

**JOINT CITY COUNCIL AND PLANNING COMMISSION  
WORK MEETING AGENDA OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on November 19, 2015.**

**Item:**

1. Amendment to Title 13 of the Layton Municipal Code - Ordinance 15-34
2. Draft Updates - Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan
3. Draft Updates - Layton City Draft Impact Fee Analysis Parks, Trails and Recreation and Layton City Draft Impact Fee Facilities Plan Parks, Trails and Recreation
4. City Council and Planning Commission Discussion Regarding HOA'S
5. Mayor's Report

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 the 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.

Notice is hereby given that 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.

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

**Item Number:** 1.

**Subject:**

Amendment to Title 13 of the Layton Municipal Code - Ordinance 15-34

**Background:**

This is the recodification of Title 13 of the Layton Municipal Code. As the Council is aware, the different titles of the Code undergo a comprehensive review. Upon a completion of that review a determination is made as to the process to be used in making any needed amendments. On occasion there are minor amendments to a few chapters or sections within a title. In this instance there were enough changes to include the entire title. While the majority of changes are stylistic, grammatical, or simply updating terms or definitions, there are other changes of substance. Each will be explained herein by chapter.

**Chapter 13.04 - Definitions.** The amendments to this Chapter are the updating or clarifying of existing definitions.

**Chapter 13.06 - Control of Backflow and Cross Connections.** Other than a minor font change the only amendment is the clarification of the financial responsibility for the installation of a backflow prevention device, in Section 13.06.030(3).

**Chapter 13.08 - Culinary Water System.** The proposed amendments in Section 13.08.020 include the detailed clarification of the process of obtaining utility services during the construction phase of a development and how the responsibility therefore is transferred to the eventual occupant. The need for a notarized statement for a landlord is eliminated and the City's agreement for the landlord-tenant situation is referenced. In Section 13.08.021, two Subsections can be eliminated by referring to the City's Consolidated Fee Schedule for utility security deposits. The other two Subsections proposed to be eliminated reflect processes no longer utilized.

Section 13.08.023 contains, among other provisions, the priority in which the monies received in a partial payment will be applied to the overall amount owing. The amendment would include the storm water fee and the street lighting fee into those priorities.

Section 13.08.025 is a new section. When customers have concerns regarding entries on their utility billing, they present those in the utility billing office. Their request is reviewed, information is exchanged, and generally an amicable resolution is reached. While it is expected that this cordial and informal process will continue and resolve the vast majority of issues, it is appropriate to establish a formal process for those rare situations in which a mutually satisfying resolution cannot initially be reached.

The proposed ordinance creates such a process with defined time lines to ensure a prompt resolution. It also establishes a standard of review to provide consistency and reliability.

Section 13.08.030 is amended to clarify the responsibility of developers in the installation of culinary water

services, while explaining the City's maintenance obligations.

Sections 13.08.090 through 13.08.170 are amended with updated terminology and grammatical changes.

Section 13.08.180 is replaced with language that adopts the design standards approved by the Public Works Director and the City Engineer. This will alleviate the need for an ordinance amendment each time standards change.

**Chapter 13.10 - Fire Flow.** Two sections in this Chapter have minor amendments. In Section 13.10.060 the reference to a publication regarding peak water demands is replaced by referencing the City's water model. The proposed amendments in Section 13.10.070 are stylistic in nature, providing clarification and more expansive terminology.

**Chapter 13.11 - Drinking Water Source Protection.** There are two amendments in Section 13.11.104, changing the abbreviations for the terminology used in these regulations. In Section 13.11.200, the date of completion of the Drinking Water Source Protection Zone Map is eliminated, as this would confuse the validity of subsequent updates to that Map.

Section 13.11.503 is amended by the removal of an unneeded sentence.

**Chapter 13.12 - Sanitary Sewer System.** Section 13.12.010 is amended by including the Public Works Department as an option for one seeking a permit under this Chapter.

Section 13.12.080 is amended by correcting the sewer district's name.

Section 13.12.130 is amended by reducing the distance between clean out access points.

Section 13.12.140 is amended by clarifying the need for gravity flow in conjunction with any pressurized sanitary sewer lateral.

Section 13.12.170 is amended by removing an inflexible requirement and replacing it with language referring to the City's development guidelines and standards.

Section 13.12.180 is amended by allowing the Public Works Department as an option for inspections.

Sections 13.12.250 and 13.12.260 are amended by placing the North Davis Sewer District as the approving entity.

Sections 13.12.380 and 13.17.400 are amended with updated terminology.

**Chapter 13.13 - Irrigation Ditches, Canals, Pipelines.** The only proposed amendment in this Chapter is in Section 13.13.030 by removing the initial date for reports, as these are required annually.

**Chapter 13.14 - Notice and Civil Liability.** The proposed amendments to Sections 13.14.010 and 13.14.020 include an update of the reference to other Code sections, and clarifying that the remedies

provided therein are not exclusive.

**Chapter 13.15 - Storm Drain Utility.** The first proposed change to this Chapter is an updated terminology in Section 13.15.030.

Section 13.15.070 is amended to clarify the process for any appeals to the charges for this utility. The time frames for appeals and reviews are specified, as is the standard for review.

**Chapter 13.16 - Illicit Discharge and Erosion Control Administration and Enforcement.** Section 13.16.020 is amended by the addition of three terms (Notice of Intent, Notice of Termination, and UPDES) and their respective definitions, and the elimination of one term (Storm Drain) and its definition.

Section 13.16.070 is proposed to be amended by updating the list for exemptions to the regulations for the discharge of water.

The proposed amendments to Section 13.16.080 are due to a change in State law, changing the name of its permit and the Internet address for that permit. Provisions are also to be added to address emergency situations and the permit process.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 15-34 amending Title 13 of the Layton Municipal Code; 2) Adopt Ordinance 15-34 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 15-34 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Ordinance 15-34 amending Title 13 of the Layton Municipal Code.

## ORDINANCE 15-34

AN ORDINANCE AMENDING TITLE 13 OF THE LAYTON MUNICIPAL CODE BY THE UPDATING OF DEFINITIONS AND TERMINOLOGY; CLARIFYING UTILITY ACCOUNT RESPONSIBILITY FROM CONTRACTOR TO OCCUPANT; BASING UTILITY SECURITY DEPOSITS ON THE CONSOLIDATED FEE SCHEDULE; PROVIDING FOR THE PRIORITIZATION OF PARTIAL PAYMENTS; ESTABLISHING AN APPEAL PROCESS FOR UTILITY BILLING CHALLENGES; CLARIFYING DEVELOPMENT RESPONSIBILITIES; ESTABLISHING THE SOURCE OF CITY CONSTRUCTION STANDARDS; CLARIFYING AND AMENDING REQUIREMENTS REGARDING SANITARY SEWER SYSTEMS; PROVIDING FOR OTHER STYLISTIC AND GRAMMATICAL CHANGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in a review of Title 13 of the Layton Municipal Code, entitled Water and Sewers, it was determined an update is needed due to a change in companion regulations, terminology, and the desire of improved processes; and

WHEREAS, the proposed amendments will aid in clarifying the responsibility of installation of improvements as properties are developed; and

WHEREAS, the City desires to create a process whereby citizens can seek a formal resolution regarding any disputed utility billings; and

WHEREAS, the City further desires to protect the sources of the drinking water, keep the storm water regulations current, and otherwise protect the waterways within the City; and

WHEREAS, the proposed ordinance meets these stated objectives; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to make the proposed amendments to Title 13 of the Layton Municipal Code.

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

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

**SECTION II: Enactment.** Title 13 shall be amended to read as follows:

### Title 13. WATER AND SEWERS

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#### Chapter 13.04. DEFINITIONS

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##### 13.04.050. District.

"District" means the North Davis County Sewer District.

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##### 13.04.200. ~~Superintendent~~Supervisor.

"~~Superintendent~~Supervisor" means the ~~superintendent~~supervisor of the ~~sewage works~~division of the City, or his~~the~~ authorized deputy, agent, or representative ~~thereof~~.

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## Chapter 13.06.

## CONTROL OF BACKFLOW AND CROSS CONNECTIONS

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### 13.06.030. Requirements.

(1) No water service connection to any premises shall be installed or maintained by the water purveyor unless an approved backflow assembly protects the water supply.

(2) The customer's system shall be open for inspection at all reasonable times to authorized representatives of the water purveyor to determine whether cross connections or other structural or sanitary hazards exist (including violation of this ordinance), and to audit the results of the required survey.

(3) Whenever the public water purveyor deems that a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system at or near the property line or immediately inside the building being served, but in all cases, before the first branch line leading off the service line. The costs thereof are the responsibility of the consumer.

(4) The type of protective assembly required under Section (3), shall depend upon the degree of hazard which exists at the point of cross connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey.

(5) All presently installed backflow prevention assemblies which do not meet the requirements of this Section but were approved assemblies for the purposes described herein at the time of installation and which have been properly maintained, shall, except for the inspection and maintenance requirements under Section (6) below, be excluded from the requirements of this rule so long as the water purveyor is assured that they will satisfactorily protect the public water system. Whenever the existing assembly is moved from the present location or requires more than minimum maintenance, or when the water purveyor finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly.

(6) It shall be the responsibility of the consumer at any premises where backflow prevention assemblies are installed, to have certified inspections and operational tests made at least once per year at the consumer's expense. In those instances where the water purveyor deems the hazard to be great, he/she may require certified surveys/inspections and tests at more frequent intervals. It shall be the duty of the water purveyor to see that these tests are made according to the standards set forth by the State Department of Environmental Quality Division of Drinking Water.

(7) All backflow prevention assemblies shall be tested within ten (10) working days of initial installation. The owner shall notify the City within twenty-four (24) hours of installation of the backflow prevention assembly.

(8) No backflow prevention assembly shall be installed so as to create a safety hazard. Example: Installed over an electrical panel, steam pipes, boilers, pits, or above ceiling level.

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## Chapter 13.08.

## CULINARY WATER SYSTEM

13.08.020. Application for service.

13.08.021. Security deposits.

13.08.022. Rates and fees.

13.08.023. Billing and payment.

13.08.024. Disconnection for nonpayment.

13.08.025. Appeal of billed amount.

13.08.030. ~~Service installation by City.~~

13.08.040. Supply to persons outside City limits.

13.08.050. Reserved.

13.08.060. Fire hydrant use.

13.08.070. Fee for hydrant use.

- 13.08.080. Unauthorized tampering prohibited.
- 13.08.090. Policies relating to existing mains.
- 13.08.100. Connection fees; Existing mains.
- 13.08.110. Extension of mains.
- 13.08.120. New subdivisions.
- 13.08.130. Rates fixed by Council resolution.
- 13.08.140. Service meters.
- 13.08.150. Shutoff requests.
- 13.08.160. Unauthorized operation of main line valve prohibited.
- 13.08.170. Violation declared misdemeanor.
- 13.08.180. City construction standards

**13.08.020. Application for service.**

(1) Any person desiring a supply of water from the City, ~~water works~~ or sewer service, when such service is available, shall apply therefor with the City and file an agreement with the City, which agreement shall contain the following:

- (a) Date of application.
- (b) Name of applicant and signature.
- (c) Address to be supplied utility service.
- (d) Address where billing shall be sent.
- (e) A statement indicating that the applicant is a tenant, owner, or builder.
- (f) The name and address of the owner of the premises to be supplied if applicant is a

tenant.

- (g) Applicant's prior address.

(2) In case an application for furnishing utility services provided by the City shall be made by a tenant of the owner, the City shall require as a condition of granting the same that such application contain a signed, notarized agreement (Owner's Continuous Guarantee) from the owner or his duly authorized agent stating that in consideration of granting such application the owner will pay for all service furnished such tenant or any other occupant of the premises named in the application in case such tenant or occupant shall fail to pay for the same according to this Chapter. In case any person shall fail to pay for the service furnished according to the rules and regulations prescribed by this Chapter, the City shall cause the water to be shut off from such premises and shall not be required to turn the same on again until all arrears for service furnished shall be paid in full.

(3) A building contractor shall make an application for culinary water service for construction purposes. The contractor shall pay all appropriate deposits and the construction water fees as established by the City Council for the period that the water service remains in the contractor's name part of the building permit process. ~~All culinary water use for building construction shall be metered. The placement of any device that allows the culinary water system to be used in building construction without being metered is prohibited.~~ The utility billing division will establish an account for the contractor for the given address. The account will remain inactive until final inspection. After the issuance of an occupancy permit, the contractor will arrange for the installation and inspection of an appropriate water meter and connection. The account will be activated at final inspection and the contractor will be responsible for payment of the water utility service until a new occupant applies for services at that location. If a building contractor moves an occupant into any building without first securing an occupancy permit, the City may revoke water service to the building.

The contractor shall pay for any additional City service charges, i.e. sewer, garbage, etc. if a tenant is allowed to occupy a building without: (a) properly applying for such services and, (b) having a certificate of occupancy issued by a building inspector.

The contractor may be denied culinary water services at a construction site if said contractor has any delinquent utility accounts with the City.

**13.08.021. Security deposits.**

(1) No sewer and water service shall be supplied until a deposit has been paid; said deposit is waived for any applicant who has shown a favorable prior account record with the City without any delinquent payments for the immediately preceding twelve months. The security deposit will be applied to the applicant's final bill in the event the service is terminated.

(2) For residential, commercial, industrial, and multi-family accounts the security deposit shall be equal to the City's average residential utility service fee for the two (2) highest average months or the highest two (2) months utility service fee for the residence based on the account history for the previous year, whichever is greater based on the City's Consolidated Fee Schedule.

(3) For commercial, industrial accounts, and multiple family dwellings the deposit shall be equal to the highest two (2) month average utility service fee for the business or dwellings as projected by the director of finance or his designee or the highest two (2) months utility service fee for the business or dwellings based on the account history for the previous year, whichever is greater.

(4) If no delinquencies or other conditions are reported within one (1) year of the posting of the deposit, such deposit shall be applied to the utility service fee of the following period or periods.

(5) In the event that a user terminates utility service prior to the completion of one (1) year of service, such deposit shall be applied to any utility service balance not paid upon termination and the remainder, if any, shall be refunded to the user.

**13.08.022. Rates and fees.**

The City Council shall set rates and fees for water and sewer service, reconnection, late penalties, interest, and returned checks by ordinance or resolution.

**13.08.023. Billing and payment.**

(1) All charges and assessments for utility services provided by the City shall be billed according to a billing schedule established by the City Finance Director or his designee.

(2) Partial payments received shall apply first to the penalty, if any, second to the garbage collection fee, third to the sewer fee, fourth to the storm water fee, fifth to the street lighting fee, and last to the water fee.

(3) The City Finance Director or his designee may negotiate with the recipient of utility services for the payment of overdue utility accounts, including the payment of any penalties or interest charges as provided herein, provided such repayment period shall not extend over one year.

(4) If water service is continued after the account holder has been notified of the City's intent to disconnect or interrupt service for nonpayment and/or delinquent payment and the intended disconnection is halted by reason of payment of the delinquency, or a portion thereof, by a check which is later returned "unpaid" by the issuer's bank for any reason, the City shall forthwith disconnect the water service for the account and shall not reconnect the same until the entire delinquency, the returned check fee, and the reconnection fee have been paid.

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**13.08.025. Appeal of billed amount.**

(1) Any recipient of utility services who disagrees with any of the charges set forth in their utility billing may apply for a review with the City Treasurer. The request for review must be in writing, state the grounds upon which relief is sought, and must be filed no later than thirty (30) days from the date of the subject billing. The City Treasurer shall review the request to determine whether an error was made in the calculation or application of any of the fees. The City Treasurer shall make a determination within fifteen (15) days and it shall be in writing.

(2) Any appeal of the City Treasurer's decision shall be filed with the City Manager. Such appeal must be in writing and must be filed within thirty (30) days of the date of the City Treasurer's decision. The City Manager's decision is based on a review of the documents submitted and the City Treasurer's written decision. This review will be pursuant to the substantial evidence standard. The City Manager may reverse, modify, or sustain the City Treasurer's decision. The City Manager's decision is final.



**13.08.030. Service installation by City.**

All culinary water services will be installed by the contractor or developer. Service pipes, boxes, meters, and connections from the water main to the ~~property line of the water user~~ water meter box will be installed and maintained by the Water Department ~~Division~~ and kept within the exclusive ownership and control of the City except as provided in Section 13.08.120. The owner of the property receiving the service is responsible for the water line from the meter to the building. ~~All culinary water services larger than one inch (1") in size will be installed by the contractor or developer.~~

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**13.08.060. Fire hydrant use.**

No persons, other than City personnel acting within the scope of their employment, shall open a fire hydrant or other access facility, standpipe, or bypass valve on the City water system, or extract water therefrom by any other means for any purpose except upon written permission from the Public Works Department.

**13.08.070. Fee for hydrant use.**

Any person using water from a City hydrant or other facility shall pay a fee as set by ordinance or resolution.

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**13.08.090. Policies relating to existing mains.**

All service connections on existing culinary water mains will be installed by the ~~waterworks crews~~ contractor or developer, except as provided in Section 13.08.120, and only upon proper written application and after payment of required fees. Such work shall include the tapping of the water main, installation of the service pipe to the property line, installation of the water meter complete with box and cover, and all necessary excavation, backfill, and pavement repair. ~~All culinary water services larger than one inch (1") in size will be installed by the contractor or developer.~~

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**13.08.120. New subdivisions.**

Developers of proposed subdivisions approved by the City ~~may be permitted~~ are required to install their own service lines, meter boxes, taps on water mains, covers, and meter yokes, subject to the requirement that all of the same shall conform to City standards which may be in force and which will be subject to inspection by the ~~building official~~ City.

**13.08.130. Rates fixed by Council resolution.**

The Council shall, by ordinance or resolution, fix the rates and charges for water service and provide the times of payment.

**13.08.140. Service meters.**

All service meters up to two inches (2") in size shall be installed by the ~~waterworks~~ Water Division crews upon application, and payment for the meters. All service meters, the size of which is two inches (2") or greater, shall be installed by a licensed contractor, upon application and payment therefor. The costs thereof are as shall be as set by resolution the Council.

**13.08.150. Shutoff requests.**

~~From April 21, 1977, a~~ Any plumber, subdivider, contractor, or other person having or desiring a need to shut off the flow of a part of the culinary water system shall make ~~his~~ that request to the ~~Waterworks Department~~ Water Division, and the shutoff shall be done by a City employee under the supervision and direction of the ~~Waterworks Department~~ Water Division Supervisor.

**13.08.160. Unauthorized operation of main line valve prohibited.**

It is unlawful for any person other than an employee of the ~~Waterworks Department~~ Water Division, acting under direction of the ~~Department~~ a Division Supervisor or his superior, to operate any main line valve controlling any part of the culinary water system.

**13.08.170. Violation declared misdemeanor.**

A violation of Sections 13.08.060, 13.08.070, 13.08.080, 13.08.140, 13.08.150, 13.08.160, or 13.08.180, is a class "B" misdemeanor and is punishable as such.

**13.08.180. City construction standards.**

~~Soft copper type K will be used on all service lines from the City mainline into and out of the meter box; brass gate or angle valves will be installed on each side of the meter. The yokes will be two piece bolted east iron, with brass fittings and corporation valves manufactured by the Ford Company. The meter boxes will be as follows: three quarter inch (3/4") meter box shall be eighteen inches (18") by thirty inches (30") either galvanized dipped with asphalt or concrete with east iron lid and cover. The one inch (1") meter boxes will be galvanized dipped with asphalt or concrete, twenty four inches (24") by thirty inches (30") with concrete adapters and east iron lids and cover. The one and one half inch (1 1/2") and two inch (2") meter boxes will be forty eight inch (48") concrete pipe sections with a twenty four inch (24") prefabricated east iron removable lid. Diagrams will be furnished as to specifications by the City. The pipe for all connections larger than two inches (2") will be ductile or east iron with brass or east iron fittings. All meters will be Rockwell or a meter approved by the Public Works Director or the City Engineer and will include expander nuts, flanges, valves, etc.~~  
All work and materials shall conform to the most recent development guidelines and design standards adopted, developed, and approved under the direction of the Public Works Director and the City Engineer.

**Chapter 13.10. FIRE FLOW**

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**13.10.060. Fire flow peak instantaneous demands.**

~~The available fire flow peak instantaneous demands publication~~, as determined by the current water model developed by the City Engineer, may be used to approximate the potential fire flows available in certain areas of the City. However, actual flow tests may be required, as determined by the City Engineer or Fire Chief. Said ~~publications~~ water model shall be reviewed prior to preliminary site plan approval and before submitting plans to the Planning Commission on any project, subdivision, or development.

**13.10.070. Water system pumps.**

In certain areas of Layton City pumps are used to transfer water ~~from reservoirs to~~ between water storage ~~tanks~~ facilities. These pumps are not in continuous use and may be only used seasonally. Future development in these areas may require an upsizing of the existing water lines as the effect of the pumps will not be used to calculate the available gallons per minute (GPM) required for fire flow to any project, development, or building.

**Chapter 13.11. DRINKING WATER SOURCE PROTECTION**

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**13.11.104. Definitions.**

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(15) "DIPWSP" shall mean Drinking Water Source Protection.

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(29) **"P.S.PWS"** shall mean Public Water System.

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## **SECTION 2: EXTENT AND DESIGNATION OF RECHARGE AREAS AND PROTECTION ZONES**

### **13.11.200. Drinking Water Source Protection Zone Map.**

The extent of the recharge areas and the protection zones may be seen on the "Drinking Water Source Protection Zone Map", Exhibit 2. The "Drinking Water Source Protection Zone Map" ~~was completed May, 1998, and~~ is incorporated and made a part of this ordinance. The zone boundary lines have been located along streets and or section lines for convenience of assessing which prohibition and restrictions apply to a specific property. This map shall be on file with the City of Layton, and shall be maintained by the City and Public Water Systems whose groundwater resources lay within the City of Layton boundaries and jurisdiction. Any amendments, additions, or deletions to this map shall be by the City and/or the Public Water System following written notice after approval by the Drinking Water Source Protection Review Committee. Notice shall be published at least thirty (30) days in a newspaper of general circulation, prior to consideration by the Committee.

### **13.11.201. Designation of recharge areas and protection zones.**

The following protection zones are hereby designated within the City of Layton:

**Protection Zone 1** shall be the area within a one hundred foot (100') radius from the well or margin of the collection area.

**Protection Zone 2** shall be area within a two hundred fifty (250) day groundwater TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

**Protection Zone 3** shall be the area within a three (3) year TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

**Protection Zone 4** shall be the area within a fifteen (15) year TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

In determining the location of properties and facilities within the areas and zones depicted on the Drinking Water Source Protection ~~Overlay~~Zone Map, the following rules shall apply.

(1) Property located wholly or partially in a recharge area or a protection zone on the ~~overlay~~-map shall be governed by the restrictions applicable to that recharge area or protection zone.

(2) Properties located within more than one (1) recharge area or protection zone as shown on the ~~overlay~~-map shall be governed by the restrictions applicable to the most restrictive protection zone.

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## **SECTION 5: ENFORCEMENT, VIOLATION, PENALTIES, DISPUTES, AND LIABILITY**

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### **13.11.503. Disputes.**

Disputes arising from the delineation of DWSP Zones shall be directed to the Drinking Water Source Protection Review Committee to review specific detailed delineation maps showing the boundaries. ~~The boundaries have been defined, for ease of implementation of the ordinance, according to major City streets.~~

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## **Chapter 13.12.            SANITARY SEWER SYSTEM**

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### **13.12.010.        Permit required.**

No unauthorized person shall uncover, make any connection with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from either the Community and Economic Development Department or the Public Works Department.

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### **13.12.080.        International Plumbing Code adopted.**

The International Plumbing Code approved by the state and the rules and regulations adopted and passed by the North Davis Sanitary-Sewer District are adopted as part of the rules and regulations for the sewer system. In addition thereto, the Council may by resolution only adopt more restrictive rules and regulations as it may deem proper.

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### **13.12.130.        Installation.**

Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. No building sewer shall be laid parallel to or within three feet (3') of any bearing wall which might thereby be weakened. The depth shall be sufficient to afford protection from frost. The building sewer shall be laid at uniform grade and in straight alignment insofar as possible. Changes in direction shall be made only with properly curved pipe, cleanout, and fittings, and there shall be one (1) cleanout every one hundred ninety feet (10090').

### **13.12.140.        Too low to permit gravity flow to public sewer.**

In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such drain shall be lifted by approved artificial means and discharged to the building sewer at the owner's expense. Any pressurized sanitary sewer lateral connecting to a City sanitary sewer main shall have a minimum of ten feet (10') of gravity flow, at the standard slope, immediately prior to its connection to the main.

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### **13.12.170.        Connection to public sewer.**

The connection of the building sewer into the public sewer shall ~~be made at the Y branch, if such branch is available at a suitable location. If the public sewer has no properly located Y branch, the owner shall, at his expense, install a Y branch in the public sewer at the location specified by the inspector~~ conform to the most recent development guidelines and design standards adopted, developed, and approved under the direction of the Public Works Director and the City Engineer. Special fittings may be used for the connection only when approved by the City assigned inspector.

