and Church Street. The proposed development agreement language regarding architecture, square footage, and HOA requirements is similar to that of the agreement for the Cottages at Fairfield.

Development of the subdivision requires the construction of a standard 60-foot minor collector street that aligns with the intersection of 2125 East and Oakridge Drive and connects Oakridge Drive to the future Gordon Avenue right-of-way.

The subdivision meets the density required in the development agreement, which is not to exceed 3.34 units per acre. Each lot meets the frontage and area requirements of the zone. Due to the gas pipelines being located on lots 1 through 5 and 11, this creates deeper front yards and side yards outside of the buildable area of each lot.

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 September 22, 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: Brad Frost; frostappraisals@gmail.com
Norm Frost; norm@ovationhomesutah.com
Chris Cave; ccave@reeve-assoc.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Department/Community Planning and Development Department

DATE: September 10, 2015

RE: Cottages at Valley View Phase 1, Final Plans (3rd submittal)

I have reviewed the dedication plat and construction drawings submitted on August 27 and September 3, 2015 for the proposed Cottages at Valley View Phase 1, located at approximately 2100 East Oakridge Drive. The plans have been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to scheduling a pre-construction meeting.

Bonding - A cost estimate will need to be submitted for review and will need to include all site work including landscaping. The estimate will be used to determine the bonding amount required.

Lighting – The developer will be required to pay a total of \$11,140 for the City owned lights prior to the pre-construction meeting for the purchase and installation of one SL-02 and one SL-04.

General Notes –

1. Based on the lot configuration seen in the dedication plat and the use of secondary water which reduces the rate by 2/3, the water exaction required for Phase 1 is 3.5 acre feet. The following three companies have water shares acceptable to Layton City: Kays Creek Irrigation (A or B stock), Holmes Creek Irrigation, and Davis & Weber Canal Company. The shares will need to be dedicated to the City prior to scheduling a pre-construction meeting.
2. An approval letter from Kays Creek Irrigation for the secondary waterlines will need to be submitted. A copy of the receipt for payment of any required Kays Creek Irrigation fees will also need to be submitted.
3. An electronic file of the final approved drawings in AutoCAD format will need to be submitted.
4. An electronic PDF and paper copy of the construction plans on 11x17 sheets will need to be submitted for submittal to the Utah Division of Drinking Water.
5. Easements will need to be established for the sanitary sewer, storm drain, and land drain outfall lines as well as a temporary turnaround at the south end of 2125 East. The easements will need

to be submitted on the previously provided template for approval and acceptance by the City Council. The easements will need to be recorded before construction can begin on the lines.

6. An approval letter from both gas companies addressing the proposed grading, utilities, street construction, and any overlapping easements within their easements will need to be submitted.
7. CC&R's will need to be submitted. Ownership and maintenance of private utilities and streets will need to be addressed.
8. 5 complete sets of drawings that have been stamped and signed by a PE will need to be submitted. The plans will need to incorporate the following corrections.

Dedication Plat –

1. The private easement for the land drain will need to be specified for the land drain rather than drainage and the easement will need to be in addition to the rear PU&DE.
2. The leader notes for the Public Utility Easements will need to be expanded to include "Drainage."
3. A separate document establishing the easement for the temporary turnaround at the south end of 2125 East will need be submitted for review.
4. Note 6 will need to be modified to include the 8-inch waterline as private.
5. The developer has decided against installing the private street light on the Private Street. The reference in note 3 to this light will need to be removed.
6. An easement for the sidewalk to be installed outside the right of way on the east side of 2125 East will need to be added to the plat.
7. The FE notes at the lot corners at the streets will need to be removed.

Site plan and general notes for all construction drawings –

1. All references to the private street light at the end of the Private Street will need to be removed.
2. The culinary water laterals can be HDPE CTS-OD SDR-9 poly tubing rather than copper.

Sheets 3 to 7 of 17 – Gordon Avenue

1. The temporary turn-around at the south end of 2125 East will need to be added to sheets 7 and 8 and will need to include the material to be used as well as the depth of the material required to construct the turn-around.
2. The rim elevations for the outfall lines will need to reflect the existing ground. When the City or developer constructs Gordon Avenue, the manholes will be raised to the future grades.

Sheets 8 and 9 of 17 – 2125 East

1. The sidewalk will need to be installed through the private street with a drive approach from the walk to the public street right of way rather than the curb and gutter extending through the sidewalk.
2. The laterals for lots 101, 102, 103, and 104 will need to be adjusted so each lot has a sewer and culinary water lateral within the lot boundary.
3. Secondary services will need to be provided for the landscape buffers on Oakridge Drive and Gordon Avenue.

Sheet 11 of 17 – Land Drain

1. The connection to the storm drain will need to be added to the plan.

Sheet 12 of 17 – Grading Plan

1. Top and toe elevations for the wall will need to be added.

Sheet 14 of 17 – Gas Line Crossing

1. The culinary services for lots 101 to 104 are indicated to have 2" services. The lateral sizes indicated on sheet 9 indicate ¾" laterals.
2. The bottom elevation in the profile for Sta 22+21.83 appears to be incorrect at 4710.
3. The sanitary sewer laterals or main will need to be added to the profiles. Based on calculations performed in this office, the sewer laterals for lots 101, 102, 103, and 104 appear to be encroaching into the shown 18" separation required by the gas companies.

SWPPP –

1. The construction entrance BMP needs to have a specification for maintenance describing when and how to maintain the BMP.
2. The name and certification of the person responsible for inspecting the site will need to be added to the SWPPP. This may be a person on staff or a third party.
3. The inspection schedule will need to be stated on the SWPPP, whether at least once every seven days, or every 14 calendar days and within 24-hours of the occurrence of a storm event of 0.5 inch or greater.
4. A sample inspection report containing the information required in the Utah Construction General Permit Section 4.1.7 will need to be submitted for review.