### **13.12.180.        Inspection, connection, and supervision required.**

The applicant for the building sewer permit shall notify either the Community and Economic Development Department or the Public Works Department when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the City assigned inspector.

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**13.12.250. Grease, oil, and sand interceptor requirements.**

Grease, oil, and sand interceptors shall be provided when, in the opinion of the North Davis Sewer District or the Public Works Department, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any flammable wastes, sand, and other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the CityNorth Davis Sewer District or the Public Works Department and shall be located so as to be readily and easily accessible for cleaning and inspection. Grease and oil interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, watertight, and equipped with easily removable covers which, when bolted in place, shall be gastight and watertight.

**13.12.260. Maintenance of grease, oil, and sand interceptors.**

Where installed, all grease, oil, and sand interceptors shall be maintained by the owner, at the owner's expense, in continuously efficient operation at all times as determined by the CityNorth Davis Sewer District or the Public Works Department assigned inspector.

. . .

**13.12.380. Wastewater Control Ordinance; Definitions.**

Wherever the words "City", "district", "manager", "inspector", "superintendent", or similar terms referring to the North Davis Sewer District or its personnel shall be used, and the context of such usage would so indicate, such terminology shall refer to Layton City and/or its comparable personnel functioning with Layton City government.

. . .

**13.12.400. Wastewater Control Ordinance; Monitoring and enforcement of ordinance.**

The North Davis ~~County~~ Sewer District, by and through its authorized and designated officers, agents, servants and employees, is hereby authorized and designated to monitor and enforce compliance with Sections 13.12.370 through 13.12.410 and the "North Davis Sewer District Wastewater Control Ordinance - Rules and Regulations" adopted by these Sections and for such purpose is authorized to inspect premises, books, records of users, and do all other things necessary which it deems legal and proper, unless otherwise directed by the City, in accordance with law and the terms and provisions of said "North Davis Sewer District Wastewater Control Ordinance - Rules and Regulations" in connection with the monitoring and enforcement of the terms and provisions thereof.

. . . .

**Chapter 13.13. IRRIGATION DITCHES, CANALS, PIPELINES**

. . .

**13.13.030. Required schedule for furnishing the requested information.**

~~The initial deadline for submitting the required information will be January 5, 1987.~~

Reports shall be submitted on an annual basis indicating any changes in the information on file.

## **Chapter 13.14. NOTICE AND CIVIL LIABILITY**

. . .

### **13.14.010. Notice.**

Any person or entity, for which civil liability is sought by the City, found to be violating any provision of Chapters 13.08-~~and~~ 13.12, 13.15, and 13.16 shall be served by the City with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations. Pursuing a civil action against a violator does not preclude any other action the City deems appropriate.

### **13.14.020. Civil liability.**

Any person or entity violating any of the provisions of Chapters 13.08-~~and~~ 13.12, 13.15, and 13.16 shall be civilly liable to the City by reason of such violation.

## **Chapter 13.15. STORM DRAIN UTILITY**

. . .

### **13.15.030. Storm drainage utility created.**

There is hereby created and established a Layton Storm Drainage Utility, which shall operate under the direction of the City Engineer. All storm drainage facilities owned by the City constitute the physical assets of the Layton Storm Drainage Utility. The Storm Drainage Utility shall plan, design, construct, maintain, administer, and operate the City's storm and subsurface waterland drainage systems.

. . .

### **13.15.070. Appeal of charges.**

(1) Any non-residential customer who disagrees with the storm drainage user fee for his or her parcel may apply to the City Engineer for a user fee adjustment. The adjustment request must state the grounds for adjustment and must be filed in writing with the City Engineer no later than thirty (30) days after ~~receipt~~the date of billing. The City Engineer shall review the request and basis for user charges to determine whether an error was made in the calculation or application of the fee. The City Engineer shall make a determination within fifteen (15) days and it shall be in writing. The City Engineer's decision shall be final unless appealed.

(2) An appeal of a City Engineer's decision may be brought before the City Manager. Said appeal shall be filed within thirty (30) days after of the date of the City Engineer's decision and shall be in writing. The City Manager's decision is to be based on a review of the documents submitted and the City Engineer's written decision. This review will be pursuant to the substantial evidence standard. The City Manager may reverse, modify, or uphold the City Engineer's decision. The decision of the City Manager is final and conclusive. If an appeal of charges is successful, credit will be applied to all charges from the time of the appealed billing and will be reflected on a future billing after the appeal is granted.

. . . .

## **Chapter 13.16. ILLICIT DISCHARGE AND EROSION CONTROL ADMINISTRATION AND ENFORCEMENT**

. . .

### **13.16.020. Definitions.**

For the purposes of this ordinance, the following shall mean:

. . .

(25) **"Notice of Intent (NOI)"**: The form (electronic or paper) required for authorization of coverage under the Construction General Permit.

(26) **"Notice of Termination (NOT)"**: The form (electronic or paper required for terminating coverage under the Construction General Permit.

(257) **"NPDES (National Pollutant Discharge Elimination System)"**: EPA's program to control the discharge of pollutants to waters of the United States.

(268) **"NPDES Permit"**: An authorization, or license, or equivalent control document issued by EPA or an approved state agency to implement the requirements of the NPDES program.

(279) **"On-site"**: The entire property that includes the proposed development.

(2830) **"Point source"**: Any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, platform, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged.

(2931) **"Plat"**: A map or representation of a subdivision showing the division of a tract or parcel of land into lots, blocks, streets, or other divisions and dedications.

(302) **"Pollutant"**: Generally, any substance introduced into the environment that adversely affects the usefulness of a resource. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coli form and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

(313) **"Public Works Department"**: Shall be the Layton City Public Works Department.

(324) **"Receiving waters"**: Bodies of water or surface water systems that receive water from upstream constructed (or natural) systems.

(335) **"Retention"**: The holding of run-off in a basin without release except by means of evaporation, infiltration, or emergency bypass.

(346) **"Riparian"**: A relatively narrow strip of land that borders a stream or river.

(357) **"Run-off"**: That part of precipitation, snow melt, or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land into the receiving waters.

(368) **"Source control"**: A practice or structural measure to prevent pollutants from entering storm water run-off or other environmental media.

(379) **"State Construction Storm Water Permit"**: A state required permit issued by the Utah State Division of Water Quality to any person or business that intends to disturb more than one (1) acre of property.

(38) **"Storm drain"**: A slotted opening leading to an underground pipe or open ditch for carrying surface run-off.

(3940) **"Storm drain system"**: A system of surface and underground conveyance, consisting of curb and gutter, street surface, inlet and clean-out boxes, piping, open channels and detention basins, ditches, channels, storm drains, owned and operated by the City or private owners, which is designed and used to convey or collect storm water.

(401) **"Storm water"**: Rainfall run-off, snow melt run-off, and drainage. It excludes infiltration.

(412) **"Storm Water Pollution Prevention Plan (SWPPP)"**: A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to storm water, storm water conveyance systems, and/or receiving waters. This plan must be prepared prior to obtaining a general state construction storm water permit.

(423) **"Street"**: Shall mean the entire area of the right-of-way, whether public or private, including curb, gutter, sidewalk, drive approaches, park strips, and surface area.

(44) **"Utah Pollutant Discharge Elimination System (UPDES)"**: Utah's program to control the discharge of pollutants to waters of the United States.

(435) **"Waters of the United States"**: Surface watercourses and water bodies as defined in Title 40 Part 122.2 of Code of Federal Regulation (CFR) including all natural waterways and definite channels and depressions in the earth that may carry water, even though such waterways may only carry water during rains and storms and may not carry storm water at and during all times and seasons.

(446) **"Wetlands"**: An area that is regularly saturated by surface or ground water and subsequently characterized by a prevalence of vegetation that is adapted for life in saturated soil conditions. Examples include, but are not limited to, swamps, bogs, marshes, and estuaries.

. . .

#### **13.16.070. Illicit discharges.**

No person shall discharge or cause to be discharged into the City storm drain system or watercourses any materials including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards other than storm water.

(1) The commencement, conduct, or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

- (a) Water line flushing or other potable water sources;
- (b) Landscape irrigation or lawn watering;
- (c) Diverted stream flows;
- (d) Rising ground water;
- (e) ~~G~~Uncontaminated ground water infiltration to storm drains;
- (f) Uncontaminated pumped ground water;
- (g) Foundation or footing drains (not connected to floor drains);
- (h) Crawl space sump pumps;
- (i) Air conditioning condensation;
- (j) Springs;
- (k) ~~Non-commercial~~ Individual residential car washing of vehicles;
- (l) Natural riparian habitat or wetland flows;
- (m) Swimming pools (if de-chlorinated – typically less than one PPM chlorine);
- (n) ~~F~~Emergency fire fighting activities, and any other water source not containing

pollutants; and

(o) Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety;

(p) Residential street wash water; and

(q) Dechlorinated water reservoir discharge.

(2) Dye testing is an allowable discharge, but requires a verbal notification to the authorized enforcement agency prior to the time of the test.

(3) The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

(4) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. This prohibition also expressly includes, without limitation, connections of sanitary sewer lines to the MS4.

#### **13.16.080. Erosion control on construction sites.**

##### **(1) Permits required**

The following permits shall be required, if applicable.

(a) ~~State Construction Storm Water Permit~~**UPDES General Permit for Discharge From Construction Activities, or Utah Construction General Permit** – Any person or business responsible for disturbing one (1) acre or more of ground, or will disturb less than one (1) acre but is part of a larger plan of development, shall obtain a State Construction Storm Water Permit from the Utah Division of Water Quality.



The permit can be obtained from the internet at: <http://waterqualitysecure.utah.gov/updes/stormwater.htm>. The appropriate fee must be paid to the state. A SWPPP must be prepared and kept on the construction site for this application. The SWPPP will include any and all maintenance easements required to access and inspect the storm water treatment practices, and to perform routine maintenance as necessary to ensure proper functioning of the storm water treatment practice. The SWPPP shall also include provisions allowing for access and inspections on a reasonable basis. Where required by the City, a legally binding covenant specifying the parties responsible for the proper maintenance of all storm water treatment practices shall be secured prior to issuance of any permits for land disturbance activities. All pollution prevention plans must include at least 3 BMP's, adequate pollution prevention and control measures, and must shall be approved reviewed by the Layton City Engineering Division and must meet the requirements set forth in the "Layton City Standard Plans for Public Facilities Construction." A copy of the permit must be submitted to the City prior to the preconstruction meeting for the proposed development. ~~Any appropriate fees must be paid~~ Any entity involved in an emergency activity, necessary for the immediate protection of life, property or natural resources, must obtain a permit within thirty (30) days from the commencement of any earth disturbing activities.

(b) **Stream Alteration Permit** – A Stream Alteration Permit is filed with the State Department of Natural Resources, Division of Water Rights. This permit overlaps the 404 wetlands permit because it is applicable to the area equal to the stream plus two (2) times the bank full width up to 30 feet. Any modifications to the stream or banks within this area must comply with the Stream Alteration Permit. A copy of the approved permit must be submitted to the City prior to the preconstruction meeting for the proposed development. Any appropriate fees must be paid.

(c) **EPA 404 Wetlands Permit** – This permit is filed with the US Army Corp of Engineers. It is applicable for all wetlands within a development. This will apply to all wetlands depending upon the presence of water, soil type, and vegetation as determined in a Wetlands Delineation Report. All "waters of the US" are affected to the normal high water mark. No fee is typically required for this permit. A letter of non-regulated wetlands may be applicable. Any mitigation that may be required must be done prior to recording a Final Plat. A copy of the approved permit must be submitted to the City prior to the preconstruction meeting for the proposed development. Any appropriate fees must be paid.

(2) **Exemptions:** A State Construction Storm Water UPDES General Permit is not required for the following activities:

(a) ~~Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.~~

(b) ~~Existing~~ nursery and agricultural operations conducted as a permitted main or accessory use.

(3) **Application review fees:** The fee for review of the construction pollution prevention plan shall be established by the Layton City Council in the City's Consolidated Fee Schedule. The fees shall be paid prior to the issuance of any building permit or construction activity for the development.

(4) **Waivers for providing SWPPP:** Every development shall provide for a SWPPP as required by this ordinance, unless a written request is filed to waive this requirement. Requests to waive the SWPPP requirements shall be submitted to the Public Works Department for approval.

(a) The minimum requirements for SWPPP may be waived in whole or in part upon written request of the applicant, provided that at least one of the following conditions applies:

(i) It can be demonstrated that the proposed development is not likely to impair attainment of the objectives of this ordinance.

(ii) Alternative minimum requirements for on-site management of storm water discharges have been established in a SWPPP that has been approved by the Public Works Department and the implementation of the plan is required by local ordinance.

(iii) The Public Works Department finds that meeting the minimum on-site pollution prevention plans are not feasible due to the natural or existing physical characteristics of a site.

(iv) Non-structural practices will be used on the site that reduces:

- (A) the generation of storm water from the site;
- (B) the size and cost of storm water storage; and
- (C) the pollutants generated at the site.

(b) In instances where one of the conditions above applies, the Public Works Department may grant a waiver from compliance with these SWPPPs, as long as acceptable mitigation measures are provided. However, to be eligible for a variance, the applicant must demonstrate to the satisfaction of the Public Works Department that the variance will not result in the following impacts to downstream waterways:

- (i) Deterioration of existing culverts, bridges, dams, and other structures;
- (ii) Degradation of biological functions or habitat;
- (iii) Accelerated stream bank or streambed erosion or siltation; and
- (iv) Increased threat of flood damage to public health, life, and property.

(5) **Storm Water Pollution Prevention Plan (SWPPP):**

(a) A SWPPP shall be required with all development applications and will include sufficient information (e.g., maps, hydrologic calculations, etc) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. The intent of this planning process is to determine the type of storm water management measures necessary for the proposed project, and ensure adequate planning for management of storm water run-off from future development. The SWPPP shall be prepared in accordance with the Utah General Permit and the requirements of the "Layton City Standard Plans for Public Facilities Construction", manual available at the Public Works Engineering Department and online at [http://www.laytoncity.org/public/departments/public works/downloads.aspx#DGDS](http://www.laytoncity.org/public/departments/public%20works/downloads.aspx#DGDS).

(b) For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the storm water management plan measures for controlling existing storm water runoff discharges from the site in accordance with the standards of this ordinance to the maximum extent practicable.

(6) **Review and approval:** The Public Works Department will review each SWPPP to determine its conformance with the provisions of this regulation. Within 14 days after receiving the plans, the Public Works Engineering Department shall, in writing:

- (a) approve the SWPPP;
- (b) approve the SWPPP subject to such reasonable conditions as may be necessary to secure substantially the objectives of this regulation, and issue approval subject to these conditions; or
- (c) disapprove the SWPPP, indicating the reason(s) and procedure for submitting a revised plan and/or submission.

(7) **Inspection:** Field inspections shall be conducted by the Layton City Public Works Inspectors, the City Building Inspectors, the City Ordinance Enforcement Officer or other designated agents as appointed by the Public Works Department.

(8) **As built plans:** All applicants are required to submit actual "as built" plans for any storm water management practices located on-site after final construction is completed that are not consistent with the original approved plans. The plan must show the final design specifications for all storm water management facilities and must be certified by a professional engineer. A final inspection by the Public Works Department is required before the release of any performance securities can occur.

(9) **SWPPP Compliance:** All storm water treatment practices shall comply with the approved SWPPP to ensure the system functions as designed.

If a responsible party fails or refuses to meet the requirements of the SWPPP, the Public Works Department, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. The expenses therefor may be assessed as provided herein. In the event that the storm water management facility becomes a danger to public safety or public health, the Public Works Department shall notify the party responsible for maintenance of the storm water management facility in writing. Upon receipt of that notice, the responsible person shall have ten (10) days to effect maintenance and repair of the facility in an approved manner. However, if the danger is imminent, the responsible person shall begin the repairs as soon as is practicable. If said response is not timely, as determined by the authorized enforcement agency, then said agency will cause said repairs to be completed. After reasonable notice, the Public Works Department may assess the owner(s) of the facility for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes by the county assessor.

. . . . .  
**SECTION III: 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 this ordinance.

**SECTION IV: Effective Date.** This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

OR

**SECTION IV: Effective Date.** This ordinance shall be in effect twenty (20) days after publication or posting, or thirty (30) days after final passage by the governing body, whichever is sooner.


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

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

ATTEST:

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

APPROVED AS TO FORM:

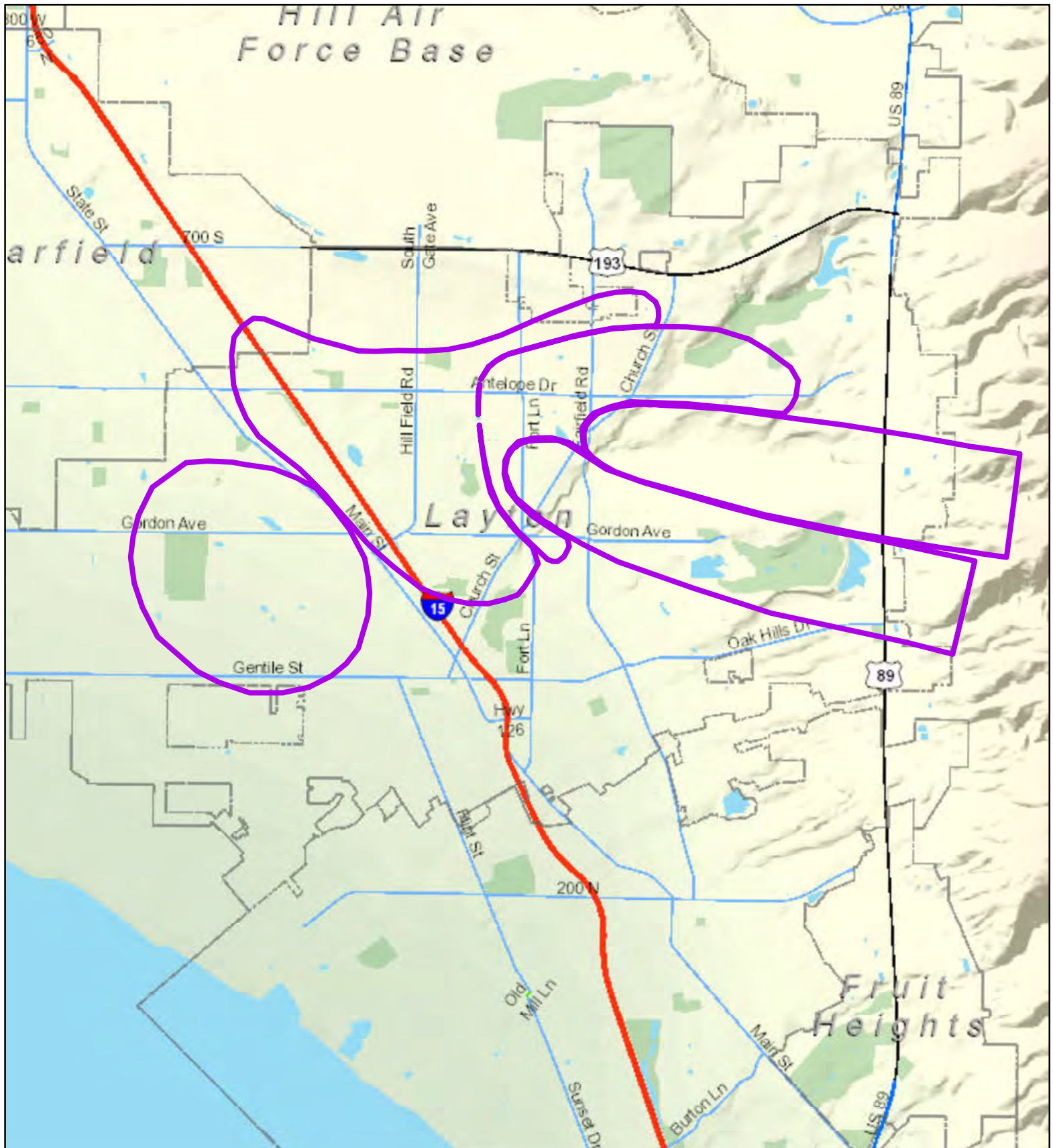
  
\_\_\_\_\_  
STEVEN L GARSIDE, Assistant City Attorney

## EXHIBIT 1

### Generic Regulated Substance List

Acid and basic cleaning solutions	Liquid storage batteries
Antifreeze and coolants	Medical, pharmaceutical, dental, veterinary and hospital solutions
Animal dips	Mercury and mercury compounds
Arsenic and arsenic compounds	Metal finishing solutions
Battery acids	Oils
Bleaches and peroxide	Paints, primers, thinners, dyes, stains, wood preservatives, varnishing and cleaning compound
Brake and transmission fluid	Painting solvents
Brine solution	Pesticides and herbicides
Casting and foundry chemicals	Photo development chemicals
Caulking agents and sealants	Plastic resins, plasticizers and catalysts
Cleaning solvents	Poisons
Corrosion and rust preventatives	Polishes
Cutting fluids	Polychlorinated biphenyls (PCBs)
Degreasing solvents	Pool chemicals
Disinfectants	Processed dust and particulates
Dyes	Radioactive sources
Electroplating solutions	Reagents and standards
Engraving and etching solutions	Refrigerants
Explosives	Roofing chemicals and sealers
Fertilizers	Sanitizers, disinfectants, bactericides, and algacides
Fire extinguishing chemicals	Soaps, detergents and surfactants
Food processing wasters	Solders and fluxes
Formaldehyde	Stripping compounds
Fuels and additives	Tanning industry chemicals
Glues, adhesives and resins	Transformer and capacitor oils and fluids
Greases	Wastewater
Hydraulic fluid	Water and wastewater treatment chemicals
Indicators	
Industrial and commercial janitorial supplies	
Industrial sludges and stillbottoms	
Inks, printing, and photocopying chemicals	
Laboratory chemicals	

# Drinking Water Protection Areas



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

**Item Number:** 2.

**Subject:**

Draft Updates - Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan

**Background:**

Mark Vlastic from Landmark Design will update Council on the Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan draft.

**Alternatives:**

N/A

**Recommendation:**

N/A



# LAYTON CITY PARKS, RECREATION, TRAILS, OPEN SPACE & CULTURAL FACILITIES MASTER PLAN

**DRAFT**

NOVEMBER 19, 2015





# ACKNOWLEDGEMENTS

**LAYTON CITY COUNCIL**

Bob Stevenson, *Mayor*  
Joyce Brown, *Council*  
Tom Day, *Council*  
Jory Francis, *Council*  
Scott Freitag, *Council*  
Joy Petro, *Council*

**LAYTON CITY PLANNING COMMISSION**

Dawn Fitzpatrick, *Chair*  
Dave Weaver, *Vice-Chair*  
Brian Bodily  
Gerald Gilbert  
Wynn Hansen  
Brett Nilsson  
Robert VanDrunen

**LAYTON CITY PARKS COMMISSION**

Joyce Brown, *Council Member*  
Don Wilhelm, *Commission Chair*  
Bill Johnson  
Debbie Comstock  
Milton Herring  
Rick Brady  
Sara Beckstead  
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Joy Petro, *City Council*  
Dawn Fitzpatrick, *Planning Commission*  
Sara Beckstead, *Parks Commission*  
Steven Crago, *Parks Commission*  
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Michelle Howard, *Layton City Recreation Events Coordinator*  
Ryan Pickup, *Layton City Parks Superintendent*  
JoEllen Grandy, *Layton City Parks Planner*  
Scott Carter, *Layton City Assistant to Mayor and Council, Special Projects Manager*

**CITY MANAGER**

Alex R. Jensen

**CITY STAFF**

David Price, *Parks and Recreation Director*  
Michelle Howard, *Layton City Recreation Events Coordinator*  
Ryan Pickup, *Layton City Parks Superintendent*  
JoEllen Grandy, *Layton City Parks Planner*  
Scott Carter, *Layton City Assistant to Mayor and Council, Special Projects Manager*  
Dave Thomas, *Layton City Recreation Supervisor*

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Jan Striefel, AICP, PLA, FASLA (*Principal Planner*)  
Laura McCoy, MLA (*Planner/GIS Technician*)  
Lisa Benson, PLA, ASLA (*Senior Planner*)





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# 1-INTRODUCTION

The *Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* is an update to the original Layton City Parks and Recreation Plan, which was created more than 30 years ago in 1982. The updated master plan builds upon an outline developed by Layton Parks and Recreation Department staff in 2010, addressing the role of open space, trails and cultural facilities in addition to parks and recreation facilities. The new plan presents current community goals and objectives in addition to specific, measurable, prioritized implementation strategies. It is intended to provide policy direction for the effective and equitable planning and development of parks, recreation facilities, trails, open space and cultural facilities during a ten-year planning horizon (5-10 years) and beyond.

The Master Plan is comprehensive, addressing existing conditions and future needs, priorities, levels of service, goals and objectives and other components of the parks system. It also analyzes and assesses the full range of park, open space, recreation, trail and cultural facilities to meet future needs, and provides a clear vision and implementable policies that reflect the City's commitment to serve the community with parks and related services and amenities.

Finally, the Master Plan is intended to serve as a supplement and complimentary document for the **Layton City General Plan**, which addresses parks and open space only in the broadest of terms (existing acreage), and does not specifically mention recreational facilities, trails or cultural facilities as part of the planning dialogue for the City.

## ORGANIZATION OF THE PLAN

The *Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* is organized into six chapters, as follow:

**Chapter 1 - Introduction** provides background and baseline data, demographic projections and a summary of the planning process and purpose of the plan.

**Chapter 2 - Parks and Open Space** addresses existing and future park needs, beginning with an analysis of existing park conditions, and followed by an analysis of need, a determination of level of service (LOS) for the current population and the projected future population in 2025, and a discussion of future priorities, standards and approaches. The chapter also addresses open spaces, albeit on a simpler level. The chapter includes a range of maps and tables, and concludes with a discussion of park amenities recommended now and in the future.

**Chapter 3 - Recreation & Cultural Facilities** addresses existing and future recreational and cultural facilities not located in parks and open spaces. The chapter begins with documentation of existing facilities and an analysis of needs and priorities, concluding with ideas for meeting future needs during the ten-year planning period and beyond.

**Chapter 4 - Trails** addresses existing and future trail needs, including bicycle paths and routes. This chapter addresses existing conditions and analyzes need, discusses trail types including paved and non-paved trails, and identifies standards and priorities, in light of the fact that trails were the highest-supported amenity in the needs survey.

**Chapter 5 – Acquisition and Construction Costs** estimates and prioritizes probable costs to acquire and construct new parks, recreation, trails and cultural facilities, and to upgrade existing facilities to meet City standards.

**Chapter 6– Goals and Policies** provides priorities and direction for future parks, recreation facilities, open spaces, trails and cultural facilities.

## LAYTON CITY PROFILE

In order to develop a Parks Master Plan that responds to future needs and desires, the establishment of an accurate baseline of demographics and projections is essential. Population and household data are the key demographic conditions for projecting future park needs. Data and projections were provided by the Layton City Planning Division of the Community & Economic Development Department, which were originally released by the Wasatch Front Regional Council. The 2010 Census serves as the basis for these projections.

### Population Projections

Layton is the most populous city in Davis County, and is expected to maintain this status through buildout. According to the 2010 U.S. Census, Layton City had a 2010 population of 67,311, which increased to approximately 71,300 in 2014. **The 2015 population is estimated to be 72,500, which serves as the baseline for this master plan.** The population is projected to increase by nearly 11,750 people by 2025, with a population of 84,243. The ten year planning horizon extends from 2015 to 2025. Longer-term projections are less certain, although the on-going Envision Layton planning process anticipates that the City will reach a buildout population of approximately 97,000 by 2050.

### Household and Age Characteristics

The *U.S. Census Quickfacts* for Layton indicates that the 2013 average Layton household size of 3.13 persons is nearly identical to the state average, and slightly lower than the Davis County average of 3.25. The 2013 median age in Layton was 29.2, which is slightly lower than the Davis County average of 30.2 but matches the state average. This is a near perfect reflection of a fast-growing and youthful state and region, which places greater demands on the City's park and recreation resources - a trend that is likely to remain high throughout the 2025 planning horizon. As the population matures and the community fills in, different demographic demands are likely to arise that will require a more balanced, diverse and adaptable range of park and recreation facilities to meet changing needs, in particular those of the fast-rising retirement ages.

### Other Demographic characteristics

In 2010 the population density was 2,823.9 people or 924.6 housing units per square mile. Nearly half of all households had children less than 18 years of age, and only fifteen-percent were composed of a single individual.

## PUBLIC INVOLVEMENT IN THE PLANNING PROCESS

### A -LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY

Layton City commissioned the *Layton City Parks and Recreation Needs Assessment Survey*, which was completed on February 20, 2014 by Stanley M. Guy of Utah State University Extension. The purpose of the survey was to determine priorities and satisfaction levels of Layton City residents regarding City parks, recreation programs and services. The survey was developed by representatives of Layton City Parks and Recreation, the Layton City Parks Board, other City staff, and Utah State University Extension. The survey's eight sections contained questions on Layton City parks, youth recreation programs, adult recreation programs, recreation services, special events and

programs, potential actions for Layton City Parks and Recreation, recreation organizations used by households, and household demographics. The survey was mailed to 1,800 random residential household addresses, of which 245 were returned, representing a 13% rate of return and a level of confidence in excess of 95 percent.

**Summary of Results**

Most respondents use a car to travel to parks, even though two thirds of respondents live within a 15-20 minutes walking distance of a park. A vast majority visit Layton City parks, and are positive about the overall physical conditions of the parks visited. They are satisfied with park maintenance, the overall value and customer service they receive from Layton City Parks and Recreation. Other recreation organizations used by a majority of respondents and their households include state parks, national parks/national forests, religious institutions, and local schools.

Understanding what park amenities are important to households was one objective of the survey. It was found that un-programmed and open grass areas, group pavilion/picnic areas in parks and traditional children’s playgrounds represent the top three amenities that are important to households. Sports amenities important to households include soccer/football/rugby fields, little league baseball diamonds and outdoor basketball courts. Important recreation amenities include walking/running/biking trails, indoor and outdoor swimming pools, indoor exercise/fitness/wateraerobics, and natural areas/wildlife.

Youth recreation programs important to households include youth learn-to-swim, youth athletics, and youth fitness and wellness programs. Important adult recreation programs are adult continuing education, senior activities and adult organized athletics. Other recreation services and programs important to households include farmers markets, volunteer opportunities, community events and after school programs.

Another objective of the needs assessment was to understand where the Layton City Parks and Recreation Department should focus their future efforts. Priority areas follow, listed in order of support:

- Build new walking, hiking and biking trails;
- Purchase land for parks;
- Higher level of park maintenance;
- Improve regional trails, higher level of building maintenance;
- Higher level of natural-area maintenance;
- Purchase land to preserve natural areas and open space;
- Purchase land for regional trails;
- Build new passive-use parks;
- Higher level of sports field maintenance;
- Build new swimming pools;
- Light more sports fields/courts;
- Build new outdoor special event venues; and
- Build new athletic fields.

**The most important park and recreation priority to households was to build walking, hiking and biking trails.**

Layton City Parks and Recreation programs and activities are maintained using taxes, user fees or a combination of both. None of the programs and services had a majority of respondents who felt they should be maintained only with taxes.

The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees:

- nature programs/environmental education;
- programs for teens, senior fitness, youth scholarship programs, youth athletics, community events,
- programs for people with disabilities, youth fitness and wellness; and
- youth arts and crafts, dance, and performing arts.

Programs where a majority of respondents felt that user fees should pay for program maintenance include adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, and school break programs. The farmers market and before/after school programs had no majority of respondents who believe that maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

Another objective of the survey was to determine what barriers, if any, prevented people from using Layton City Parks and Recreation facilities and programs. While no single reason emerged as a barrier for a majority of respondents, the number one reason for not using facilities and programs was that people do not know what is being offered. This is followed by a lack of interest, the program or facility is not offered, and program times not convenient.

The vast majority of respondents indicated that having Layton City Parks and Recreation facilities and programs makes Layton City a better place to live. It was also indicated that the existing facilities and parks improves physical health and wellness, preserve open space, increase property values in surrounding areas, improve mental health and reduces stress. They also help teach and socialize youth, protect the environment, increase cultural and community interaction, help reduce neighborhood crime, protect historical assets of the City, attract new residents and promote tourism to the County.

THE MOST IMPORTANT BENEFIT OF HAVING ACCESS TO LAYTON'S RECREATION  
FACILITIES AND PROGRAMS IS THAT THEY MAKE LAYTON CITY A BETTER  
PLACE TO LIVE, IMPROVE PHYSICAL HEALTH AND WELLNESS, AND PRESERVE OPEN SPACE.

The majority of respondents have lived in Layton City for more than ten years, with twenty-eight percent having lived locally for more than thirty years. Fifty-four percent of the respondents were female and 46% were male. Thirteen percent said they or someone in their household had a cognitive or physical disability. Forty-six percent own a dog. A copy of the complete survey and results is provided in Appendix A.

**B – ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS**

As detailed in Appendix B, preliminary results from the Envision Layton planning process indicate strong and broad support for parks, recreation and trails by local residents. This supports the findings of the needs assessment and public input conducted as part of preparing this Master Plan.

**C - PROJECT WEB PAGE/SOCIAL MEDIA**

A project web page was hosted on the Landmark Design website (<http://www.lidi-ut.com/layton.html>) for the duration of the project. The web page was established to announce meetings, to keep the public informed of progress on the plan, to provide access to planning data and information, and to provide feedback and ideas



throughout the planning process. Key reports and information, including results from the 2014 survey, were available for review and download early in the planning process, and the Layton City Facebook page and Twitter account were linked to the web page, providing additional opportunities for public participation and input.

## D - PUBLIC SCOPING MEETING – SUMMARY OF INPUT RECEIVED

A Public Scoping Meeting was held on April 21, 2015 at Central Davis Junior High School gymnasium. The purpose of the meeting was to provide an opportunity for the public to express their ideas and concerns regarding parks, recreation facilities, trails, open space and cultural facilities. Approximately 35 people attended the early evening meeting, providing comments directly. Additional comments were also received by email and through the on-line comment system embedded in the project web page.

Verbatim comments are available in Appendix C. The following is a summary key of issues, ideas and questions that were provided during this meeting, sorted by general category or topic.



### 1. Parks and Amenities

- The proposed Boynton Park should have a variety of uses that appeal to both younger and older youth alike. It should have uses similar to those at Andy Adams Park.
- Neighborhood parks should have multi-use courts so a variety of sports can be played in a moderately sized park.
- There is a high demand for splash pads, which should be built in areas that can handle the traffic demands due to their popularity.
- Residents want to review the proposed park designs before they are built.
- Impact fees are the primary way of funding new parks and recreational facilities.
- The Surf and Swim indoor pool is losing a lot of money in the winter because of the cover/heating needs (approximately \$400,000) and fewer users, but it does service sport teams and seniors.
- There should be garbage cans placed throughout the Layton Duck Park (Commons Park).
- Respondents would like more parks with swings and play areas that are more suitable and accessible for young children. There are not enough parks in the east side of the community.

### 2. Recreation Centers and Public/ Private Cooperative Partnerships

- There should be an additional recreation center that is centrally-located. The county can often build the biggest recreation centers depending on the system.
- Establishing cooperative partnerships with private and public entities is encouraged to help provide more recreation opportunities, programming etc. Central Davis Junior High is a good example of this principle in action, as the City and the school system each paid two million dollars toward the construction of the school gymnasium which is used by both to help fill recreational needs.

### 3. Trails

- The roads in Layton need sidewalks so that walkers and runners are safe.
- There should be good trails that connect with the parks since many people like to bike or walk from their homes.
- A walking track running the perimeter of a park would be well-used and would also keep good surveillance on the park which would reduce vandalism and undesired uses.
- The Legacy Highway alignment should be researched and connected to the trail system shown on the trails map.
- The proposed bike route on Gentile Street between Fairfield Road and Highway 89 is not sufficient for the amount of use the area experiences. A separate lane on the north side of the road would be greatly used and should be a top priority.
- A designated pedestrian/bicycle trail should be established on the north side of Oak Hills Drive/SR 109 from the intersection of Oak Hills Drive and U.S. 89 west to the intersection with Oak Hills Drive/SR 109 and East Gentile Street. This area is dangerous and hazardous to bicycle riders and runners, particularly at the guard rail areas.

### 4. Road Crossings

- Highway 89 is in desperate need of additional pedestrian road crossings. Even the traffic light crossings are dangerous.
- Two pedestrian overpasses are proposed by UDOT to facilitate safe crossings.
- Highway 89 is a state road, making it critical that the City work closely with UDOT to ensure road crossings are adequately addressed.
- A pedestrian overpass is required at Gentile Street and Highway 89, as it is extremely unsafe to cross.
- The existing and proposed UDOT concrete barriers that are replacing fences are a big issue in regards to crossing Highway 89 and accessing the Bonneville Shoreline Trail safely and efficiently.
- A pedestrian/bicycle overpass or underpass should be provided at the intersection of Oak Hills Drive and U.S. 89.

### 5. Access

- Traffic is a concern around Boynton Park, as there are only small residential streets to access it at present.
- Access is an important consideration, requiring a better balance between neighborhood and community needs. Larger sports parks should only be located on arterial roads so that the traffic does not affect the quiet residential streets.
- Highway 89 is a massive barrier to accessing the Bonneville Shoreline Trail.

### 6. Cultural Amenities

- City staff should regularly visit high school civics classes to find out their needs, and to receive input, suggestions and feedback.
- More nightlife is needed in the City.

### 7. Miscellaneous/ General Comments

- The young demographics of Layton should be taken into consideration regarding the changing needs of the residents.
- Layton's money is well spent in relation to the Police and Fire departments, and the Parks and Recreation facilities are available.
- There should be facilities to accommodate more passive activities too.

- What is the City's parks and recreation philosophy? Every community is different in relation to prioritization and focus.

E - LAYTON PARKS, RECREATION, TRIALS, OPEN SPACE & CULTURAL FACILITIES

MANAGEMENT COMMITTEE

A Management Committee composed of the Parks and Recreation Commission, City Staff and representatives of the Planning Commission and City Council was established at the beginning of the process. The Committee met on three occasions, including just prior to and following the release of the Draft Master Plan. The Committee’s role is overseeing progress on the plan and providing direction and advice to the Planning Team.

F - CITY STAFF MANAGEMENT COMMITTEE

The Planning Team met with key Layton City Staff on several occasions, receiving input and direction throughout the process. Legal staff provided additional input as part of a special meeting related to park impact fees, which also included input by economic consultants.

G - LAYTON CITY PARKS & RECREATION DEPARTMENT MEETINGS

The preparation of this plan was led by the Layton City Parks & Recreation Department. The mission of the Department is to provide a variety of enjoyable, attractive, accessible and safe leisure opportunities to enhance the quality of life for the citizens of Layton. As highlighted in the list of key department objectives below, the Department is tasked with providing parks and recreation services that enhance the social and economic well-being of the community by:

- **Developing and maintaining facilities and open spaces for recreational purposes;**
- **Providing leadership and organization for outdoor and indoor activities;**
- **Encouraging participation in park and recreation programs; and**
- **Encouraging and considering recommendations from citizens that will improve these services.**

H - DRAFT PLAN OPEN HOUSE

A draft plan Open House took place on July 21, 2015, prior to the commencement of the plan adoption process. The open house meeting included a summary display of the draft plan, with Landmark Design and City staff available to answer questions and discuss ideas and options. Approximately 25 individuals attended the meeting to review the displays and leave their comments. Generally, those attending the Open House indicated a need for more and safer crossings along Highway 193 for pedestrians and bicycles, trail connections to South Weber trails, Pickleball Courts particularly in Chapel Park, and a Frisbee golf course. Complete notes from the meeting are found in Appendix C.

I - PUBLIC HEARINGS AND PLAN ADOPTION

*The Final Draft Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025) will be presented to the Layton Planning Commission, Parks Commission and City Council as part of the formal adoption process, which is anticipated to commence in November 2015.*

A NOTE ABOUT LEVEL OF SERVICE (LOS)

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service (or another more appropriate level of service) into the future. LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as a number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing the service. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five acres of parks in Layton City for each 1,000 residents at the current time, new development cannot be charged to provide 10 acres of park land for each 1,000 residents. Layton City may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS.

Utah law clearly states the following:

*"A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development." UC11-36-202(1)(a)(ii).*

# 2-PARKS & OPEN SPACE

This chapter focuses on Parks and Open Spaces, proposing specific, measurable, prioritized implementation strategies and policy direction for the effective and equitable planning and development of these amenities and facilities in the short through long terms.

The approach is comprehensive, addressing existing conditions and future needs, priorities, levels of service, goals and objectives. The section assesses the full range of parks and open space required to meet future needs, providing a clear vision and implementable policies that reflects the City's commitment to serve the community with those services and amenities. The chapter begins by assessing parks and open spaces, and concludes with an analysis of the City's existing and future recreation facilities and needs. Specific policies and cost implications are addressed in Chapters Five and Six.

## EXISTING PARKS

Layton City is fortunate to have a range of parks and recreation facilities to help meet existing and future park and recreation needs. Map 1 indicates the type, size and location of the City's existing parks and open space - both public and private. The map also illustrates the location of existing public school fields and church fields, in addition to existing trails, trailheads, bike lanes and bike routes, which are specifically addressed in Chapter Four.

Map 2 illustrates the distribution of existing and proposed parks, reflecting the service area for all parks and fields. Existing private parks, public school fields and private church fields are also considered here, since they often help meet the recreational needs of the neighborhoods where they are located. This is an important consideration, particularly if the surrounding area is underserved by public parks. However, it should be noted that such facilities are not generally available for the general use of Layton residents and are normally beyond the control of the City, making their public impact difficult and tenuous to rely on for meeting long-term goals.

The following is a summary description of the City's existing parks and open spaces. The descriptions begin with the largest park type **Regional/Community Parks**, continuing with the medium sized **Neighborhood Parks and Special Use Parks** (which are not necessarily classified by size), followed by the smaller **Pocket Parks** and conclude by addressing **Public Open Space**. A summary of all existin and proposed public parks and open space is provided in Table 1 on the following page.

## A - REGIONAL/COMMUNITY PARKS

Regional/Community Parks serve the City and region with special amenities and features. Typical amenities include a restroom or restrooms, sports fields, active and passive recreation areas, picnic facilities, playgrounds, gathering areas, and special facilities such as swimming pools, cultural facilities, places to host special events, skate parks, tennis courts, basketball courts, volleyball courts and other recreation facilities. Community Parks generally have a service area of one-mile and are 15 acres in size or larger. The two existing Community Parks in Layton are Ellison Park (61.0 acres, developed and undeveloped) and Layton Commons Park (44.8 acres.) Together they encompass a total 105.8 acres.

## B - NEIGHBORHOOD PARKS

Neighborhood Parks serve neighborhoods with large amenities or local amenities that reflect the specific demographics and interests of the neighborhood. More typical amenities include grassy play areas, restroom,

pavilions, playgrounds, sport courts (basketball, volleyball and tennis), sports fields (baseball, soccer, football and similar sports), picnic areas and seating, walking paths, and perimeter trails. Neighborhood Parks in Layton have been assigned a service area of 3/4 mile, and are generally three to 15 acres in size. As illustrated in Map 1 and 2 and described in Table 1, there are currently nine Neighborhood Parks in Layton, totaling 80.5 acres.

## C - SPECIAL USE PARKS

Special Use Parks tend to vary greatly in extent, from small to large acreage. They tend to serve a special interest or are a non-traditional park. As illustrated in Maps 1 and 2 and described in Table 1, three of Layton's four Special Use Parks are part of the City's reservoir system (Adams Reservoir, Hobbs Reservoir and Holmes Reservoir), and each includes limited perimeter trails that provide access to fishing and canoeing activities. The other site is a long and linear parkway/open space located along the north and south forks of Kays Creek Parkway that include trails and access points to adjacent natural areas. Together these parks total nearly 161 acres of land.

## D – POCKET PARKS

Pocket Parks are typically less than three acres in size and have some improved amenities, but no restrooms. They usually serve a small residential area creating value when larger Neighborhood and Regional Parks are not possible. Three Pocket Parks make up a total of 6.9 acres.

## E – IMPROVED DETENTION BASINS

Detention Basins are primarily a flood control mechanism, however, they are small open spaces that can serve a park function. Typically, they include areas of grass and irrigation, but are not programed for recreational activities and include no other amenities. While they do serve a limited recreation function, the City has no intention to increase the number of these facilities or to make additional improvements. They are not considered when calculating Level of Service.

## F - SUMMARY OF EXISTING PUBLIC PARKS

All existing Parks are summarized in Table 1. As indicated, they total just over 354 acres of land, with the four Special Use Parks representing slightly more than half of the total acres.

## PROPOSED PUBLIC PARKS

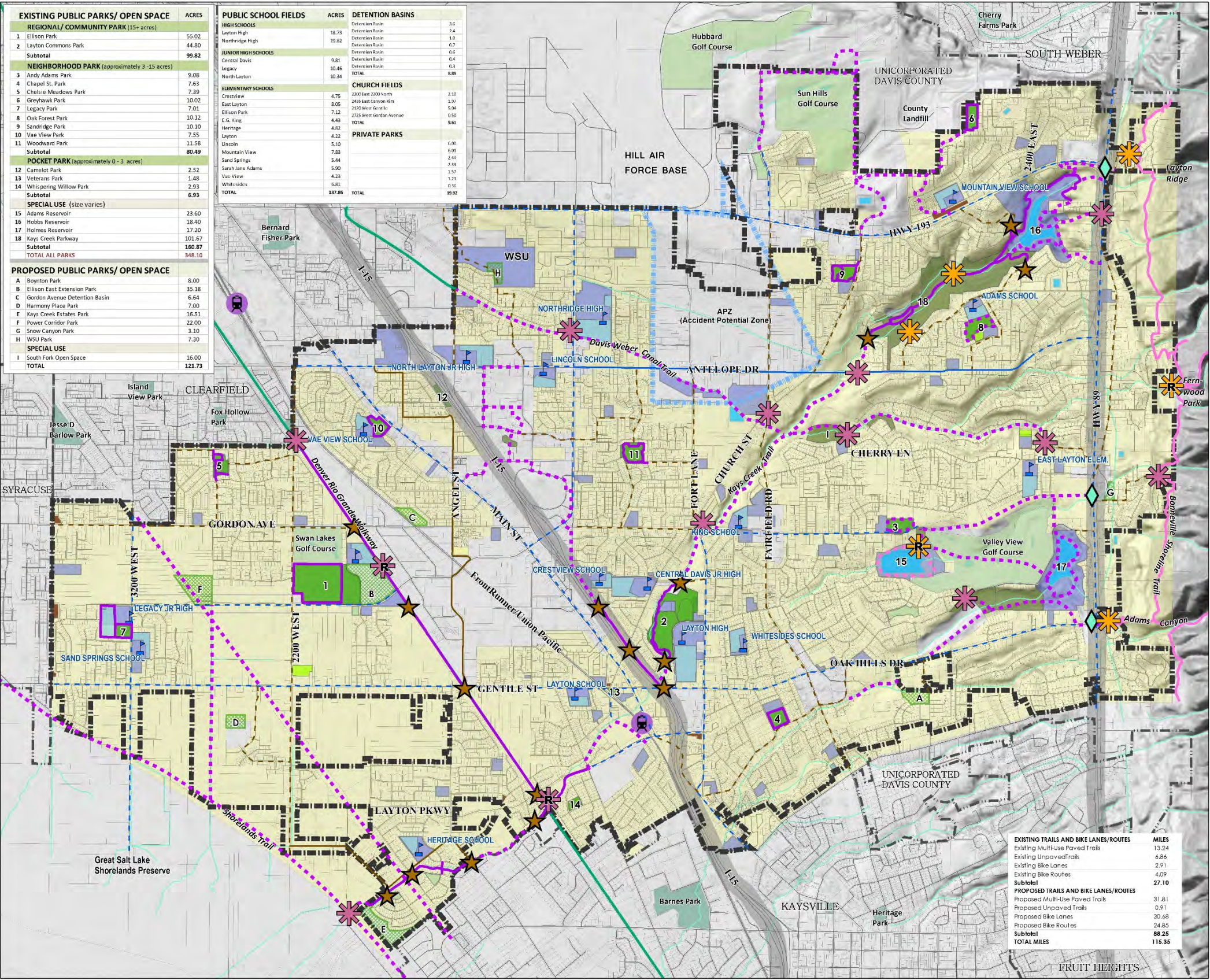
As illustrated in Maps 1 through 3 and detailed in Table 2, nine new parks are currently proposed for future development in Layton, encompassing over 115 acres of land. These include three Regional/Community Parks totaling 67 acres (Ellison East Extension Park, Kays Creek Estates Park and Power Corridor Park); four Neighborhood Parks covering 32.7 acres, and an undeveloped open space of 16 acres which will be a Special Use Park. Five of these parks are located west of I-15, which is less well-served by parks at present.

The City owns the land for Boynton Park, Ellison East Extension Park, Kays Creek Estates Park, Snow Canyon Park, and Gordon Avenue Detention Basin. Harmony Place Park is jointly owned by the City and the School District; Power Corridor Park is under a recreation easement from Rocky Mountain Power; and the Weber State University park land is under a committed agreement.