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: Cottages at Valley View Final Approval @ 2100 East Oak Ridge Drive

CC: 1) Engineering
2) Chris Cave, ccave@reeve-assoc.com
3) Norm Frost, norm@ovationhomesutah.com
4) Brad Frost, brad@ovationhomesutah.com

DATE: August 19, 2015

I have reviewed the site plan submitted on August 6, 2015 for the above referenced project. The Fire Prevention Division of this department has no further comments/concerns at this time..

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\Cottages at Valley View FINAL:kn
Plan # S15-113, District # 32
Project Tracker #LAY 1505281528
ERS# 8902



Memorandum

To: Chris Cave, Brad Frost
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: September 3, 2015
Re: Cottages at Valley View, Final Approval II – 2100 E. Oakridge Dr.

The Cottages at Valley View subdivision located at 2100 E. Oakridge Dr. is within the service area of Andy Adams Park. There haven't been any changes from the last final plat submittal that would affect the Parks and Recreation Department.

Regarding the potential of any detention basins built with this development, as a reminder they are to be maintained by the subdivision homeowner's association. This will need to be noted on the final plat with the specific maintenance responsibilities outlined within the subdivision CC&R's.

Provided with the comments above, the Parks & Recreation Department has no other comments or concerns regarding Cottages at Valley View subdivision.

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

September 24, 2015

Cottages at Valley View Phase 1 Final Plat

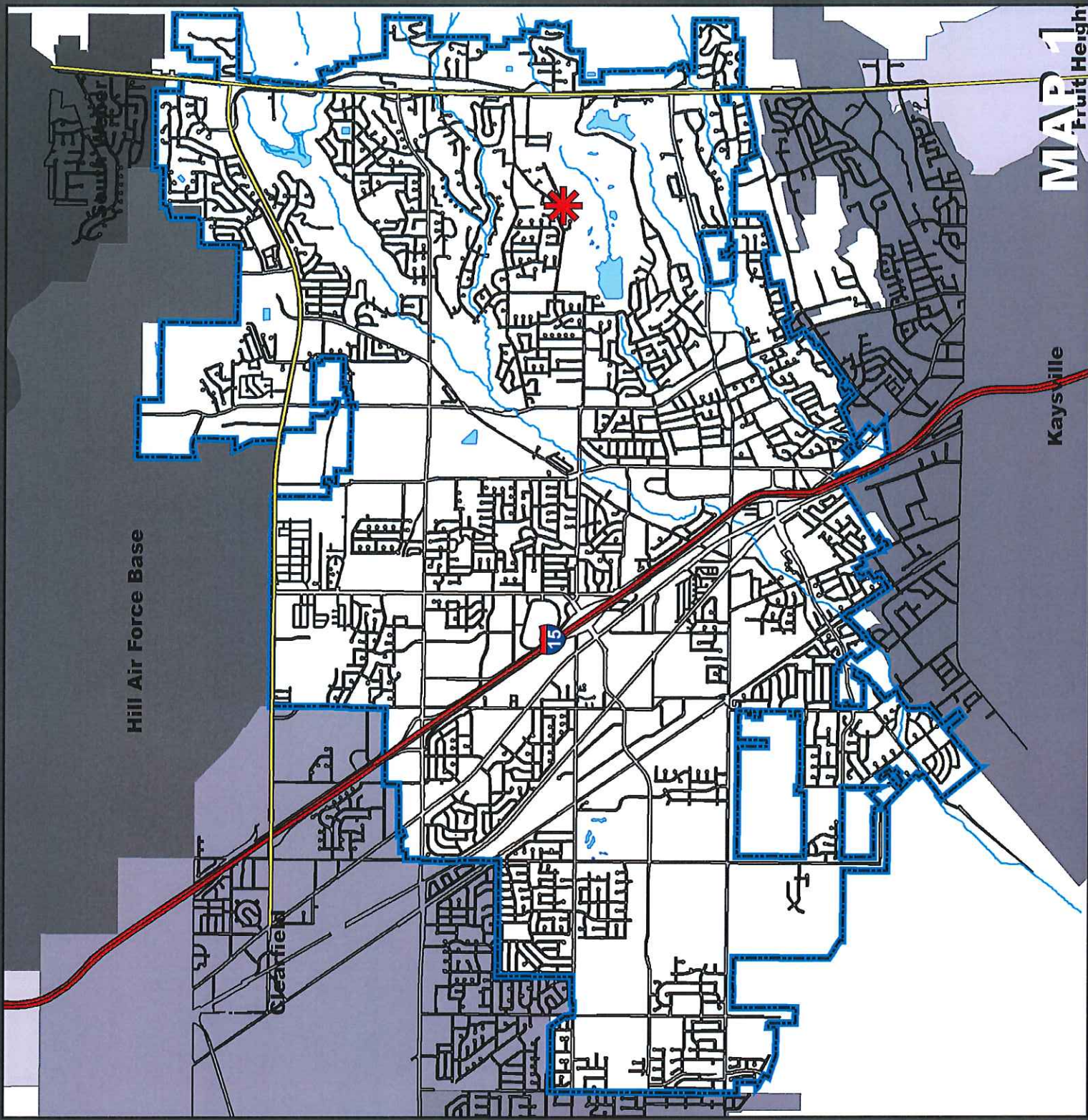
Legend

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

 - Project Site



1 inch = 4,605 feet








CITY COUNCIL

September 24, 2015

Cottages at Valley View Phase 1 Final Plat

Legend

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



1 inch = 353 feet