Table 1:  
Existing Public Parks

AMENITIES			Pavillions	Playground	Restroom	Covered Picnic Table/ Gazebo	Baseball Field	Tennis	Volleyball Court	Football Field	Basketball Court	Soccer Field	Perimeter Walking Trail	SPECIAL FEATURES/ CULTURAL FACILITIES
EXISTING PUBLIC PARKS/ OPEN SPACE		ACRES												
REGIONAL/ COMMUNITY PARK (15+ acres)														
1	Ellison Park	55.02	1	2	2		6	2	1	2	2	8	Yes	Splash Pad, Skate Park
2	Layton Commons Park	44.80	2	2	4	14	2		1				Yes	Amphitheater, Museum, Surf 'N' Swim
	Subtotal	99.82												
NEIGHBORHOOD PARK (approximately 3 -15 acres)														
3	Andy Adams Park	9.08	1	1	1		2	2					No	
4	Chapel St. Park	7.63	1	1	1		2	2	1		1		Yes	
5	Chelsie Meadows Park	7.39	1	2	1			2	1		2		Yes	
6	Greyhawk Park	10.02	1	2	1	1		1			1	1	Yes	2 Pickleball Courts
7	Legacy Park	7.01	2	1	1			2			4		Yes	
8	Oak Forest Park	10.12	1	1	1		2	2				1	No	Pickleball optional at multi-purpose courts
9	Sandridge Park	10.10	1	1	1	3		1	1		1		Yes	
10	Vae View Park	7.55	1	1	1		1	2			1	1	Yes	
11	Woodward Park	11.58	1	1	1		1	1	1		2	1	Yes	Cricket Pitch
	Subtotal	80.49												
POCKET PARK (approximately 0 - 3 acres)														
12	Camelot Park	2.52		1									No	
13	Veterans Park	1.48											No	3 picnic tables
14	Whispering Willow Park	2.93										1	No	
	Subtotal	6.93												
SPECIAL USE (size varies)														
15	Adams Reservoir	23.60			1*								Half	Fishing, Canoeing, *Pit Restroom
16	Hobbs Reservoir	18.40											Half	Fishing, Canoeing
17	Holmes Reservoir	17.20											No	Fishing, Canoeing
18	Kays Creek Parkway	101.67											Yes	
	Subtotal	160.87												
	TOTAL ALL PARKS	348.10												





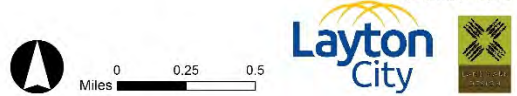
MAP 1:  
EXISTING AND PROPOSED  
PARKS, OPEN SPACE & TRAILS

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Pond/ Reservoir
- Residential
- Public/Quasi Public/Utility
- Existing Multi-Use Paved Trail
- Proposed Multi-Use Paved Trail
- Existing Unpaved Trail
- Proposed Unpaved Trail
- Existing Bike Lane
- Proposed Bike Lane
- Existing Signed Bike Route
- Proposed Signed Bike Route
- Existing Trailhead (R = with Restroom)
- Future Trailhead (R = with Restroom)
- Proposed Pedestrian Bridge
- Trail Access Point
- FrontRunner Station

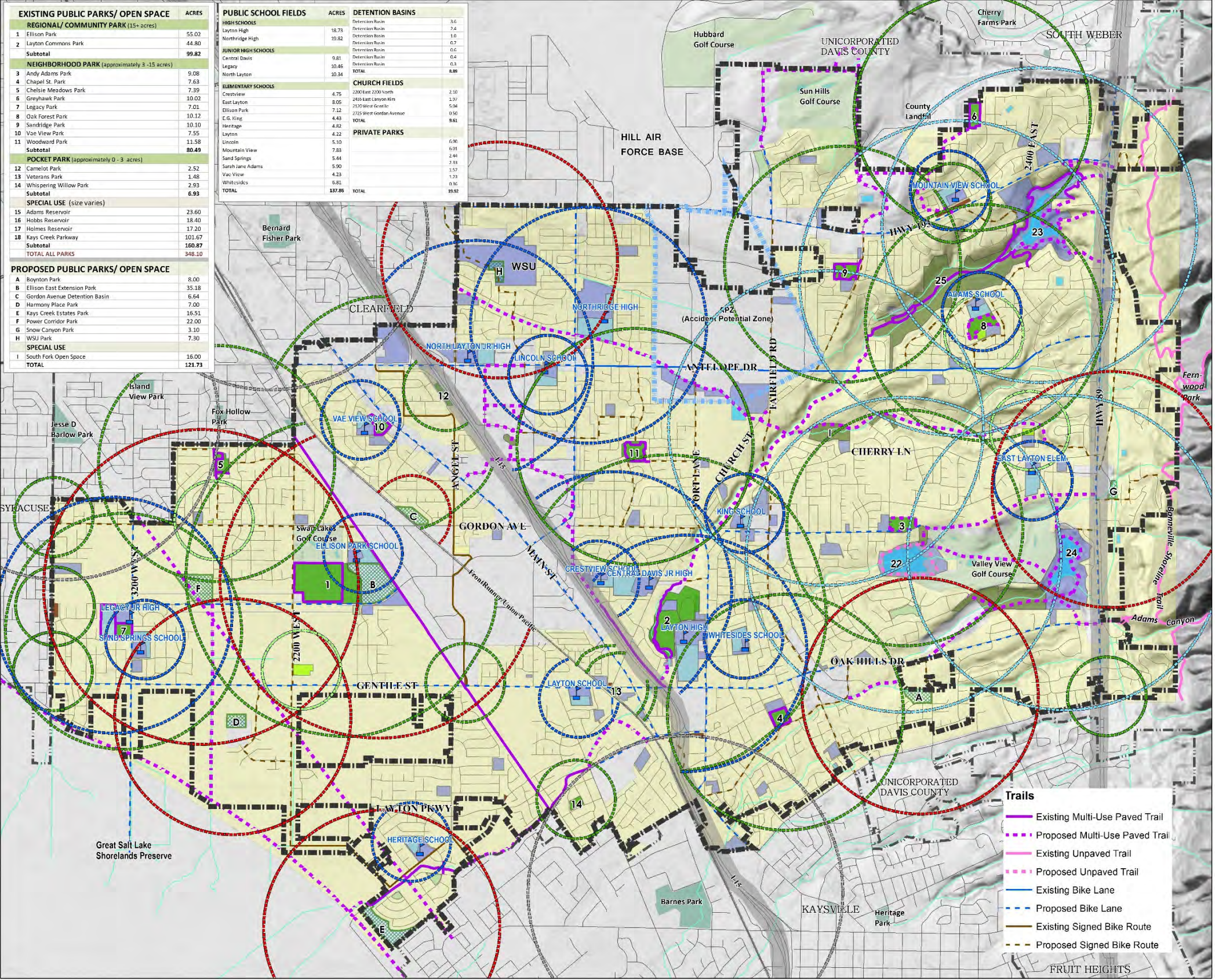
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Layton City Parks, Recreation,  
Trails, Open Space &  
Cultural Facilities Master Plan

November 2015







MAP 2  
PARK SERVICE AREA RADII

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Pond/Reservoir
- Residential
- Public/Quasi Public/Utility

**Existing Public Park Service Area**

- Pocket Park & Detention Basin Park (1/4 mile radius)
- Neighborhood Park (3/4 mile radius)
- Community Park (1 mile radius)

**Proposed Public Park Service Area**

- Neighborhood Park (3/4 mile radius)
- Community Park (1 mile radius)

**Existing Public School Field Service Area**

- Elementary School Field (1/4 mile radius)
- Junior & High School Field (3/4 radius)

**Existing Church Field Service Area**

- Church Field (1/4 mile radius)

**Special Use Park Service Area (Parkway & Reservoirs)**

- Community Park (1 mile radius)

**Adjacent City Park Service Area**

- Community Park (1 mile radius)

- Trails**
- Existing Multi-Use Paved Trail
  - Proposed Multi-Use Paved Trail
  - Existing Unpaved Trail
  - Proposed Unpaved Trail
  - Existing Bike Lane
  - Proposed Bike Lane
  - Existing Signed Bike Route
  - Proposed Signed Bike Route

**Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan**

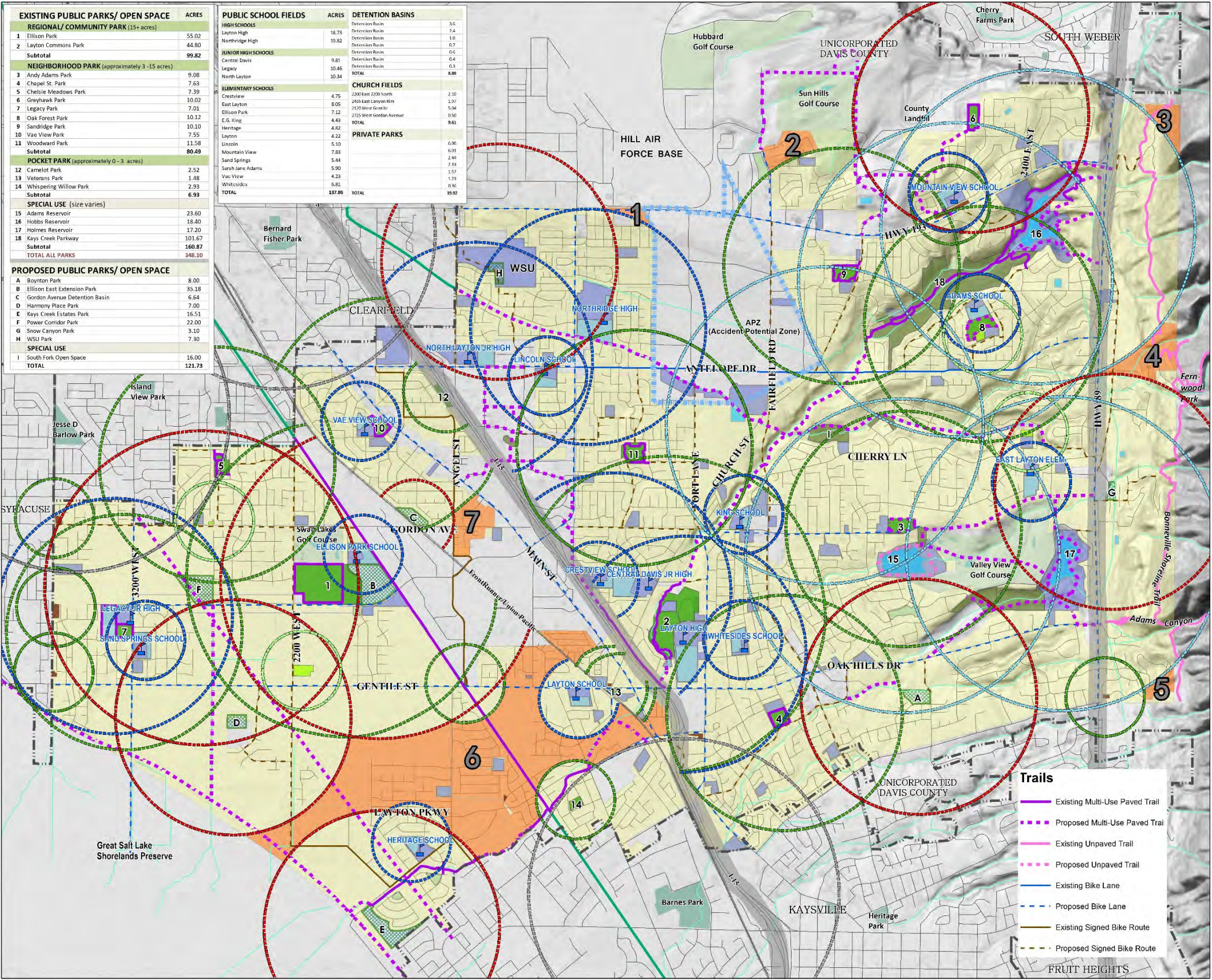
November 2015



**DRAFT**

**DRAFT - November 19, 2015**





MAP 3:  
SERVICE AREA GAPS

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Service Area Gaps
- Pond/Reservoir
- Residential
- Public/Quasi Public/Utility

- Existing Public Park Service Area**
- Pocket Park & Detention Basin Park (1/4 mile radius)
  - Neighborhood Park (3/4 mile radius)
  - Community Park (1 mile radius)

- Proposed Public Park Service Area**
- Neighborhood Park (3/4 mile radius)
  - Community Park (1 mile radius)

- Existing Public School Field Service Area**
- Elementary School Field (1/4 mile radius)
  - Junior & High School Field (3/4 radius)

- Existing Church Field Service Area**
- Church Field (1/4 mile radius)

- Special Use Park Service Area (Parkway & Reservoirs)**
- Community Park (1 mile radius)

- Adjacent City Park Service Area**
- Community Park (1 mile radius)

**DRAFT**

**Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan**

November 2015





Table 2: Proposed Public Parks

PROPOSED PUBLIC PARKS/ OPEN SPACE		
A	Boynton Park	8.00
B	Ellison East Extension Park	35.18
C	Gordon Avenue Detention Basin	6.64
D	Harmony Place Park	7.00
E	Kays Creek Estates Park	16.51
F	Power Corridor Park	22.00
G	Snow Canyon Park	3.10
H	WSU Park	7.30
SPECIAL USE		
I	South Fork Open Space	16.00
TOTAL		121.73

LEVEL OF SERVICE AND PARK NEEDS ANALYSIS

Communities vary dramatically in the Level of Service (LOS) for parks that are provided for city residents. This is not surprising, as no two communities are alike. In the past, standards developed by the National Recreation and Parks Association (NRPA) were used to establish unified guidelines for LOS. This approach has fallen out of favor since it has proven difficult to address the unique qualities of an individual community when using this model. In addition to local demographic differences and unique community characteristics, other unique factors that may affect LOS and access to recreational opportunities include the proximity to recreational resources on public land (the Wasatch Mountains, nearby canyons and the Great Salt Lake shorelands, for example), private parks and recreation facilities, and the preferences and unique needs of residents that require specific resources.

A - EXISTING LEVEL OF SERVICE FOR PARKS

The current Level of Service (LOS) for Layton was determined by dividing the acreage of existing public parks (348) by the 2015 population (72,500), which was then multiplied by 1,000 to reflect the number of acres of park land currently provided for every 1,000 residents. The resulting **level of service is 4.8 acres per 1,000 population** ( $348/72,500 \times 1,000 = 4.9$ ).

B - DESIRED LEVEL OF SERVICE FOR PARKS

Based on a review of the existing distribution of parks and areas with distribution gaps, the existing LOS of 4.8 acres generally meets the need for public parkland, with seven exceptions. As illustrated in Map 3, most of these are small gaps which can be overcome through small adjustments. However, the area with the largest deficiency - Gap #6 – is significant enough to support the acquisition of ten additional acres of parkland in order to



meet future needs. Assuming that ten additional acres will be acquired to meet this need, the Level of Service increases slightly to 4.94 [ $(348 + 10 = 358/72,500) \times 1000 = 4.94$ ]. As a result, this figure was ultimately selected as the desired LOS.

Applying this standard to future park needs, a total of 416 acres of developed public park land is necessary to meet the desired LOS of 4.94 through the 2025 planning horizon ( $84,250/1,000 \times 4.94 = 416$ ). Subtracting 348 acres of existing public park land from this figure (Table 1), and assuming that the ten-acre parkland deficit in Gap #6 is acquired (Map 3), 58 acres of parks are necessary to meet the projected need by the end of the ten-year planning horizon ( $416 - 348 - 10 = 58$ ). Since 122 acres of proposed park land are currently available for future development (see Table 2), no new park land is required to meet the need for developed parks in 2025. Furthermore, 64 acres of the current proposed park land will be available beyond 2025 to meet longer-term park needs ( $122 - 58 = 64$ ).

THE ROLE OF PRIVATE PARKS, CHURCH FIELDS & DETENTION BASINS FOR MEETING THE DESIRED LOS

As illustrated on Maps 1 and 2, six unnamed Private Parks are currently located in Layton, encompassing nearly 20 acres of land. All of these parks are six acres or less in size, and are typically not accessible by the general population, which is why they were not included when calculating the LOS. Likewise, acreage related to private church fields (9.6 acres) and detention basins (8.89 acres) were also omitted when calculating the existing LOS, since it is assumed such facilities are not generally available for public use, are too small, or are maintained in a manner that makes them marginal for use as parks. There is, however, a possibility that all of these facilities might help meet park needs in areas with gaps where additional park land is not readily available.

IMPLICATIONS OF THE DESIRED LOS AND CURRENTLY PROPOSED PARKS

Additional park land will be required to meet the needs of Layton at build-out, which is projected to occur by 2050. The projected buildout population is 97,000, which requires a total of 479 acres of park land to meet the desired LOS ( $97,000/1000 \times 4.94 = 479$  acres total). This is a projected increase of 63 acres beyond 2025 projections ( $479 - 416 = 63$  acres), assuming the LOS of 4.94 remains stable during the next 35 years, that all currently proposed parks are implemented, and that ten acres of parkland is secured within Service Area Gap #6. Since 64 acres of currently proposed park land is projected to be available beyond 2025, no additional acreage is required to meet the need for park land at build-out.

PARK SERVICE AREA AND DISTRIBUTION ANALYSIS

The need for parks was also analyzed based on park distribution. As illustrated in Maps 2 and 3, service areas are portrayed as circles and arcs, with the radii of the circles corresponding to the service areas of each park type. According to this analysis, Community Parks and Special Use parks serve areas within a one-mile radius of the park, and Neighborhood Parks serve an area within 3/4 mile and Pocket Parks serve an area within a quarter mile. Existing public school fields and church fields were also illustrated, with elementary school fields and church fields serving areas within a quarter mile, and junior high/high school fields serving areas within 3/4 mile. Nearby parks in surrounding communities were also accounted for, as they are generally available for use by Layton residents despite being located in an adjacent community. It should be noted that park radii were not extended across freeways and rail lines as they are physical barriers that limit access to the parks.

SERVICE AREA GAPS

As discussed briefly in the preceding discussion on level of service, there are seven areas where gaps exist (see Map 3). In order to ensure that access to parks is equitable, attempts should be made to "fill the gaps" by providing additional parks in the underserved areas or through other methods that address the shortfall. Specific approaches for each "gap" is described below:

- Gaps 1 and 7 are relatively small and could easily be overcome through the addition of a strategically-located small park or playfield.
- Gap 2 is located in an area with challenging site conditions and limited opportunities for a new park or playfield development. Providing a trail connection with neighborhoods to the east would greatly improve access by linking the neighborhood to Greyhawk Park and playfields at Mountain View Elementary School.
- Gaps 3, 4 and 5 are located on the eastern edges of the community adjacent to the Bonneville Shoreline Trail and public lands managed by the U.S. Forest Service. Access to these unique recreational features mitigates the lack of access to more traditional parks and fields.
- Gap 6 is the largest. In order to provide adequate access, at least ten acres of additional park land should be located here, either at a single site or in two or more sites.

This plan supports Neighborhood Parks and Regional/Community Parks as the primary types of parks for future development; such facilities tend to serve the community better by offering a greater number and range of facilities and recreational opportunities. This is supported by the public comments received through the survey and the Public Scoping Meeting, which indicate that larger Neighborhood and Regional/Community parks are preferred over smaller parks. Adjustments to this model may be necessary in areas where park land acquisition opportunities are limited.

OPEN SPACE NEEDS ANALYSIS

There is no standard or Level of Service (LOS) for open space development in Layton. Large tracts of land have been secured in an opportunistic fashion over the years, primarily along key drainages such as Kays Creek. The resulting open spaces have been generally maintained in their natural conditions, with trails, trailheads and pathways provided where feasible. While there is no need for additional open land, the City should continue to exploit opportunities to acquire open space as they arise, particularly in areas that contribute to the creation of a large open space system that connect parks and community destinations with trails and pathways. This approach supports a quality of life that is highly valued by Layton residents.

DEVELOPMENT PRIORITIES

In order to meet future park needs through buildout, gaps should be filled and future parks developed. This includes the 122 acres of proposed park land already obtained, and ten acres in Service Area Gap #6. Providing ten acres in Service Area Gap #6 should have the highest immediate priority.



MINIMUM PARK STANDARDS

In order to ensure existing and future parks meet community needs, **minimum standards** should be established for the two primary park types in Layton. These should reflect the needs and expectations of the public, as contained in the *2014 Park Survey* and from the input received during the Public Scoping Meeting held in April 2014. The following is a summary of proposed minimum standards that reflect this input:

**Regional/Community Parks** should include, space permitting, at least the following amenities:

- All of the amenities found in Neighborhood Parks (see below), and
- Specialty regional complexes or features, such as swimming pools, splash pads or sports complexes

**Neighborhood Parks** should include, space permitting, at least the following amenities.

- Trees
- Picnic tables and benches
- Drinking fountain
- Grassy play areas
- Playgrounds
- Pavilions
- Restrooms
- Sport courts (basketball, volleyball, pickleball and tennis)
- Sports fields (baseball, soccer, football and similar sports)
- Connections to other trails and open space, provided through either multi-purpose trails, bike lanes, or bike route connections
- Interior perimeter walking trails in parks

All **existing parks** should be upgraded as necessary to meet the minimum requirements for amenities and features in parks. **Future Parks** should be designed and developed from the outset with amenities and features that meet the standard. **Pocket parks** vary greatly and should include some kind of amenity that is desired by the local community.

PARK FACILITIES AND AMENITIES

In order to help determine whether or not there are sufficient numbers of park amenities to provide the desired recreational opportunities expected by the public, the current facility numbers are compared to current population in Table 3. Once the current ratio of facility to population was computed, City staff and recreation service providers reviewed the ratio and provided input on whether or not facilities were crowded, if there were times when activities could not be accommodated, and took into consideration input from residents and program providers.

Based on that community-specific information, recommended service levels for amenities were developed. In Table 3, the fifth column from the left





indicates the ratio of the number of facilities to the current population of 72,500, and the sixth column represents the Recommended Level of Service for Amenities as reflected by City staff and resident input.

It should be noted that amenities that are available for public use at schools and private parks have been added to those available at public parks, as this combination is generally a better reflection of what is currently used by the public.

Table 3:  
Existing and Recommended Amenity Service Levels

1	2	3	4	5	7	8	10
Facility	Public Quantity	School or Private Facility with Public Use	Total Supply	Current Layton City Level of Service by Amenity	Recommended Level of Service for Amenities	2015 Excess or Deficit (Plus or Minus)	2025 Excess or Deficit (Plus or Minus)
Softball/Baseball fields	16	15	31	2,339	2,200	-2	-7
Soccer/Football/LaCrosse	13	28	41	1,768	1,575	-5	-12
Basketball (Outdoor)	14	35	49	1,480	1,500	1	-7
Tennis	16	0	16	4,531	5,000	2	-1
Volleyball (Sand)	6	0	6	12,083	12,500	0	-1
Playgrounds	16	20	36	2,014	2,500	7	2
Swimming Pools	2	0	2	36,250	25,000	-1	-1
Splash Pad	1	0	1	72,500	25,000	-1	-2
Skate Park	1	0	1	72,500	40,000	0	-1
Pavilions	11	3	14	5,179	5,000	0	-2

The highest priorities for recreation amenities are trails for walking/hiking/biking and indoor swimming pools. Therefore, it appears that the development of additional swimming pools, and perhaps other water-related facilities including splash pads is in-line with the community’s expressed needs, and is reflected in Table 3. Other needs include additional softball and baseball fields and soccer/football/LaCrosse fields. To summarize, Layton is not a typical community, as demonstrated by the young age profile and large family size. This distinction is reflected in how recreation amenities have been prioritized and provided to date. Areas of the expressed desires of the community that are not currently being met should be improved to better address the current need and those in 2025 – most specifically swimming pools and water related activities and sports fields.

Adjusting the types of amenities provided in the upcoming years is even more important when considering the fact that Layton is aging and maturing in-line with national trends, making the provision of recreational opportunities for older users increasingly important moving into the future.

### 3-RECREATION & CULTURAL FACILITIES

This chapter focuses on **non-park**<sup>1</sup> Recreation Facilities and Cultural Facilities. Beginning with documentation and analysis of existing amenities, and followed by a review of events and programs currently available in the City. The chapter concludes with implementation priorities for future non-park recreational amenities, and options for enhancing cultural amenities and activities that build on strong traditions already established. Specific policies and cost implications are addressed in Chapters Five and Six.

#### EXISTING PUBLIC RECREATION FACILITIES

As described in greater detail in this chapter, Layton's existing non-park recreation facilities currently include the Surf n' Swim and the Gymnasiums at Legacy and Central Davis Junior High Schools. As mentioned previously, Layton City has strong cooperative agreements with the local school district which have helped to off-set costs and improve services. A detailed description of the facilities and programs follows.

##### SURF 'N SWIM

This facility is owned by Layton City and is operated/managed through the Parks and Recreation Department. **Surf 'n Swim** is highlighted by a large wave pool/swimming pool that offers year round swimming opportunities, utilizing a removable "bubble" that is installed during winter months. The facility offers a wide range of activities, including "open wave", open swim, water aerobics and other programs, as detailed below:

**Open Wave:** Public swim hours with waves.

**Open Swim:** Public swim hours during the fall and winter months. Open swim allows students, school groups, teams and citizens an opportunity to splash, play and workout.



**Lap Swim** - This program is offered on a daily basis and is geared toward all levels of swimmers interested in a great aquatic workout. The wave pool has an eight-lane lap swimming area that accommodates a large number of lap swimmers to take part during a single session.

**Water Aerobics** - Offered year round, co-ed classes allow participants of all levels to take part and stay in shape.

**Deep Water Aerobics** - This program involves water aerobics in deep water with the aid of a hydro-belt. Classes are held in the morning and evenings.

**Senior Water Exercise** - This co-ed program is held in the morning hours to accommodate the needs of senior athletes, who are encouraged to work out at their own pace.

<sup>1</sup> Amenities located in public parks and on school grounds are discussed in Chapter 2.

**Swimming Lessons** - Red Cross certified classes are provided for swimmers of all ages and abilities, including Parent-Tot up to Water Safety Instructor. Classes are offered throughout the year with weekday, weekend and year-round school programs available.

**Youth Swim Team (The Layton Surfers)** – This U.S.A. Swimming sanctioned program is geared toward youth who are interested in a being part of a competitive swim club. The team ranges from age five to nineteen, and travels to many different locations to compete.

**High School Swim Teams** – Local High Schools use of the facility for its swim team helps to offset the costs of maintaining the facility.

**Boy Scout Merit Badge Program** – Taught during the fall and winter months, allowing local scouts to fulfill their merit badge requirements.

In addition to water-based sports, the facility also offers the following activities and programs:

**Racquetball** - Players of all ages can take part in lessons and tournaments throughout the year.

**Wallyball** - a winter and spring league program for aficionados of this exciting sport that combines the best of volleyball and racquetball skills in a fast paced game.

**Sand Volleyball** - Open play and tournaments are offered during summer months.

**American Red Cross Lifeguarding and Water Safety Instructor (WSI) Classes** – Offered in the winter and spring. These classes certify individuals seeking to become lifeguards and/or swimming instructors.





Surf 'n Swim is essentially an outdoor water facility that has been modified to full-season operations through the use of the bubble. While this provides a great asset to the community, concern has been expressed regarding the sustainability of the bubble, and the high cost of heating the pool and spaces enclosed by the bubble during frigid winter months. Other concerns expressed include safety during acute wind and storm events, long-term efficacy of maintaining the aging facility in the long-term, and over-crowding of certain programs during peak use time (i.e. swim lessons, swim teams and morning lap swim.).

JUNIOR HIGH SCHOOL FACILITIES AND GYMNASIUMS

An extension to **Central Davis Junior High** and **Legacy Junior High School** was implemented in 2002 and 2012 with the help of Layton City funding, resulting in the two largest school gymnasiums in Davis County. Costing over \$4 million, these facilities are now used for both boys and girls gym classes during school hours, with a range of City-sponsored athletic and sports programs available after hours. The joint-funding and maintenance provided by Layton City reflects the cooperative/shared use approach that has dominated recreation facility development by providing cost-effective access to recreational amenities and facilities that might otherwise be out of reach of the community.



EXISTING PUBLIC RECREATION EVENTS, ACTIVITIES AND PROGRAMS

In addition to the recreational facilities described above, Layton City hosts and sponsors a wide range of recreational events, activities and programs, many of which utilize existing facilities, most particularly various sports fields located in City parks and on public school grounds. Lacking a dedicated recreation center, indoor activities are hosted where best-suited and available, including the Surf 'n Swim/ Parks and Recreation Department offices, the shared City/school gymnasiums located at both Legacy Junior High and Central Davis Junior High, as well as various public buildings, school facilities and community sites and structures as appropriate and available.

RECREATION PROGRAMS

Layton City maintains the largest youth recreation programs in Davis County. A wide range of recreation activities are available for youth (boys/girls/coed) and adults (women/men/coed), as indicated in the accompanying list. Most of these activities are organized and coordinated by Layton City Parks and Recreation Department, with the exception of soccer, which is managed by local leagues such as the Layton AYSO and Utah Youth Soccer Association (UYSA), as they do an excellent job with those efforts. Table 4 identifies the range of activities/events provided.

This approach has worked fairly well to date, but there is some indication that public support for the establishment of one or more major public recreation facilities is rising, in part to stay abreast of the recreation services provided by other communities.



Table 4:  
Summary of Existing Youth/Adult Recreation Programs and Special Events/Tournaments

Youth Recreation	Adult Recreation	Special Events/Tournament/Leagues
Arts in the Park	Hunter Safety	All-Poly Football Camp
Babysitter Training	Men’s Basketball	Classic Race
Boys Baseball	Softball	Competition Baseball League
Cross Country	Tennis	Competition Baseball Tournaments
Fishing Club	Volleyball	Competition Basketball League
Flag Football	Water Aerobics	Competition Basketball Tournaments
Girls Softball		Competition Soccer Tournaments
Gymnastics		G.O. ‘n Play
Hunter Education		Layton Marathon
Junior Jazz Basketball		Liberty Days Fun Run
Skateboarding		
Swimming		
Tackle Football		
Volleyball		
Wrestling		

FAMILY RECREATION EVENTS AND ACTIVITIES

The City's Parks and Recreation Department offers a range of frequent **Family Recreation** events, many on a recurring, annual basis. These community-wide events are intended to support families, promote community values, and encourage healthy lifestyles, complementing the range of other activities and programs offered at City parks and recreation facilities. The program is based on the age-tested notion that "the family that plays together stays together". A small sampling of some of the fun and light-hearted events that are offered follow:



- **Halloween Bash**
- **Valentines Dance**
- **Family Hay Rides**
- **Turkey Bowl**
- **Family Movie Night in the Park**

SPECIAL AMENITIES AND FACILITIES

In addition to facilities and programs directly related to recreation and physical activities, other amenities are available that support public health and the well-being of the community. These include **Central Branch Library**, which is a Davis County owned and operated facility that opened in 1988 just south of Layton High School. The library is a full service facility with books, audio books, films, music, magazines, computer access and wi-fi. The Val A. and Edith D. Green Young Reader's Area is designed as a space where a child's imagination can take flight, encompassing a talking display case, copper birds and a large balloon mobile. A large adult area offers both work stations with electrical access and comfortable reading areas. Two conference rooms and a small auditorium are available.

Although there are no senior centers in Layton, two facilities are located nearby in Clearfield and Kaysville, helping to meet the needs of Layton. Built in 1991, the **Autumn Glow Senior Activity Center** began serving seniors in the Layton, Kaysville, Fruit Heights, Farmington, and Centerville areas. Autumn Glow serves hot meals and more than 120 home delivered meals each week day. The facility also offers a variety of classes, trips, activities, volunteer opportunities, entertainment and physical activities. The **North Davis Senior Activity Center** in Clearfield serves seniors in Clearfield, northern Layton, South Weber, Syracuse, Clinton, Sunset, and West Point, offering daily lunches, exercise, recreation, transportation, health screenings, nutritional supplements, and social services. There has been some interest in a new senior center to be developed in Layton, although such a decision ultimately rests with Davis County, which owns and supports most public senior centers.

EXISTING POLICY – JOINT EFFORTS AND SHARED OPERATIONS

Encouraging private organizations to provide market-rate recreational services exemplifies Layton City policy to date, which defers to private organizations and services whenever possible. This approach embraces the belief that private operators are well positioned to provide most services, saving municipal costs and reducing taxation in the process. Joint efforts with other public entities are preferred when public facilities are required, as exemplified by the positive relationships that have been formed with the Davis School District and the Davis Arts Council for providing key recreational and cultural amenities and programs. If public options are not available, joint efforts and shared operations with private operators are encouraged.

EXISTING PRIVATE RECREATION FACILITIES

Over 35 privately owned and managed gymnasiums and fitness clubs are located in Davis County, and at least eight are located in Layton City. These provide for a range of workout and fitness opportunities, primarily for adults. There are also facilities specifically targeted for children. Additionally, there are at least four gymnastics studios in the County.

Three private golf courses serve the community: Swan Lake Golf Course (9 holes), and two 18-hole courses at Sun Hill Golf Course and Valley View Golf Course.

EXISTING CULTURAL FACILITIES AND PROGRAMS

Layton City boasts a vibrant arts community. The City not only supports the arts, it is proactive in offering arts experiences and opportunities to a range of citizens and allied entities and organizations. For example, since 1995 the City has donated the use of a municipally-owned building to house the **Davis Arts Council offices**, highlighting the collaborative spirit that has existed between these two groups since the **Edward A. Kenley Centennial Amphitheater** was built in Layton Commons Park. Each summer Davis Arts Council presents the “**Summer Nights with the Stars**”, providing a season of music, theatre, and dance through an eclectic mix of local, national, and international performers. The Arts Council also provides free programs and services, including the “**Sunday Night Concert Series**” at the amphitheater which is the largest running free concert series in the State.

Existing Cultural Programs include:

- **Liberty Days**
- **Layton FEST**
- **Sounds of Freedom**
- **Taste of the Town**
- **Veteran’s Days Commemoration**
- **Voices of Liberty**
- **Pioneer Day Concert**



The City understands the importance of the arts and culture to the City's economic health and development, doing its fair share to ensure that new business is attracted to the City through consistent cultural programming at the amphitheater, by providing support for student productions and community festivals, and through the backing of visual art exhibits at the City's **Heritage Museum**.

Layton City also recognizes the important role that arts and culture play in the "high quality life" of the community, making Layton a more energetic and enriching community in the process. As the City matures, arts and culture are likely to become even more important.

The following is a list of some of the key cultural and arts facilities currently located within or in close proximity to the City.

EDWARD A. KENLEY CENTENNIAL AMPHITHEATER

In 1995, the Davis Arts Council partnered with Layton City, and corporate and private sponsors to build the beautiful Ed Kenley Centennial Amphitheater, which has hosted a multitude of arts events and performances ever since. The theater seats several hundred in reserved seats, in additon to many additional seats on the general admission lawn area at the upper reaches of the theater grounds.



### HERITAGE MUSEUM OF LAYTON

In 1972 a group of citizens formed a non-profit corporation to raise funds to establish a heritage museum, which was opened to the general public in August of 1980 at its current location in Layton Commons Park. During the ensuing 35 years, the museum has been visited by thousands, with the heritage collection growing to include nearly 3,000 artifacts, 4,000 historical photographs, 3,000 archival documents and numerous books. The museum currently sponsors school outreach programs and lectures of cultural importance.

### DAVIS ARTS COUNCIL

As a strong partner of the Davis Arts Council, Layton City should continue to foster the established relationship. Cultural programming offered by the Davis Arts Council includes:

- **Performing Arts**
- **School Outreach**
- **Community Chamber Music**

Another idea is to focus on the community-based, grass-roots efforts such as Arts-in-the-Park and the Heritage Museum, taking these programs from low-cost/high impact programs to become iconic cultural programs that might serve the greater region.

### RECREATION AND CULTURAL NEEDS AND PRIORITIES

One of the main objectives of the needs assessment is to understand where Layton City Parks and Recreation Department should focus their efforts. There appears to be a need for new or improved indoor and outdoor special event facilities, as indicted by public comments supporting a new, centralized recreation center. The public also supports the continued cooperative partnerships with private entities, citing Central Davis and Legacy Junior High Schools as good examples of minimizing costs and saving taxes while providing necessary recreation services.

Recommended Recreation and Cultural Needs and Priorities focuses on an expanded scope of programming to include:

- **Non-sport Recreational Activities**
- **Expanded Programming for Different Ages**
- **Expanded Recreation Sports Programming**
- **Senior Programs and Senior Fitness**
- **Nature Programs/Environmental Education**
- **Programs for Teens**
- **Programs for People with Disabilities**
- **Youth/Adult Arts and Crafts, Dance and Performing Arts**
- **Arts Education & Learning**
- **Community Arts**
- **Folk & Traditional Arts**
- **Literary Arts**
- **Visual & Public Arts**

### FUNDING RECREATION PROGRAMS AND FACILITIES

None of the survey respondents indicated that facilities and programs should be maintained only with taxes, and that higher user fees and other funding options might be considered. It was also felt that user fees alone should pay for program maintenance of adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, and school break programs. Farmers markets and before-and-after school programs were also supported, although there was no clear indication of whether fees, taxes, or a combination of taxes and user fees should be used.

Survey respondents indicated the highest service priorities should include programs for persons with disabilities, farmers markets, after school programs, volunteer opportunities, water fitness programs during school breaks, special athletic events, and community events among others.

### RECOMMENDATIONS

The City is interested in expanding and encouraging a wider range of arts and cultural events for the community. These might include traveling shows, arts festivals and events, the expansion of “Layton FEST”, development of sculpture and memorial gardens such as the recently designed “Vietnam Wall”. The creation of an Arts Task Force that includes representatives from all of the arts and cultural interests could initiate a charrette or workshop to brain-storm ideas including potential programs and facilities, funding opportunities, partnerships, and to explore means of achieving the community’s desires and needs.

Additional funding options should continue to be pursued, including the options listed in Chapter Five. Otherwise, the City should continue to build upon the long-standing and successful approach of cooperation, collaboration and cost-sharing with public and private partners to help meet future recreation and cultural amenity needs.

# 4-TRAILS

Trails are an important part of the community and are highly desired by residents. They serve a broad public, including recreational walkers, joggers, and bicyclists, and those who use bicycles as a form of transportation to and from work, shopping, and school. Trails are also an important element of "Safe Routes to Schools" and connect neighborhoods to schools, park and recreation facilities, and other desired destinations.

## EXISTING TRAILS AND BIKE LANES/ROUTES

Layton's system includes trails which are paved or unpaved, and are typically found in open spaces, parks, and undeveloped natural areas. The other component of the system are bike lanes and routes that are either striped on the roadway or signed for joint vehicle and bicycle use.

As illustrated in Table 5, there are over 115 miles of trails, bike lanes and bike routes in Layton at present or proposed. Approximately one-quarter of these facilities currently exist, with the remaining 75 percent proposed for future development. About 35 percent of the proposed Layton trail and bike system will be multi-use paved trails, and 64 percent of new trails is dedicated to on-road bike routes and lanes. The remaining one percent adds an additional mile to the unpaved Bonneville Shoreline Trail. Existing and proposed trails are indicated on all of the maps.

Table 5:  
Exisiting and Proposed Trails and Bike Routes

EXISTING TRAILS AND BIKE LANES/ROUTES	MILES
Existing Multi-Use Paved Trails	13.24
Existing UnpavedTrails	6.86
Existing Bike Lanes	2.91
Existing Bike Routes	4.09
Subtotal	27.10
PROPOSED TRAILS AND BIKE LANES/ROUTES	MILES
Proposed Multi-Use Paved Trails	31.81
Proposed Unpaved Trails	0.91
Proposed Bike Lanes	30.68
Proposed Bike Routes	24.85
Subtotal	88.25
TOTAL MILES	115.35

## TRAIL TYPES

As described in the following list, three types of trails facilities serve specific roles within the Layton City trail system:

### MULTI-USE PAVED TRAILS

- Linked trails for both recreation and transportation.
- Support biking, walking, skateboards/rollerblades, and equestrian use where appropriate. Motorized use is not permitted.
- Provide safe routes to schools, employment areas and commercial centers.
- Enhanced with landscaping, fences, signs, benches and other features for comfort and safety.
- Publicly owned and permanently protected.
- Paved trail with shoulders, separated from adjacent roads.
- Ramps, mild grades and other features designed for maximum accessibility.
- Typical 10' minimum width with 2 foot wide road base shoulder on each side.

### UNPAVED TRAILS

- Trails for recreation, may connect to major trail systems, depending on location.
- Support hiking, mountain biking, and equestrian use where appropriate. Motorized use is not permitted.
- Minimal enhancements except to protect the natural resource.
- Publicly owned and permanently protected.
- Unpaved, often rugged trail through open space areas.
- Regional connectors, typically.
- May contain elements and slopes that hinder accessibility.
- Minimum 2' width when single-track, size and siting vary by location and topography.

### BIKE LANES AND ROUTES

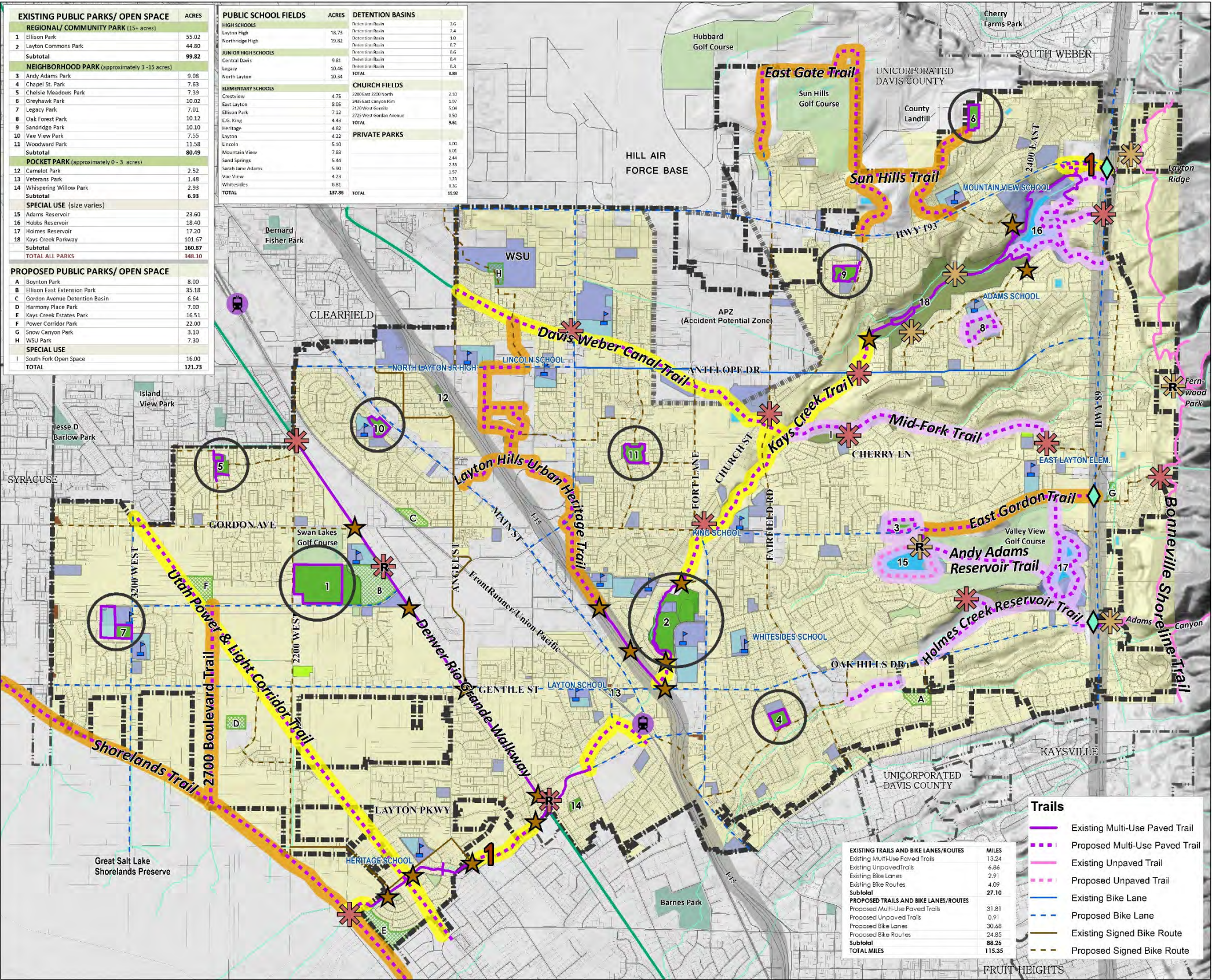
- On-Street Striped Bicycle Lanes – paved, striped bicycle lane adjacent to the traffic lane on the roadway, a minimum of 4' in width, designed to meet AASHTO standards.
- On-Street Signed Bicycle Routes – paved travel path on the existing roadway which is signed for joint use, but has no designated use area. Bicyclists travel with vehicular traffic and share the roadway.

## SURVEY RESULTS & SCOPING MEETING INPUT – RESIDENT USE & SUPPORT FOR TRAILS

According to the survey, the most important recreation amenities are walking/running and biking trails. The majority of respondents prioritized the construction of new walking, hiking and biking trails and the purchase of land for regional trails. The first, second, and third most important actions for households was the construction of new walking, hiking and biking trails. This was supported by the public comment received during the scoping meeting, which focused on pedestrian safety and safe crossings.

Pedestrian crossing at Highway 89 was mentioned in particular, as even traffic light crossings are perceived as dangerous by many residents. It was noted that UDOT has proposed three pedestrian overpasses along the highway route, in order to overcome the long fence on the east side of Highway 89, making it easier to access the Bonneville Shoreline Trail further to the east.



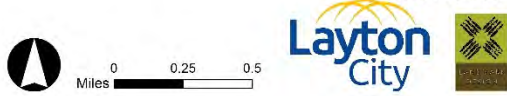


MAP 4:  
TRAIL IMPROVEMENT GOALS

- Priority Trails**
- Regional Transportation Trails**
    - Kay's Creek Trail, Davis Weber Canal Trail, Utah Power & Light Corridor Trail
  - Recreational Trails**
    - Andy Adams Reservoir Trail, Andy Adams Park Walking Trail, Oak Forest Park Walking Trail, Holmes Creek Reservoir Trail, Mid-Fork Trail
  - Inner-City Connecting Trails**
    - Sun Hills Trail, East Gordon Trail, Heritage Urban Trail, 2700 Blvd. Trail, Layton Hills Overpass Trail, Shorelands Trail, East Gate Trail
- Legend:**
- Layton City Boundary
  - Hill AFB Easement Area
  - Public Park
  - Public School Field
  - Private Park/ Golf Course
  - Church Field
  - Open Space
  - Detention Basin
  - Proposed Public Park
  - Pond/ Reservoir
  - Residential
  - Public/Quasi Public/Utility
  - Existing Park Perimeter Trails
  - Existing Trailhead (R = with Restroom)
  - Future Trailhead (R = with Restroom)
  - Proposed Pedestrian Bridge
  - Trail Access Point
  - FrontRunner Station

Layton City Parks, Recreation,  
Trails, Open Space &  
Cultural Facilities Master Plan

November 2015



DRAFT

DRAFT - November 19, 2015



Additional priority crossings mentioned by the public include Hobbs Creek, Gentile Street and Oak Hills Drive at Highway 89. Existing and proposed concrete barriers that are replacing the fences along Highway 89 are also concerns, with many expressing the desire for a grade-separated crossing at such locations. The establishment of pedestrian overpasses or underpasses could increase the safety of pedestrians and bikers while providing direct access to Bonneville Shoreline Trail at established trailheads, effectively linking the City trail system on both sides of the heavily-trafficked highway.

TRAIL SYSTEM CONCEPT – A TEN YEAR PRIORITY

According to the *Draft Parks and Recreation Element of the Layton City General Plan 2010*, a clear concept of the trails network exists, dating back to the *1970 Davis County Layton City Master Plan*, which recommended the addition of a linear park and trails along Kay's Creek to link Layton Commons Park to the nearby Civic Center complex. Since that time the trail vision has expanded, which now envisions a comprehensive system that connects the City's neighborhoods and which offers new dimensions in mobility that are both affordable and convenient.



In addition to the 114 miles of existing and proposed trails and bike lanes/routes already identified, five additional miles of trails are located within existing parks and open space sites, bringing the total of existing and proposed trails and bike routes to nearly 120 miles.

PRIORITY TRAILS

In order to help ensure that the vision for a comprehensive system is fulfilled, the missing trail segments have been identified as a Priority Trail System. As illustrated in Map 4, the priority trails are subdivided into three sub-categories, each reflecting the primary trail function the missing segments will provide, as follow:

- Regional Transportation Trails
- Recreational Trails
- Inner-City Connecting Trails.

In order to ensure the vision is realized, the missing segments should be implemented as soon as possible. Critical bridges/underpasses at Highway 89 and new trailheads/access points are essential elements of the system, and should be developed by UDOT, which is responsible for improvements to Highway 89.

As illustrated in Map 4, Kay's Creek Trail forms the east/west spine of the Layton trail system, connecting other trails along the route, including the Bonneville Shoreline Trail to the east with the Great Salt Lake Shorelands Trail to the west. The Davis Weber Canal trail joins Kay's Creek Trail near Fairfield Road and the Utah Power and Light Corridor Trail links with it near the southwestern edge of the City, both providing critical regional transportation

connections with other trails to the north and south. The Priority Trail system also includes bike lanes along Sun Hills Trail, which will help link the surrounding isolated neighborhood with nearby parks and recreation amenities; the Heritage Urban Trail, the East Gordon Trail, the Andy Adams Reservoir Trail, 2700 Boulevard Trail, East Gate Trail, Layton Hills Trail, the Holmes Creek Reservoir Trail, and an additional proposed park perimeter trail at Adams Reservoir. The total length of this system is 32 miles.



There are also over 86 miles of bicycle lanes and routes planned within the City. These facilities generally meet the needs of a growing population through 2025 , and should be developed as envisioned, thus representing a more connected and complete trail and bicycle system for the future.



# 5-ACQUISITION AND CONSTRUCTION COSTS

Several priorities have been identified in this plan, which now need to be refined and ranked in order of importance so projects can begin as soon as possible. The specific development priorities identified in this plan are restated below.

## PARK AND OPEN SPACE DEVELOPMENT PRIORITIES

- 1. Meeting 2015 Park Needs:**  
**Acquire and Develop 10 Acres of Park Land in Gap Area #6.**
  - This can consist of a single, minimum 10-acre park site, or 2-3 smaller parks, depending on the availability of land.
- 2. Meeting 2025 Park Needs:**  
**To meet the desired level of service outlined we would need to develop 58 acres of the 122 acres of currently proposed park land.**
- 3. Meeting Needs at Buildout in 2050:**  
**To meet the desired level of service outlined we would need to develop 63 acres of 122 acres of park land currently proposed for development. In other words, currently proposed park land is adequate for meeting the long-term needs of the city.**
- 4. Minimum Park Standards**  
In order to ensure that existing and future parks meet community needs, **minimum standards** should be established for the two park types, as follow:  
  
**Regional/Community Parks** should include, space permitting, at least the following amenities.
  - All of the amenities found in Neighborhood Parks (see below).
  - Specialty regional complexes or features, such as swimming pools, splash pads or sports complexes  
**Neighborhood Parks** should include, space permitting, at least the following amenities.
  - Trees.
  - Picnic tables and benches.
  - Drinking fountain
  - Grassy play areas
  - Playgrounds
  - Other small scale amenities such as pavilions and shade structures
  - Restrooms
  - Sport courts (basketball, volleyball and tennis)
  - Sports fields (baseball, soccer, football and similar sports)
  - Connections to other trails, open space, and regional trails provided through either multi-trails, bike lanes, or bike route connections.
  - Interior perimeter walking trails in parks.

- 5. Upgrade Existing Parks to Meet Minimum Requirements for Amenities and Features in Parks.**
- 6. Design and Develop Future Parks** from the outset with amenities and features that meet the established standard, and consult local neighborhoods on desired amenities.
- 7. Continue to provide for Maintenance and Equipment Replacement at Existing Parks.**

## RECREATION AND CULTURAL FACILITIES DEVELOPMENT PRIORITIES

The City should continue to build upon the long-standing and successful approach of cooperation, collaboration and cost-sharing with the public and private partners for meeting the future recreation and cultural amenity needs. Additional funding and a variety of funding options should continue to be explored and aggressively pursued. Immediate priority areas for recreation and cultural programs and facilities are listed below.

- Senior programming / center
- Community center
- Athletic fields / complex
- Swimming pool / lane space
- Gymnasium (indoor courts)
- Fieldhouse (indoor fields)
- Indoor theater

## TRAILS AND BIKE LANE/ROUTE DEVELOPMENT PRIORITIES

Trail and bike lane/route priorities include the following :

- Implement the Layton Trail Concept as illustrated in Map 4 and consisting of 32 miles which includes various trailheads, access points and roadway bridges.
- Implement all 55.53 miles of proposed bicycle lanes and routes that are curenly proposed by 2025.
- Develop trails as opportunities present themselves.

## DEVELOPMENT AND FUNDING PRIORITIES

### UPGRADING EXISTING PARKS

Many existing parks in Layton do not meet the recommended standards for amenities. While it is not practical to completely realize gaps in certain amenties and facilities, an annual budget should be initiated to facilitate essential improvements during the next 10 years. Key amenites to be addressed and preliminary costs are indicated in Table 6. The estimated cost to upgrade existing parks is \$330,000 dollars. In order to accomplish the improvements within 10 years, an approximate annual budget amount of \$33,500 is required, in 2015 dollars.



DEVELOPING NEW NEIGHBORHOOD AND COMMUNITY PARKS

In order to meet the proposed LOS 4.94, the costs of land acquisition and development need to considered. The following is an assessment of these needs today (2015), in ten years (2025) and at projected build-out (2050).

To Meet the The Existing Need in 2015

To meet the need in 2015, ten acres of park land are required to fill Gap #6 (see Map 3). Attempts should be taken to identify a single, minimum 10-acre park, as desired by the community.

Estimated acquisition costs in 2015 dollars is \$120,000 per acre, or \$1.2 million dollars. An average per-acre cost of \$140,000 per acre for park development was applied, resulting in estimated development costs of \$1.4 million dollars. All estimates are in 2015 dollars.

To Maintain the Proposed LOS from 2015 to 2025

To meet the need in 2025, 58-acres of park land is currently available. Using \$140,000 per acre cost to develop those parks, approximately \$8.1 million is required, in 2015 dollars..

To Maintain the Proposed LOS Standard to Projected Build-out (2050)

Sixty three acres of park land are currently available to meet long-term needs in 2050. Using \$140,000 per acre for development, approximately \$8.8 million dollars will be required, in 2015 dollars.

COSTS TO UPGRADE EXISTING PARKS AND DEVELOP NEW PARKS

Table 6 provides more detail on the facilities within existing parks that are needed to bring those parks up to minimum standard, which is estimated at \$335,000 in 2015 dollars.

As illustrated in Table 7, the total cost to upgrade existing parks, to purchase land and develop a new 10-acre park in Service Gap #6, and to develop park land required to maintain the desired LOS through 2025 is approximately eleven million dollars at today’s rates. Costs through buildout in 2050 raise the total figure to approximately twenty million dollars at 2015 values.

Table 6: Upgrading Existing Parks to Minimum Standards

UPGRADING EXISTING PUBLIC PARKS TO MINIMUM STANDARDS													
PARK	UPGRADE	UPGRADE COST	BASIC AMENITIES NEEDED										
			Athletic Field	Basketball	Open Play Area	Park Furnishings	Pavilion	Playground	Restroom	Tennis	Trees	Volleyball	Walking Trail
REGIONAL/COMMUNITY PARK													
Ellison Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Layton Commons Park	No	\$0.00	No	No	No	No	No	No	No	No*	No	No	No
NEIGHBORHOOD PARK													
Andy Adams Park	Yes	\$140,000.00	No	Yes	No	No	No	No	No	No	No	Yes	Yes
Chapel St. Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Chelsie Meadows Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Greyhawk Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Legacy Park	Yes	\$25,000.00	No	No	No	No	No	No	No	No	No	Yes	No
Oak Forest Park	Yes	\$140,000.00	No	Yes	No	No	No	No	No	No	No	Yes	Yes
Sandridge Park	Yes	\$5,000.00	No	No	No	Yes	No	No	No	No	No	No	No
Vae View Park	Yes	\$25,000.00	No	No	No	No	No	No	No	No	No	Yes	No
Woodward Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
POCKET PARK													
Camelot Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Veterans Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Whispering Willow Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
TOTAL AMOUNTS NEEDED		\$335,000.00	1	3	0	1	0	0	0	0	0	4	2
* School Field Accessible													

Table 7: Total Cost to Upgrade Existing Community Parks and Develop New Parks

Cost to Upgrade Existing Parks	\$335,000
Cost to Develop one new 10-acre park	\$1,400,000
Cost to Purchase land for one new 10-acre park	\$1,200,000
Cost to Develop New Parks to Desired LOS	\$8,120,000
TOTAL COST	\$11,055,000

DEVELOPING NEW TRAILS AND BIKE LANES/ROUTES

In order for the proposed trail concept to become a reality, Layton City will need to add about 31 miles of paved trails. Since the route types have not been determined, the estimated cost of \$20,000 per mile has been used for determining costs. One mile of Bonneville Shoreline Trail (unpaved) is also planned.

A total of 13 new trailheads are also assumed, which should be developed as soon as possible. Trailhead costs shown assume parking and signing as a standard, with restrooms being added to two of the planned trailheads.

COSTS TO DEVELOP NEW TRAILS AND TRAILHEADS

As illustrated in Table 8, the estimated cost to develop the proposed trails and trailheads is approximately \$3.7 million dollars. The estimated cost for developing 53 miles of bike lanes and routes is an additional \$1.1 million dollars, although this figure was not included in the total, as such facilities are often jointly funded in partnership with other agencies.

Table 8: Cost to Develop New Trails & Trailheads

TYPE	UNIT	COST	QTY.	TOTAL
Trail - Paved (10' wide + 2' wide shoulders)	Mile (\$24 / linear foot)	\$130,000.00	13	\$1,690,000.00
Trail - Unpaved (5' wide)	Mile (\$15 / linear foot)	\$80,000.00	1	\$80,000.00
Trailhead w/ Bathroom	Each	\$150,000.00	2	\$300,000.00
Trailhead	Each	\$150,000.00	11	\$1,650,000.00
TOTAL				\$3,720,000.00
Bike Lane/Route*	Each	\$20,000.00	53	\$1,060,000.00
*These costs are shared with other agencies and are therefore not included in total costs above				

COST TO MAINTAIN PARKS AND REPLACE MAINTENANCE EQUIPMENT

In the 2014 Needs Assessment Survey, City residents made it clear that park maintenance is a high priority. They value their parks and recreation facilities and strongly desire amenities that are well maintained. In an effort to meet these expectations, the Parks and Recreation Department is continuously searching for better ways to more effectively maintain these facilities, through increased efficiencies, implementation of new and cost-effective technologies, and through better utilization of existing capital resources.

As illustrated in Table 9, there is particular need to replace aged and failing playground equipment and parking lots, and to upgrade maintenance equipment to help stay abreast of future needs. The table provides an estimate for achieving this goal over a ten year period (2015 to 2025) at approximately \$1.6 million dollars in 2015 dollars, which

is at an annual cost will range from approximately \$45,000 to \$250,000. Securing these funds is a priority of this plan, as it will help ensure that existing parks and recreation facilities meet an acceptable operational standard.

Table 9: Cost to Maintain Parks and Replace Maintenance Equipment

				YEAR							
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
PLAYGROUND REPLACEMENT											
Layton Commons Park (Large playground)	\$0	\$0	\$130,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000
Layton Commons Park (Small playground)	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Chapel Street Park	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000	\$0	\$0	\$0	\$130,000
Woodward Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	\$120,000
Oak Forest Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camelot Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chelsie Meadows Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vae View Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sandridge Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Andy Adams Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legacy Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greyhawk Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ellison Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-total	\$0	\$0	\$130,000	\$0	\$40,000	\$0	\$130,000	\$120,000	\$0	\$0	\$420,000
PARKING LOT MAINTENANCE											
Oak Forest Park	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Vae View Park	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
Chapel Street Park	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Andy Adams Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$35,000
Layton Commons Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$35,000
Chelsie Meadows Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Woodward Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sandridge Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ellison Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greyhawk Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camelot Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legacy Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-total	\$0	\$60,000	\$0	\$35,000	\$0	\$35,000	\$0	\$35,000	\$0	\$35,000	\$200,000
EQUIPMENT REPLACEMENT											
Pickup Truck	\$0	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$407,250
Large Mower	\$0	\$85,000	\$0	\$85,000	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
Dump Truck	\$0	\$0	\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,000
Small Mower	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$70,000
Backhoe	\$0	\$0	\$0	\$0	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000
Bucket Truck	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Sand Pro	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000	\$0	\$0	\$0	\$17,000
Mini Excavator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,550	\$0	\$0	\$49,550
Sub-total	\$0	\$204,250	\$155,250	\$179,250	\$98,250	\$194,250	\$62,250	\$143,800	\$45,250	\$94,250	\$976,800
TOTAL BY YEAR	\$0	\$264,250	\$285,250	\$214,250	\$138,250	\$229,250	\$192,250	\$298,800	\$45,250	\$129,250	
GRAND TOTAL											\$1,596,800

ESTABLISHING PRIORITIES FOR FUNDING

Determining priorities for funding is always a challenge for communities with limited resources and diverse community-identified needs. Some considerations in making priorities should include:

- Concerns for life and safety,
- On-going maintenance of existing facilities to protect the City’s investments, and
- New development needs.

EXISTING FUNDING SOURCES

The following are funding sources currently available for implementing the plan recommendations:

- General Funds = funds that come through government taxes such as property, sales, and utilities that is divided up as the City see fit.
- Park Improvement Funds = fess assessed with new development to provide same level of service in parks as the City grows.
- Enterprise Funds = mechanism where governments charges fees for programs and services and then uses the money to pay for those services.

FUNDING OPTIONS AND OPPORTUNITIES FOR LARGE PROJECTS

GENERAL OBLIGATION BONDS

Overview of General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the District, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held twice each year; either on the third Tuesday following the third Monday in June (the date of any primary elections) or on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond has broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other City funds would still be needed to pay for the operation and maintenance expenses of the facilities.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of a City’s taxable value. Pursuant to state law the debt must be structured to mature in forty years or less, but practically the City would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs

- If approved, a new ‘revenue’ is identified to pay for the capital cost

**Disadvantages of G.O. bonds:**

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

**SALES TAX REVENUE BONDS**

**Overview of Sales Tax Revenue Bonds**

Several years ago Utah state law was amended to allow municipalities to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Under current law, the total annual debt service on all sales tax revenue bonds issued by a City may not exceed 80 percent of the sales tax revenues received by the City in the preceding fiscal year. Also, due to the facts that (1) most cities rely heavily on their sales tax revenues for their operations; and (2) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to most Cities’ reliance on sales tax revenues for general operations, unless the City has additional revenue sources that can be devoted to repayment of the bonds, or is anticipating a spike in sales tax revenues due to new large retail businesses locating in the City, existing sales tax revenues would have to be diverted to repay the bonds.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points of where the City’s General Obligation Bond debt would price.

**Advantages of Sales Tax Revenue Bonds:**

- Relatively low interest rates
- No vote required

**Disadvantages of Sales Tax Revenue Bonds:**

- Utilizes existing City funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

**SPECIAL ASSESSMENT AREAS**

**Overview of Special Assessment Areas (SAA)**

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 50 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most City Councils would find it difficult to create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the City’s ability to levy an

assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the City could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a project such as a recreation facility, which by definition is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the City to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the County.

If an SAA is used, the City would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners.

This ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are a number of issues that would need to be considered such as ownership of the facility and a local government can only assess property owners within its proper legal boundaries.

**Advantages of SAA Bonds:**

- Assessments provide a ‘new’ revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

**Disadvantages of SAA Bonds:**

- Higher financing costs
- Significant administration costs for a City-Wide Assessment area

*Note – Due to the costs of administering a City-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a City-Wide SAA.*

**LEASE REVENUE BONDS**

**Overview of Lease Revenue Bonds**

One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the City. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally this financing method works best when used for an essential public facility such as City halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market’s assessment of the “essentiality” of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and state law limits the term of the debt to a maximum of forty years. As the City is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the City to make those payments by a thorough review of the City’s General Fund monies.

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.



Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

**Advantages of Lease Revenue Bonds:**

- No general vote required
- No specific revenue pledge required

**Disadvantages of Lease Revenue Bonds:**

- Higher financing costs than some other alternatives
- No ‘new’ revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

**CREATION OF A SPECIAL SERVICE DISTRICT**

**Recreation Special Service District**

A City, or several cities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District has the ability to levy a property tax assessment on residents of the District to pay for both the bond debt service and O&M. It should be noted that the City already has the ability to levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the City by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

“Creative Financings”: Non-traditional sources of funding may be used in order to minimize the amount that needs to be financed via the issuance of debt. The City’s approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated in order to find the optimal structure based on the financial resources of the City.

**FUNDING OPTIONS AND OPPORTUNITIES FOR SMALLER PROJECTS**

**PRIVATE FUNDS**

**Private and Public Partnerships**

The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

**Private Fundraising**

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming

complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or City administration.

**Service Organization Partners**

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

**Joint Development Partnerships**

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region are able to cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests, and others.

**LOCAL FUNDING SOURCES**

**RAMP Taxes**

Many communities or counties have initiated and voted in favor of Recreation, Arts, Museum & Parks taxes which have been very effective in raising funds in initiating and completing recreation, trails, and arts projects. They are generally administered by a municipality or county, which receives one penny for every \$10.00 purchase, and redistributes the funds to qualified parks, recreation cultural organizations and events, which illustrates the types of uses that have been funded by RAMP Taxes in Davis County in recent years:

- Playing Fields
- Walking, biking, equestrian and cross-country trails
- Neighborhood parks and pathways
- Swimming pools and aquatic centers
- Community recreation centers
- Multi-cultural and arts festivals
- Dance, theatre and music activities and performances
- Literary outreach programs
- Publicly owned tennis, basketball and skating facilities

A RAMP tax is not something the City Council can enact. It has to be voted on by the citizens of the community. At present Layton City does not have a RAMP Tax in place, although a RAMP Tax initiative is slated to be placed on the ballot in November 2015. If the RAMP tax is approved this fall, Layton residents would not see projects started until about a year after the election, once enough revenues have accrued.

**Park and Recreation Impact Fees**

The City has an impact fee program for park and recreation projects which is being updated. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for its residents.

**Dedications and Development Agreements**

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The City can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs). Layton City has received park dedications and trails easements in the past and should continue the practice.

**Special Taxes or Fees**

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the City could be earmarked for parks, recreation, and trails development but is generally earmarked for tourism-related projects.

**Community Development Block Grants**

Community Development Block Grants (CDBG) can be used for park development in areas of the City that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment, and improve accessibility (Americans with Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

**User Fees**

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether or not they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

**Redevelopment Agency Funds**

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the City, be used to fund park acquisition and development.

**STATE AND FEDERAL PROGRAMS**

The availability of these funds may change annually depending on budget allocations at the state or federal level. It is important to check with local representatives and administering agencies to find out the current status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

**Land and Water Conservation Fund**

This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements, and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

**MAP-21 Current (Replaces SAFETEA-LU)<sup>2</sup>**

The recently enacted Moving Ahead for Progress in the 21st Century (MAP-21) includes a number of substantial changes to the transportation enhancement (TE) activities defined in Title 23. The activities are now termed “transportation alternatives,” (TAs).

Under SAFETEA-LU, there were twelve eligible enhancement activities. Under MAP-21 there are nine eligible TAs. The overall theme of the revisions is to expand the eligibilities from strictly enhancing the transportation system to include planning, construction, and design related to compliance with existing federal regulations. Previously, the Federal Highway Administration (FHWA) Guidance on Transportation Enhancement Activities prohibited the use of TE funds for “project elements or mitigation that normally would be required in a regular highway project.” This included project elements and costs associated with meeting the requirements of laws such as the Americans with Disabilities Act (ADA) of 1990, the National Environmental Protection Act (NEPA) of 1969, the National Historic Preservation Act of 1966, and the Department of Transportation Act of 1966. New regulatory guidance from FHWA will be required to clarify exactly how changes in the legal definitions will impact eligibility.

To qualify for funding all projects must fit into one of the following nine federally designated categories.

1. Construction, planning, and design of facilities for pedestrians, bicyclists, compliance with Americans with Disabilities Act.
2. Safe routes for non-drivers to access daily needs.
3. Conversion and use of abandoned railroad corridors for trails.
4. Construction of turnouts, overlooks, and viewing areas.
5. Community improvements, including
  - Inventory, control, or removal of outdoor advertising
  - Historic preservation and rehabilitation of historic transportation facilities;
  - Archaeological activities relating to impacts from implementation of transportation project eligible under this title.
6. Any Environmental mitigation activity.
  - Address storm water management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff.; or
  - Reduced vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats.
7. The Recreation Trails Program under section 206.
8. Safe Routes to Schools under section 1404 of SAFETEA-LU.
9. Planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or divided highways.

**Federal Recreational Trails Program**

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

<sup>2</sup> <http://www.udot.utah.gov/main/f?p=100:pg:0::::V,T:,192>

**Utah Trails and Pathways / Non-Motorized Trails Program**

Funds are available for planning, acquisition, and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

**LeRay McAllister Critical Land Conservation Fund**

The fund was administered by the Utah Quality Growth Commission and provided funds each year to preserve or restore critical open or agricultural lands in Utah, and targeted lands deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. In the 2011 session, Utah lawmakers cut off all financing to the fund eliminating the state’s only source that qualifies for federal conservation monies. The LeRay McAllister Fund has preserved about 80,000 acres of land, most of it agricultural as well as recreational and archaeological sites. For 10 years, the state pitched in \$20 million that was matched by \$110 million from the federal government and other sources. Though the program has not recently been funded, it is hoped that it can ultimately be reinstated. Contact the Utah Quality Growth Commission for current information regarding programs and funding.

**In-Kind and Donated Services or Funds**

Several options for local initiatives are possible to further the implementation of the parks, recreation, and trails plan. These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a-trail or adopt-a-park; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

# 6-GOALS AND POLICIES

## GOALS AND POLICIES FOR PARKS AND OPEN SPACES

- Goal 1.0:

Assure that residents of Layton City have access to adequate parks and park facilities.
- Policy 1.1:

Maintain the desired level of service for parks at 4.94 of land per 1,000 population. When new parks are planned and developed they should be Neighborhood or Regional/Community Parks that are generally of a larger size to accommodate the desired sports fields and other intensive activities.
- a.

Implementation Measure: Update the Impact Fee Study as needed, including the acquisition of property and rights-of-way, if possible.
- b.

Implementation Measure: Upgrade existing parks to meet the minimum requirements for amenities and features in parks, as possible.
- c.

Implementation Measure: Acquire and develop ten acres of park land in Gap Area #6. This can consist of a single, minimum 10-acre park site, or two to three smaller parks, depending on availability.
- d.

Implementation Measure: As the community grows be sure that the LOS is maintained or exceeded and that parks are readily accessible to residents.
- e.

Implementation Measure: Develop 58 acres of 122 total acres currently proposed for future development within the 2025 Planning Horizon.
- f.

Implementation Measure: Develop 63 acres of land remaining from the 122 acres currently proposed for future development to accommodate park needs by projected buildout in 2050.
- g.

Implementation Measure: Adopt the minimum standards for Regional/ Community, Neighborhood and Pocket Parks as detailed in the master plan.
- h.

Implementation Measure: Design and Develop Future Parks from the outset with amenities and features that meet the established standard, and allow public input on the design.
- i.

Implementation Measure: Assure that residents have access to information regarding parks, recreation programs and facilities, trails and cultural facilities/activities by providing maps, webpage information, and other means of assuring that residents are better informed.
- Goal 2.0:

Improve maintenance and operations in parks.
- Policy 2.1:

Continue best management practices for maintenance scheduling and use of parks to protect the City’s investment and success of the park environment.
- Policy 2.2:

Provide an annual budget allocation for park improvements and upgrades.

- a.

Implementation Measure: Inventory all parks and park facilities and document needed improvements and upgrades.
- b.

Implementation Measure: Maintain design standards that reduce maintenance requirements and costs, and assure the long-term usefulness of facilities.
- c.

Implementation Measure: Install adequate facilities for residents to “self-maintain” parks and park facilities, i.e. trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.

## GOALS AND POLICIES FOR RECREATION & CULTURAL FACILITIES

- Goal 3.0:

Assure that residents of Layton City have access to high quality recreation and cultural programs and facilities.
- Policy 3.1:

Coordinate with Parks Division to ensure park space and park growth and development meets recreation program needs for athletic fields and/or athletic complex.
- Policy 3.2:

Continue to evaluate existing and proposed programs to offer a variety of recreation and cultural programs, events and activities.
- Policy 3.3

Continue, and build on, the long-standing and successful approach of cooperation, collaboration and cost-sharing with public and private partners to meet future recreation experience and cultural amenity needs. This includes the long standing partnerships with Davis School District to add needed gymnasium/court space as new schools are built within Layton City.
- Goal 4.0:

Build a Layton City Community Center facility to house both recreational and cultural indoor activities and events.
- Goal 5.0

Build additional aquatic spaces with dedicated pool areas for fitness and lap swimming as well as play spaces for recreational and leisure usage.

## GOALS AND POLICIES FOR TRAILS AND BIKE PATHS/ROUTES

- Goal 4.0:

Assure that residents of Layton City have access to trails that provide links between neighborhoods and important destinations and attractions.
- Policy 4.1:

Adopt the Layton City Trail Concept to guide the development of a comprehensive trail system through 2025.
- Policy 4.2:

Work with engineering to implement all 55 miles of proposed bicycle lanes and routes that are currently proposed by 2025.
- a.

Assure they are included in the Transportation Master Plan.

Policy 4.3: Require trail master planning as part of the City’s development review process. The master plan should clearly address the development of trailheads and access to trails.

*a. Implementation Measure:* Include system-wide trails development in any future planning initiatives, focusing on closing gaps in trails, developing trailheads, and connecting existing and future neighborhoods to downtown, parks and recreation facilities, public transit and community destinations.

*b. Implementation Measure:* Maintain trails in a safe and useable condition by controlling weeds, particularly thorny weeds, removing trash and debris, and where possible select some trails to be plowed of snow in the winter.

*c. Implementation Measure:* Initiate an “Adopt a Trail” program to encourage users as care-takers of the trail system. Encourage participants to become involved in all aspects of trails planning, development, maintenance, and improvement.

*d. Implementation Measure:* Develop a trail and bike path/route signing program that provides clear information to users about how to access trails and proper trail behavior. Make trail and bike path maps available to the public.

**Goal 5.0 Assure that trails are safe.**

Policy 5.1: Safe Routes to Schools is an on-going concern regarding trails.

*a. Implementation Measure:* Work with the Davis School District, police authorities, local developers, and local neighborhoods to identify and clearly mark appropriate routes.

**OTHER GOALS AND POLICIES**

**Goal 6.0: Promote water conservation and sustainable practices in parks and recreation facilities.**

Policy 6.1: As new parks are developed, utilize the most up-to-date technologies to conserve water resources in public parks and facilities.

*a. Implementation Measure:* Utilize water conserving technologies such as drip irrigation, moisture sensors, central control systems, and select plant materials appropriate to the soil and water conditions in Layton City.

**Goal 7: Maintain critical open spaces, habitat areas and natural features.**

Policy 7.1 Regulate future development on steep slopes, water ways and open land.

*a. Implementation Measure:* Ensure that environmental protection is adequately addressed in the development review process.

*b. Implementation Measure:* Enforce ordinances requiring development setbacks along creek corridors and drainages. .

*c. Implementation Measure:* Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.

*d. Implementation Measure:* Work with Davis County and the State of Utah to ensure that City, county and state statutes are consistent.

# APPENDICES

A - LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY (2/20/2014)

B - ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS

C - SCOPING MEETING NOTES

D - DRAFT PLAN OPEN HOUSE MEETING NOTES



A - LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY (2/20/2014)

UTAH STATE UNIVERSITY

Layton City Parks and Recreation  
Needs Assessment Survey

Stanley M. Guy  
Utah State University Extension

Sponsored by Layton City Parks and Recreation

February 20, 2014

Executive Summary

# Layton City Parks and Recreation

## Needs Assessment Survey

Stanley M. Guy  
2/20/2014



Utah State University is committed to providing an environment free from harassment and other forms of illegal discrimination based on race, color, religion, sex, national origin, age (40 and older), disability, and veteran’s status. USU’s policy also prohibits discrimination on the basis of sexual orientation in employment and academic related practices and decisions.

Utah State University employees and students cannot, because of race, color, religion, sex, national origin, age, disability, or veteran’s status, refuse to hire; discharge; promote; demote; terminate; discriminate in compensation; or discriminate regarding terms, privileges, or conditions of employment, against any person otherwise qualified. Employees and students also cannot discriminate in the classroom, residence halls, or in on/off campus, USU-sponsored events and activities.

This publication is issued in furtherance of Cooperative Extension work, acts of May 8 and June 30, 1914, in cooperation Results of the Layton City Parks and Recreation self-administered mail survey conducted January 2014, to be used to establish priorities for future development of parks, recreation, golf facilities, programs and services within Layton City.

with the U.S. Department of Agriculture, Ken White, Vice President for Extension and Agriculture, Utah State University.

### Survey Objectives

The purpose of the survey was to determine priority and satisfaction levels of Layton City residents on Layton City Parks and Recreation parks, programs, and services.

### Procedures

The survey was developed by team participants representing Layton City Parks and Recreation Division advisory board members, staff, and Utah State University Extension. The survey’s eight sections contained questions on Layton City parks, youth recreation programs, adult recreation programs, recreation services, special events and programs, potential actions for Layton City Parks and Recreation, recreation organizations used by households, and household demographics.

### Survey Implementation

The survey and a Layton City Parks and Recreation Director’s cover letter was printed, stuffed along with a Layton City business reply envelope and mailed to 1,800 random residential household addresses provided by Layton City. Layton City received back 245 business reply letters. This number gives a 13% rate of return. These un-opened business reply envelopes were then delivered to Utah State University Extension and opened. Due to usability of returned surveys and contract constraints, 244 surveys were tabulated.

### Results

Most respondents use a car to travel to parks, even though two thirds of respondents live within a 15-20 minutes walking distance of a park. A vast majority visit Layton City parks, and they are positive about the overall physical conditions of parks visited. They are satisfied with park maintenance, the overall value and customer service they receive from Layton City Parks and Recreation. Other recreation organizations used by a majority of respondents and their households include state parks, national parks/national forests, religious, and local schools.

Understanding what park amenities are important to households was one objective of the survey. We found that grass areas open un-programmed, group pavilion/picnic areas in parks, traditional children’s playgrounds, are important to households. Sports amenities important to households are soccer/football/rugby fields, little league baseball diamonds and outdoor basketball courts. Important recreation amenities are walking/running, biking trails, indoor and outdoor swimming pools, indoor exercise/fitness/water aerobics, and natural areas/wildlife.



Youth recreation programs important to households are youth learn to swim, youth athletics, and youth fitness and wellness. Important adult recreation programs are adult continuing education, senior activities, and adult organized athletics. Other recreation services and programs important to households are farmers markets, volunteer opportunities, community events, and after school programs.

Another objective of the needs assessment was to understand where the Layton City Parks and Recreation Department should focus their efforts. Majorities of respondents priority’ areas included: build new walking, hiking and biking trails, purchase land for parks, higher level of park maintenance, improve regional trails, higher level of building maintenance, higher level of natural-area maintenance, purchase land to preserve natural areas, open space, purchase land for regional trails, build new passive-use parks, higher level of sports field maintenance, build new swimming pools, light more sports fields/courts, build new outdoor special event venues, and build new athletic fields. The most important area to households was to build walking, hiking and biking trails.

Layton City Parks and Recreation programs and activities are maintained using taxes and user fees or a combination of both. None of the programs and services had a majority of respondents who felt they should be maintained only with taxes. The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees: nature programs/environmental education, programs for teens, senior fitness, youth scholarship programs, youth athletics, community events, programs for people with disabilities, youth fitness and wellness, and youth arts and crafts, dance, and performing arts. Programs where a majority of respondents felt that user fees should pay for program maintenance included adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, school break programs. Farmers market and before and after school programs had no majority of respondents saying maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

Another objective of the survey was to determine what barriers, if any, prevented people from using Layton City Parks and Recreation facilities and programs. While no reason listed was a barrier for a majority of respondents, the number one reason for not using facilities and programs was people do not know what is being offered, followed by not interested, program or facility not offered, and program times not convenient.

The vast majority of respondents agreed having Layton City Parks and Recreation facilities and programs makes Layton City a better place to live, improves physical health and wellness, preserves open space, increases property values in surrounding areas, improves mental health and reduces stress, helps teach and socialize youth, protects the environment, increases cultural and community interaction, helps reduce neighborhood crime, protects historical assets of the city, attracts new residents, and promotes tourism to the County. The most important benefits to households of having Layton City Parks and Recreation facilities and programs are makes Layton City a better place to live, improves physical health and wellness, and preserves open space.

The majority of respondents have lived in Layton City for over ten years, including twenty-eight percent for more than thirty years. Fifty-four percent of the respondents were female and 46% were male. Thirteen percent said they or someone in their household had a cognitive or physical disability. Forty-six percent own a dog.

Survey Limitations

The survey provides detailed opinions on Layton City Parks and Recreation parks, programs, and services from those who responded to the survey. Comments or interpretations of survey results should be restricted to completed survey respondents and not extrapolated to Layton City as a whole

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Layton City Parks and Recreation  
Needs Assessment Survey

Stanley M. Guy, Community Development Educator  
Utah State University Extension

February 20, 2014

Layton City Parks and Recreation conducted a Parks and Recreation Needs Assessment Survey to help establish priorities for future development of parks, recreation, golf facilities, programs and services within Layton City. The recreation issues contained in the survey were developed by the Layton City Parks and Recreation Advisory Board and Department staff. USU Extension refined and finalized the survey and participated in conducting, gathering, and tabulating the results.

This report highlights some of the findings from the survey and includes the survey instrument with frequencies of responses. There is also a section containing charts which graphically display the responses for most questions. In January 2014, eighteen hundred randomly selected Layton City households were mailed the survey with postage paid return envelopes. There were 244 surveys returned for a 13% response rate. For a more in-depth understanding, readers should review the survey instrument and charts contained in this report.

Rating Overall Physical Conditions for Parks Visited

A vast majority of survey respondents (95%) said they or members of their household visited Layton City Parks during the past year. Of those who visited Layton City Parks ninety-four percent rated the overall physical conditions of parks as “excellent” or “good”. This frequency is based on those who rated the parks as excellent, good, fair, or poor.

Access to Parks

Sixty-seven percent of survey respondents said there are parks within 10-15 minutes walking distance from their residence. Most people travel to parks and recreation facilities by car (90%) and walking (46%). Twenty-three percent said they have gone to parks or recreation facilities by biking.

Priority Park Amenities

In question 5 we asked what priority should be given to twelve Layton City Park amenities. Frequencies were based on those who prioritized amenities as Not a Priority, Lowest Priority, Medium Priority, or Highest Priority. Majorities of households said grass area un-programmed (91%); children’s playground, traditional (91%); group pavilion/picnic area (91%); children’s playground, nature (84%) grass area programmed, sports fields (78%); access to facilities for the disabled (74%); and leashed dogs in park (59%) had medium and high priorities. The amenity that was most and second most important to households was traditional children’s playgrounds. The third most important amenity was group pavilion/picnic area.

Priority Sports Amenities

We asked people what priority should be given to different sports amenities in parks. Soccer/football/rugby had the most people (69%) who gave this a medium or high priority. This was followed by medium and high priority for little league baseball diamond (68%), outdoor basketball court (67%), outdoor tennis court (63%), softball diamond (62%). Full size baseball diamond (60%) sand volleyball court (54%), and backstop for pickup baseball games (52%) rounded out the sports amenities receiving a majority of medium and high priorities. The three sports amenities respondents said are most, second most, or third most important to households are soccer/football/rugby fields, little league baseball diamond, and outdoor basketball court.

Priority Recreation Amenities

Question 9 covered 13 recreation amenities. Ten of the thirteen recreation amenities received medium and high priorities from a majority of survey respondents. Trails, walking/running, biking (94%); indoor swimming pool (86%), outdoor swimming pool (81%), indoor exercise/fitness, water aerobics (80%) all received medium and high priorities. The next tier priorities are natural areas/wildlife habitat (79%), water play/splash pad (75%), gymnasium (65%), and indoor small events space (59%) are the final amenities having a majority of respondents rating a medium and high priority. The recreation amenity respondents said was most and third most important to households was trails, walking/running. The second most important amenity was indoor swimming pool.

Priority Youth Recreation Programs

Question 11 covered 8 youth recreation programs. All programs received medium and high priorities from a majority of survey respondents. Youth learn to swim (89%), youth athletics (89%), youth fitness and wellness (82%), programs for teens (76%) are programs where the most respondents said they are medium and high priorities. Youth scholarships (71%), youth arts and crafts, dance, performing arts (70%), youth gymnastics (64%) and youth learn to ice skate (56%) rounded up the youth programs with medium and high priority levels. The three youth recreation programs respondents said are most, second most, and third most important to households are youth learn to swim, youth athletics, and youth fitness and wellness.

Priority Adult Recreation Programs

The next section of the survey covered adult recreation programs. Four out of six adult recreation programs received medium and high priorities from a majority of survey respondents. These four included adult continuing education (82%), senior activities (74%), adult organized athletics (59%), adult art, dance, performing arts (56%) Adult learn to swim (46%) and adult learn to ice skate (25%) had less than a majority of respondents saying these were a medium and high priority. The adult recreation program respondents said is most and second most important was adult continuing education. Senior activities were the third most important adult recreation program.

Priorities of Recreation Services and Programs

Question 15 covered thirteen recreation services and programs. Ten of the thirteen services and programs had medium and high priorities from a majority of respondents. Farmers market (86%), volunteer opportunities (76%), community events (75%), after school programs (72%), athletic special events (71%), and programs for people with disabilities (70%) had the highest number of respondents giving these medium and high priority levels. The next tier had nature/environmental education (69%), water fitness (64%), long term fitness challenge (63%), and school break (67%) with medium and high priorities. Tennis lessons and leagues (49%), before school programs (38%), and

programs with your pets (35%) had medium and high priority levels. The most, second most, and third most important service was Farmer’s markets.

**Recreation Programs and Special Events**

Only 49% of respondents indicated they or members of their household participated in recreational programs or special events such as Family Recreation, 5K races, holiday events offered by Layton City Parks and Recreation in the last year. Of those respondents who said they or members of their household participated in such events forty-one percent participated in two or three programs. Twenty-three percent participated in one program, 9% in four to six programs, and 2% in seven or more programs. Eighty-nine percent rated the overall quality of the programs or events as good (68%) and excellent (21%).

**Priority Actions for Layton City Parks and Recreation**

Question 20 listed eight actions for existing parks and recreation facilities and eight actions towards new parks and recreation facilities and asked respondents to give a priority level on each action. Frequencies were based on those who prioritized amenities as Not a Priority, Lowest Priority, Medium Priority, or Highest Priority. For existing facilities, medium and high priority level actions included higher level of park maintenance (81%), improve regional trails (80%), higher level of building maintenance (77%), natural area maintenance (72%), and sports field maintenance (66%). Fifty-seven percent of respondents gave medium and high priority levels to lighting more sports fields. Less than half of respondents said higher level of gymnasium maintenance (48%) and convert natural turf grass sports field to synthetic turf (24%) had medium and high priority.

Medium and high priority levels were given by a majority of respondents to seven of the eight actions for new facilities. Building new walking, hiking, and biking trails had the most respondents (85%) saying this is a medium and high priority. Other high ranking actions included purchasing land for parks (84%), purchase land to preserve natural open areas, open space (72%), and purchase land for regional trails (70%). Building new passive use parks (69%), building a new swimming pool (63%), build new outdoor special event venues (53%) and building new athletic fields (51%) were the other actions where a majority of respondents rated these medium or high priorities.

The first, second, and third most important action to households was build new walking, hiking and biking trails.

**Taxes and User Fees**

Question 22 showed that a majority of respondents agreed tax dollars should be used to support parks (93%), Recreation center (82%), Youth recreation (82%), Arts (72%) and Adult recreation (52%). The first and second most important area for tax dollar support was for parks. The third most important area was the recreation center.

Question 24 showed support for raising taxes for new park facilities (58%) and new recreation facilities (54%). Only thirty-four percent support raising taxes for new art facilities.

Question 25 listed sixteen recreation programs and services where Layton City Parks and Recreation uses taxes, user fees, or a combination of taxes and user fees to maintain. None of the programs and services had a majority of respondents who felt they should be maintained only with taxes. The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees: nature programs/environmental education (59%), programs for teens (55%), senior fitness (55%), youth scholarship programs

(54%), youth athletics (52%), community events (52%), programs for people with disabilities (52%), youth fitness and wellness (51%), and youth arts and crafts, dance, performing arts (51%).

Programs where a majority of respondents felt that user fees should pay for program maintenance included adult organized athletics (76%), adult art, dance, performing arts (73%), indoor space for small events (62%), adult continuing education (57%), and school break programs (51%).

Farmers market and before and after school programs had no majority of respondents saying maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

**Reasons for not using Layton City Parks & Recreation Facilities and Programs**

Question 26 listed reasons that prevent respondents from using Layton City Parks & Recreation facilities and programs. The number one reason is people do not know what is being offered (56%), not interested (35%), and program or facility not offered (31%). Twenty-two percent of respondents said program times are not convenient and twenty-one percent said too far from our residence and fees are too high. Other reasons for not using Layton City Parks and Recreation are lack quality programs (20%), use facilities in other cities/counties (20%), do not know locations of facilities (19%), classes full (18%), lack of parking nearby (18%), operating hours not convenient (17%), facilities are not well maintained (14%), poor customer service by staff (12%), facilities lack proper equipment (11%), difficult registration process (10%), insufficient security (6%), and not accessible for people with disabilities (4%) made up the rest of the reasons for not using Layton City Parks and Recreation facilities and programs.

**Services Satisfaction Levels**

Satisfaction levels on thirteen services in Layton City Parks and Recreation were measured using the following scale: Very Dissatisfied, Dissatisfied, Satisfied, Very Satisfied, and Undecided or unsure. All of the services had majorities of respondents saying they are very satisfied and satisfied with the service. Maintenance of parks (91%), overall value received (87%), overall level of customer service (80%), security in parks (76%), fees charged for programs/facilities (71%), quality of programs for families with children (70%), number of parks (69%), ease of registration for classes/programs (67%), variety of programs (64%), availability of information about programs and facilities (62%), quality of programs for adults (61%), user friendliness of Parks and Recreation website (61%) ease of renting/reserving a facility (55%) are satisfied and very satisfied with these services.

**Benefits of Layton City Parks & Recreation Facilities and Programs**

Benefits of having parks and recreation facilities and programs were explored in question 28. Respondents were asked the extent they agreed or disagreed with stated benefits of parks and recreation facilities and programs. Frequencies were based on strongly agree, agree, undecided or unsure, mildly disagree, and strongly disagree. All twelve of the benefits had a majority of responders strongly agree or agree with each benefit statement. Following are the benefit statements and percentage of respondents who strongly agreed and agreed with the statement: Makes Layton City a better place to live (98%), improves physical health and wellness (95%), preserves open space (94%), increases property values in surrounding areas (91%),improves mental health and reduces stress (91%), helps teach and socialize youth (91%), protects the environment (90%), increases cultural and community interaction (90%), helps reduce neighborhood crime (85%), protects historical assets of the city (83%), attracts new residents (80%), and promotes tourism to the county (73%). The most important benefits to households are improve physical health and wellness, makes Layton City a better place to live, and preserves open space.



Use of Recreation Organizations

Eighty-one percent of all respondents or members of their households use Layton City Parks & Recreation for recreation activities. Other recreation organizations used by a majority of respondents and their households are state parks (69%) and national park/national forest (67%), religious affiliated facility (55%), and local schools (52%). Recreation organizations used less include private gym (37%) neighboring counties (42%), tennis, golf, and other private clubs (9%), homeowner association/apartment complexes (9%), special recreation district (3%), YMCA (1%), and Boys and Girls Club (1%).

Respondents Demographics

The majority of respondents (68%) have lived in Layton City for over ten years including 28% for more than thirty years. Sixty percent of the respondents were 45 or older. Forty percent were 18 – 44 years old. Composition of households showed 26% of household had 5 or younger, 27% had 6-9 year olds, 25% had 15-19 year olds, 51% had 20 – 40 year olds, 60% had 41 – 65 year olds, and 22% had members over 65 years old. Fifty-four percent of the respondents were female and 46% were male. Fifty-six percent of the respondents had incomes of \$75,000 or more. Thirteen percent said they or someone in their household has a cognitive or physical disability. Forty-six percent of respondents own a dog.



Layton City Parks & Recreation Survey

FIRST, WE WOULD LIKE TO KNOW YOUR OPINIONS ON LAYTON CITY PARKS

1 Have you or members of your household visited Layton City parks during the past year? (Circle your answer.)

5% No (skip to question 3)  
95% Yes

2 If YES, how would you rate the physical conditions overall for parks you visited? (Circle answer.)

--- Poor  
6% Fair  
64% Good  
30% Excellent

3 Is there a park within 10-15 minutes walking distance of your residence? (Circle answer.)

33% No  
67% Yes

4 How do you travel to parks and recreation facilities? (Circle all that apply.)

-- I do not travel to parks and recreation facilities  
90% Car  
23% Bike  
46% Walk  
-- Use public transportation  
1% Other (please list \_\_\_\_\_)

5 How would you rate the following park amenities?

	Not a Priori ty	Lowe st Priorit y	Mediu m Priorit y	Highe st Priorit y
a. Grass area, un-programmed.	3%	6%	49%	42%
b. Grass area, programmed (sports fields).	8%	14%	46%	32%
c. Group pavilion/picnic area .	2%	7%	41%	50%
d. Children’s playground (traditional) . . . .	5%	4%	32%	59%
e. Children’s playground (nature area). . . .	7%	9%	42%	42%
f. Horseshoe pit. . . . .	38%	40%	18%	4%
g. Skate park . . . . .	34%	32%	25%	9%
h. Fishing pond . . . . .	24%	30%	29%	17%
i. Disc golf course . . . . .	32%	37%	23%	8%
j. Leashed dogs in parks . . . . .	24%	17%	22%	37%
k. Off leash dog park, fenced . . . . .	41%	21%	19%	19%
l. Access to facilities for the disabled. . . . .	16%	10%	37%	37%

6. Of the amenities listed in question 5, which do you feel are the most important to your household? Please write in the amenity letter from question 5 in the appropriate space.

\_\_d\_\_ First \_\_d\_\_ Second \_\_\_\_c\_\_ Third

7 How would you rate the following sports amenities?

	Not a Priority	Lowest Priority	Medi um Priorit y	Hig hest Prio rity
a. Soccer/Football/Rugby field . . . . .	17%	14%	37%	32%
b. Lacrosse/Field hockey field . . . . .	36%	34%	27%	3%
c. Little league baseball diamond. . . . .	17%	15%	38%	30%
d. Full size baseball diamond . . . . .	19%	21%	35%	25%
e. Softball diamond . . . . .	18%	20%	40%	22%
f. Backstop, for pickup baseball games. . . . .	21%	26%	37%	15%
g. Basketball court, outdoor. . . . .	17%	16%	44%	23%
h. Sand volleyball court . . . . .	18%	28%	39%	15%
i. Tennis court, outdoor . . . . .	19%	18%	34%	29%
j. Pickleball. . . . .	45%	30%	17%	7%

8 Of the amenities listed in question 7, which do you feel are the most important to your household? Please write in the amenity letter from question 7 in the appropriate space.

\_\_a\_\_ First \_\_\_\_c\_\_ Second \_\_g\_\_ Third

9 How would you rate the following recreation amenities?

Not a Priorit	Lowe st	Mediu m	Highe st
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Layton City Parks & Recreation Department would like your input to help determine recreational facilities, park, open space, and program priorities for our community. This two page survey will take approximately 30 minutes to complete. When you are finished, please return your survey in the postage-paid, return-reply envelope.

\*IN ORDER TO REMAIN ANONYMOUS PLEASE DO NOT WRITE YOUR NAME ON THIS FORM\*

	y	Priorit y	Priorit y	Priorit y
a. Trail, walking/running/bike. . . . .	3%	3%	21%	73%
b. Trail, horse, equestrian. . . . .	46%	37%	13%	4%
c. Natural areas/wildlife habitat. . . . .	8%	13%	36%	43%
d. Natural education facilities. . . . .	11%	25%	44%	20%
e. Community garden. . . . .	23%	29%	32%	16%
f. Indoor exercise/fitness/water aerobics . .	6%	14%	35%	45%
g. Indoor small events space (parties, etc.)	15%	26%	42%	17%
h. Gymnasium. . . . .	13%	22%	43%	22%
i. Racquetball/squash courts. . . . .	20%	33%	32%	15%
j. Swimming pool, indoors. . . . .	6%	8%	30%	56%
k. Swimming pool, outdoor. . . . .	7%	12%	34%	47%
l. Water play splash pad . . . . .	9%	16%	35%	40%
m. Outdoor events space. . . . .	8%	15%	44%	34%
n. Other_____	61%	12%	10%	17%

10 Of the programs listed in question 9 which do you feel are the most important to your household? Please write in the amenity letter from question 9 in the appropriate space.

\_\_a\_\_ First \_\_j\_\_ Second \_\_a\_\_ Third

NEXT WE WOULD LIKE TO KNOW YOUR OPINIONS ON YOUTH RECREATION PROGRAMS

11 How would you rate the following youth programs?

	Not a Priorit y	Lowest Priority	Medi um Priorit y	Highe st Priorit y
a. Youth learn to swim. . . . .	8%	3%	28%	61%
b. Youth athletics. . . . .	8%	3%	32%	57%
c. Youth fitness and wellness. . . . .	8%	10%	39%	43%
d. Youth gymnastics . . . . .	10%	26%	46%	18%
e. Youth arts & crafts, dance, performing arts. .	10%	20%	45%	25%
f. Youth scholarships. . . . .	12%	17%	40%	31%
g. Youth learn to ice skate. . . . .	15%	29%	42%	14%
h. Programs for teens. . . . .	11%	13%	42%	34%
i. Other_____	73%	9%	12%	6%

12 Of the programs listed in question 11 which do you feel are the most important to your household? Please write in the program letter from question 11 in the appropriate space.

\_\_a\_\_ First \_\_b\_\_ Second \_\_\_\_c\_\_ Third

NOW WE WOULD LIKE TO KNOW YOUR OPINIONS ON ADULT RECREATION PROGRAMS

13 How would you rate the following adult programs?

	Not a Priorit y	Lowest Priorit y	Mediu m Priorit y	Highe st Priority
a. Adult learn to swim. . . . .	25%	29%	32%	14%
b. Adult learn to ice skate. . . . .	37%	38%	19%	6%
c. Adult art, dance, performing arts . . . . .	18%	26%	35%	21%
d. Adult organized athletics . . . . .	17%	24%	37%	22%
e. Adult continuing education. . . . .	7%	11%	28%	54%
f. Seniors activities . . . . .	12%	14%	36%	38%
g. Other_____	0	1	2	3

14 Of the programs listed in question 13 which do you feel are the most important to your household? Please write in the program letter from question 13 in the appropriate space.

\_\_e\_\_ First \_\_\_\_e\_\_ Second \_\_\_\_f\_\_ Third

NEXT WE WOULD LIKE TO KNOW YOUR OPINION ON OTHER RECREATION SERVICES AND PROGRAMS

15 How would you rate the following services?

	Not a Priorit y	Lowest Priorit y	Mediu m Priorit y	Highes t Priority
a. Before school programs. . . . .	30%	32%	29%	9%
b. After school programs . . . . .	15%	13%	39%	33%
c. School break (fall, winter, etc.) . . . . .	14%	19%	42%	25%
d. Tennis lessons and leagues. . . . .	20%	31%	33%	16%
e. Water fitness. . . . .	12%	24%	44%	20%
f. Programs for people with disabilities . . . . .	14%	16%	43%	27%
g. Community events (Easter egg hunts, holiday celebrations, Halloween carnivals)	11%	14%	38%	37%
h. Athletic special events (5k races, etc.). . . . .	10%	19%	44%	27%
i. Nature/environmental education. . . . .	8%	23%	44%	25%
j. Farmers markets. . . . .	5%	9%	33%	53%
k. Programs w/your pets . . . . .	37%	28%	19%	16%
l. Volunteer opportunities. . . . .	8%	16%	52%	24%
m. Long term fitness challenges. . . . .	10%	27%	39%	24%
n. Other_____	64%	4%	16%	16%
o. Other_____	80%	5%	15%	

16 Of the programs listed in question 15 which do you feel are the most important to your household? Please write in the program letter from question 15 in the appropriate space.

\_\_j\_\_ First \_\_j\_\_ Second \_\_j\_\_ Third

NEXT WE WANT TO ASK YOU ABOUT RECREATION PROGRAMS AND/OR SPECIAL EVENTS PROVIDED BY LAYTON PARKS & RECREATION

17 Have you or other members of your household participated in recreational programs and/or special events such as Family Recreation, 5K races, holiday events offered by Layton Parks & Recreation during the past year?

51%. No  
49%. Yes

18 If YES, approximately how many different programs and/or special events have you or members of your household participated in over the last year?

25% None  
23% One Program  
41% Two or three programs  
9% Four to six programs  
1% Seven to ten programs  
1%. More than ten programs

19 How do you rate the overall quality of the programs and/or events in which you or members of your household have participated?

--- Poor  
11% Fair  
68% Good  
21% Excellent

WE WILL NOW ASK SOME QUESTIONS ON POTENTIAL ACTIONS FOR LAYTON CITY PARKS AND RECREATION

20 Following is a list of POTENTIAL actions that Layton City Parks and Recreation could take to improve recreation, parks, and community activities.

	Not a Prior ity	Lowe st Priorit y	Mediu m Priorit y	Highe st Priorit y
a. Higher level of park maintenance. . . . .	6%	13%	52%	29%
b. Higher level of building maintenance ..	6%	17%	62%	15%
c. Higher level of sports field maintenance	10%	24%	46%	20%
d. Higher level of natural-area maintenance. . . . .	6%	22%	47%	25%
e. Improve regional trails. . . . .	5%	15%	35%	45%
f. Light more sports fields/courts. . . . .	20%	23%	39%	18%
g. Convert natural turf grass sports fields to synthetic turf. . . . .	49%	27%	18%	6%
h. Higher level of gymnasium maintenance. . . . .	20%	32%	41%	7%
New Parks and Recreation Facilities				
i. Purchase land for regional trails. . . . .	12%	17%	28%	42%
j. Purchase land to preserve natural	11%	17%	25%	47%

areas, open space. . . . .				
k. Purchase land for parks. . . . .	8%	8%	36%	48%
l. Build new passive-use parks. . . . .	13%	18%	42%	27%
m. Build new athletic fields. . . . .	21%	28%	38%	13%
n. Build new swimming pools. . . . .	13%	24%	34%	29%
o. Build new walking, hiking and biking trails. . . . .	5%	10%	30%	55%
p. Build new outdoor special event venues. . . . .	19%	28%	35%	18%

21 Of the actions listed in question 20 which do you feel are the most important to your household? Please write in the action letter from question 20 in the appropriate space.

\_\_o\_\_ First \_\_o\_\_ Second \_\_o\_\_ Third

22 Should tax dollars be used to support the following:	Strongl y Disagre e	Mildly Disagre e	Mild ly Agre e	Strong ly Agree
a. Youth Recreation. . . . .	8%	9%	35%	47%
b. Adult Recreation. . . . .	22%	26%	36%	16%
c. Parks. . . . .	3%	4%	29%	64%
d. Arts. . . . .	8%	20%	47%	25%
e. Recreation Center. . . . .	7%	11%	40%	42%

23 Of the actions listed in question 22 which do you feel are the most important to your household? Please write in the action letter from question 22 in the appropriate space.

\_\_c\_\_ First \_\_c\_\_ Second \_\_e\_\_ Third

24 Should taxes be raised to support the following:	Strongl y Disagre e	Mildly Disagre e	Mild ly Agre e	Strongl y Agree
a. New recreation facilities. . . . .	28%	18%	36%	18%
b. New park facilities. . . . .	27%	15%	38%	20%
c. New art facilities. . . . .	39%	27%	25%	9%

25 Listed below are some activities and recreation programs. Please indicate whether you feel the cost to run each program should be paid by TAXES, user FEES, or a COMBINATION of taxes and user fees.

	Taxes	Combination of Taxes/Fees	User Fees
a. Youth fitness and wellness. . . . .	7%	51%	42%
b. Youth athletics. . . . .	4%	52%	44%
c. Youth arts & crafts, dance, performing arts. . . . .	2%	51%	47%
d. Youth scholarship programs. . . . .	1%	54%	32%
e. Programs for teens. . . . .	0%	55%	35%
f. Before and after school programs. . . . .	1%	46%	40%
g. School break programs (fall, summer, etc.). . . . .	8%	41%	51%
h. Adult organized athletics. . . . .	3%	21%	76%
i. Adult art, dance, performing arts. . . . .	2%	25%	73%
j. Adult continuing education. . . . .	3%	40%	57%
k. Senior fitness. . . . .	7%	55%	38%
l. Community events (Easter egg hunts, holiday celebrations, Halloween carnivals, etc.). . . . .	1%		30%
m. Nature programs/environmental education. . . . .	1%	59%	26%

		%	
n. Programs for people with disabilities. . . . .	3	52%	18
	0		%
		%	
o. Indoor space for small events (parties, meetings). . . . .	3	35%	62
	9		%
p. Farmers market. . . . .	9	41%	50
	%		%
q. Other _____	9	41%	50
	%		%

**26 Listed below are reasons that may prevent people from using Layton City Parks & Recreation facilities and programs.** (Please circle the letter(s) of ALL reasons that have/would prevent you or members of your household from using Layton Parks & Recreation facilities and programs.)

35% Not interested	10% Difficult registration process
31% Program or facility not offered	14% Facilities are not well maintained
6% Security is insufficient	11% Facilities lack proper equipment
21% Too far from our residence	20% Lack of quality programs
22% Program times not convenient	18% Class full
21% Fees are too high	20% Use facility(s) in other
19% Do not know locations of facilities	city(s)/county(s)
	12% Poor customer service by staff
	4% Not accessible for the disabled
56% Do not know what is being offered	18% Lack of parking nearby
17% Operating hours not convenient	9% Facilities aren’t available often
	6% _____

**27 Listed below are some services of the Layton Parks & Recreation Department. Please indicate the extent you are satisfied or dissatisfied with each of the following services by using the scale below:**

	Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Undecided or unsure
a. Overall value your household receives from Layton Parks & Recreation. . . . .	%	%	%	%	%
b. Maintenance of parks. . . . .	1	7	56	31	5
c. Number of parks. . . . .	1	5	56	35	3
	3	2	50	19	5
		3			
d. Security in parks. . . . .	2	1	62	14	11
		1			
e. Availability of information about programs and facilities. . . . .		3			
f. Quality of programs for families with children. .	3	2	43	19	3
	1	1	51	19	16
		3			
g. Quality of programs for adults. . . . .	2	1	47	14	25
		2			
h. User friendliness of Parks & Recreation website	2	1	47	14	25
		2			
i. Variety of programs. . . . .	3	1	50	14	15
		8			
j. Ease of registration for classes/programs. . . . .	3	9	51	16	21
k. Ease of renting/reserving a facility . . . . .	2	7	44	11	36
l. Fees charged for programs/facilities . . . . .	1	8	53	18	20
m. Overall level of customer service. . . . .	1	6	53	27	13
n. Other_____		1			
	16	6	36	20	12

**28 Listed below are benefits from having Layton City Parks & Recreation facilities and programs. Please indicate the extent you agree with each of the following benefits using the scale below: Strongly Mildly Mildly Strongly**

	Disagree	Disagree	Agree	Agree
	ree	e	ee	
a. Improves physical health and wellness. . . . .	1%	3%	43%	52%
b. Helps reduce neighborhood crime. . . . .	1%	13%	53%	32%
c. Makes Layton City a better place to live. . . .	1%	1%	31%	67%
d. Preserves open space. . . . .	1%	5%	41%	53%
e. Protects the environment. . . . .	2%	8%	46%	44%
f. Increases property values in surrounding areas	2%	7%	43%	48%
g. Improves mental health and reduces stress . . .	1%	7%	44%	47%
h. Increases cultural and community interaction	1%	9%	47%	43%

i. Helps teach and socialize youth. . . . .	2%	7%	50%	41%
j. Attracts new residents. . . . .	3%	17%	47%	33%
k. Protects historical assets of the City . . . . .	3%	14%	55%	28%
l. Promotes tourism to the County. . . . .	6%	21%	50%	23%

**29 Of the benefits in question 28 which is most important to your household. Please write the action letter from question 28 in the appropriate space.**  
\_\_a\_\_ First \_\_c\_\_ Second \_\_d\_\_ Third

**WE WOULD NOW LIKE TO LEARN MORE ABOUT RECREATION ORGANIZATIONS YOU AND YOUR HOUSEHOLD MEMBERS USE**

**30 Please circle ALL the organizations that you and members of your household have used for recreation activities during the last year.**

1% YMCA	81% Layton City Parks & Recreation
55% Religious	67% National Park/National Forest
52% Local Schools	42% Neighboring Counties
69% State Parks	9% Homeowner Association/ Apartment
9% Private Club (Tennis, Golf, etc.)	Complex
37% Private Gym	1% Boys and Girls Club
5% Special Recreation District	8%. _____

**31 Of the organizations listed in question 30, which were used most by household members.** (Write in the organization number in the appropriate space)  
Layton City - First Layton City – Second National Park - Third

**FINALLY, WE WOULD LIKE TO ASK YOU ABOUT YOUR HOUSEHOLD**

**32 How many years have you lived in Layton City?**

1% Less than a year	
10% 1 - 2 years	23% 11 – 20 years
9% 3 - 5 years	15% 21 – 30 years
14% 6 - 10 years	28% More than 30 years

**33 Which category best describes your age?**

2% 18 - 24	17% 45 – 54
13% 25 - 34	25% 55 – 64
25% 35 - 44	18% 65 or older

**34 Please circle the number of persons, including yourself, in your household for each of the following age categories.**

AGE	NUMBER IN HOUSEHOLD IN EACH AGE CATEGORY					
a. 5 and younger .	<b>0-74%</b>	<b>1-14%</b>	<b>2- 10%</b>	<b>3-2%</b>	<b>4</b>	<b>5 or more</b>
b. 6 – 9 years. . . .	<b>0-73%</b>	<b>1-18%</b>	<b>2-8%</b>	<b>3-1%</b>	<b>4</b>	<b>5 or more</b>
c. 10 – 14 years. .	<b>0-75%</b>	<b>1-12%</b>	<b>2-11%</b>	<b>3-2%</b>	<b>4</b>	<b>5 or more</b>
d. 15 – 19 years. .	<b>0-76%</b>	<b>1-17%</b>	<b>2-6%</b>	<b>3-1%</b>	<b>4</b>	<b>5 or more</b>
e. 20 – 40 years. .	<b>0-49%</b>	<b>1-17%</b>	<b>2-34%</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>
f. 41 – 65 years. .	<b>0-40%</b>	<b>1-17%</b>	<b>2-43%</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>
g. Over 65 years.	<b>0-78%</b>	<b>1-11%</b>	<b>2-11%</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>

**35 Are you male or female?**

46% Male
54% Female

**36 Which of the following best describes your gross household income during the last year?**

--- Less than \$10,000	12%	\$35,000-\$49,999
1% \$10,000-\$14,999	25%	\$50,000-\$74,999
2% \$15,000-\$24,999	24%	\$75,000-\$99,999
4% \$25,000-\$34,999	32%	\$100,000+

**37 Do you or someone in your household have a cognitive or physical disability?**

87% No
13% Yes

**38 Are you a dog owner?**

54% No
46% Yes



Charts of Layton City Parks & Recreation Needs Assessment Survey

Figure 1. Travel to parks and recreation facilities.



Figure 2. Park amenity priority levels.

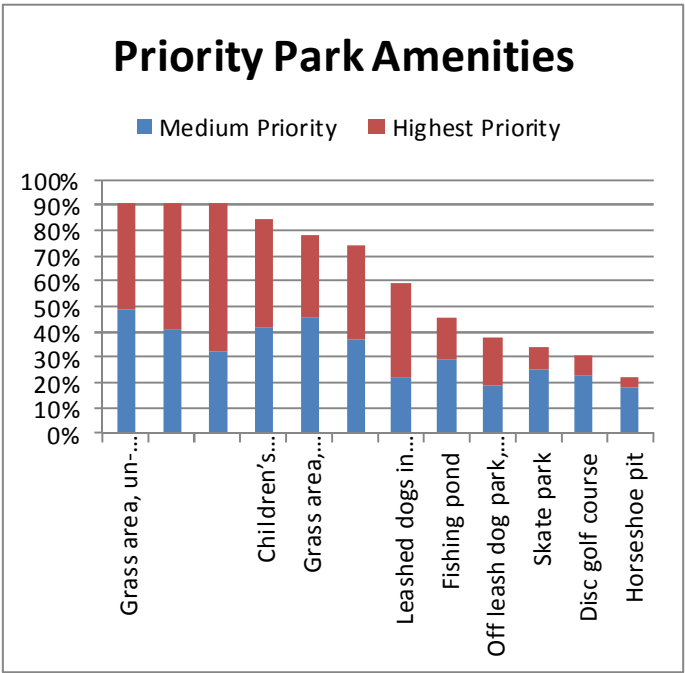


Figure 3. Sports amenity priority levels.

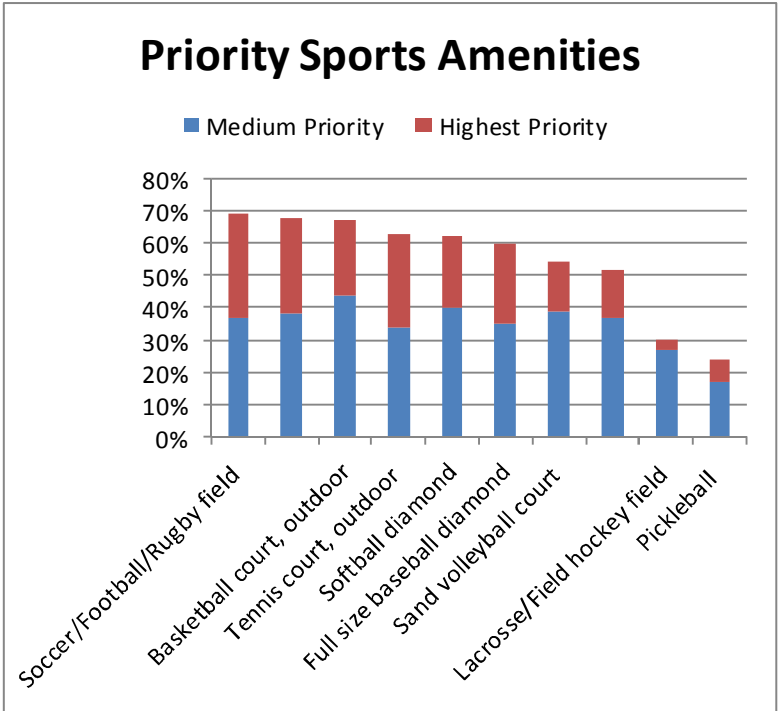


Figure 4. Recreation amenity priority levels.

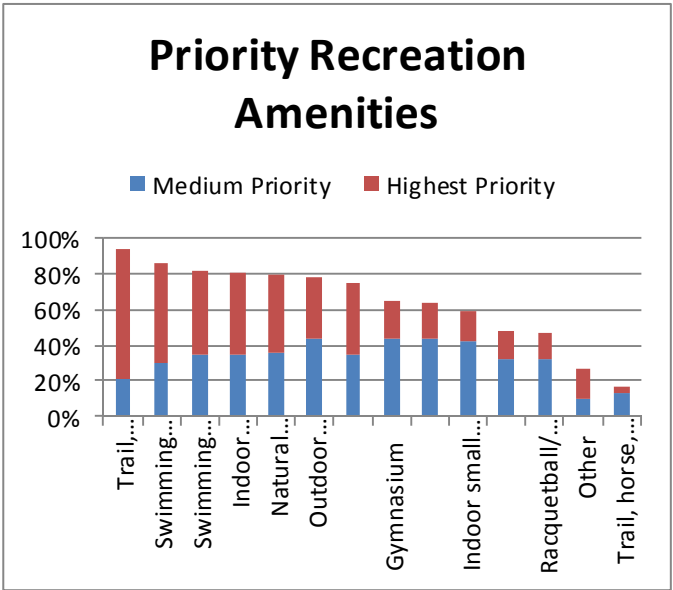


Figure 5. Youth programs priority levels.

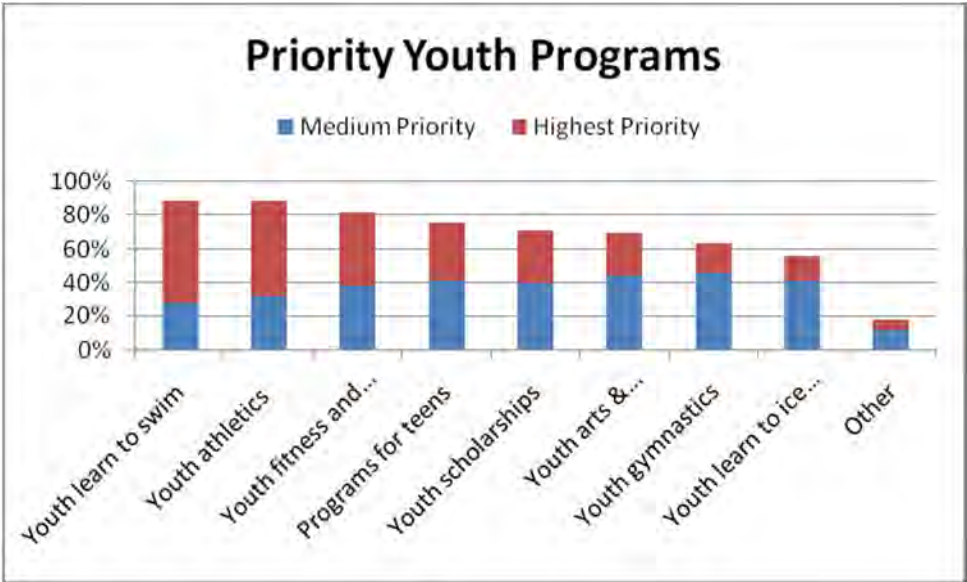


Figure 6. Adult programs priority levels.

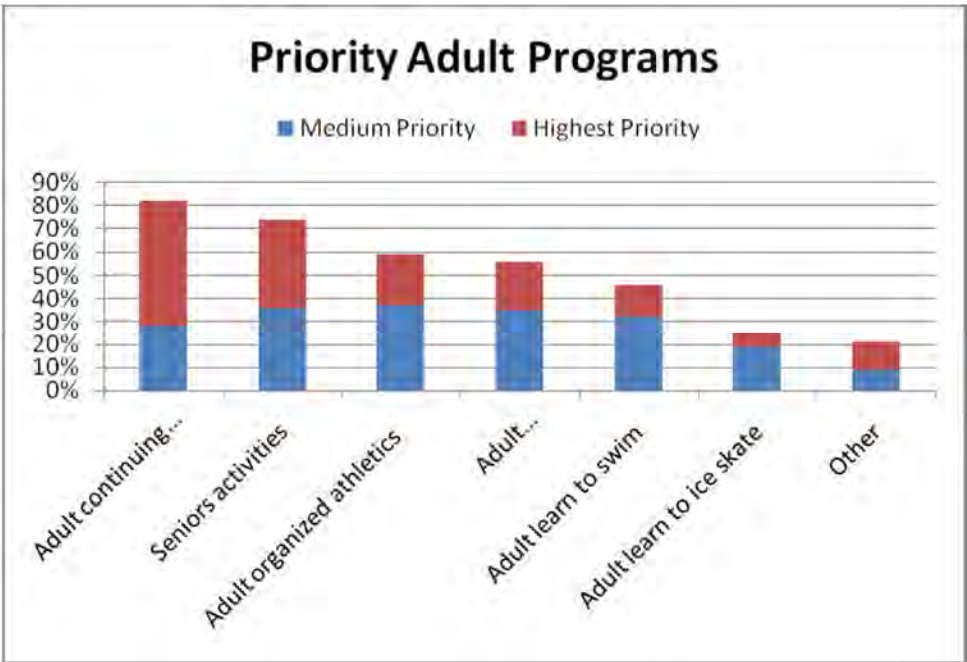


Figure 7. Services priority levels.

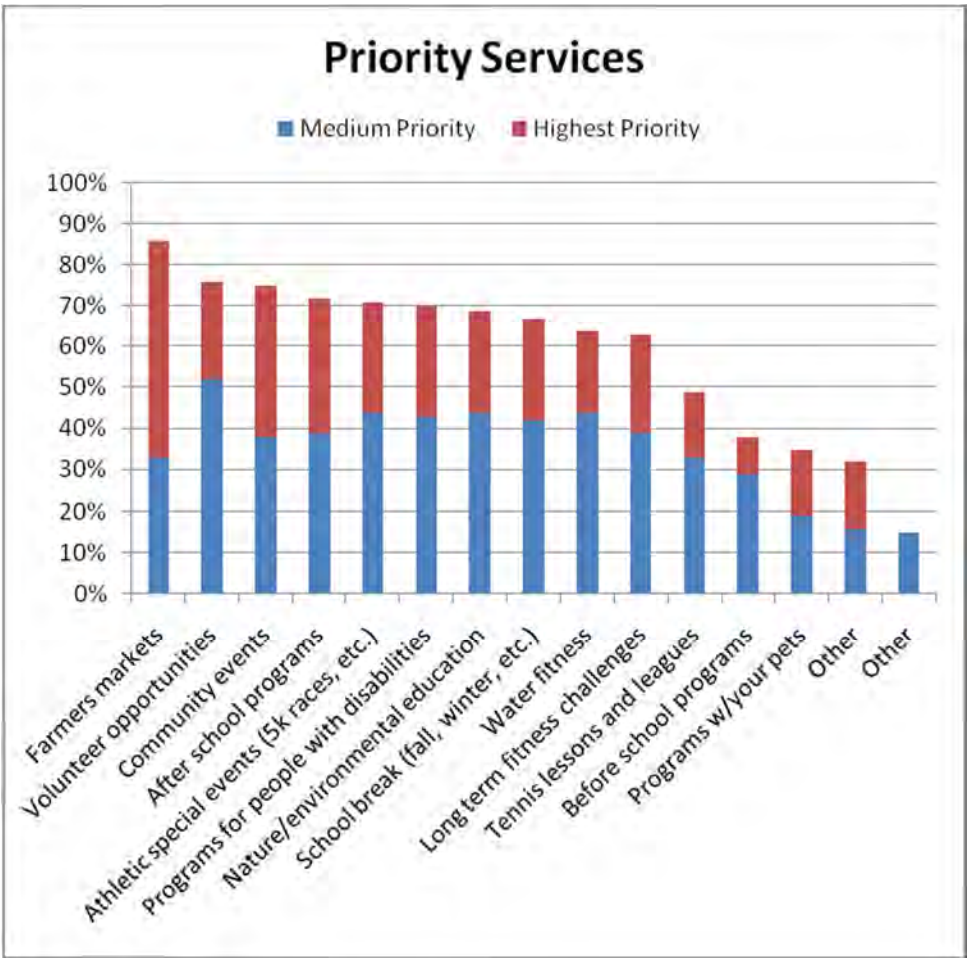


Figure 8. Actions priority levels.

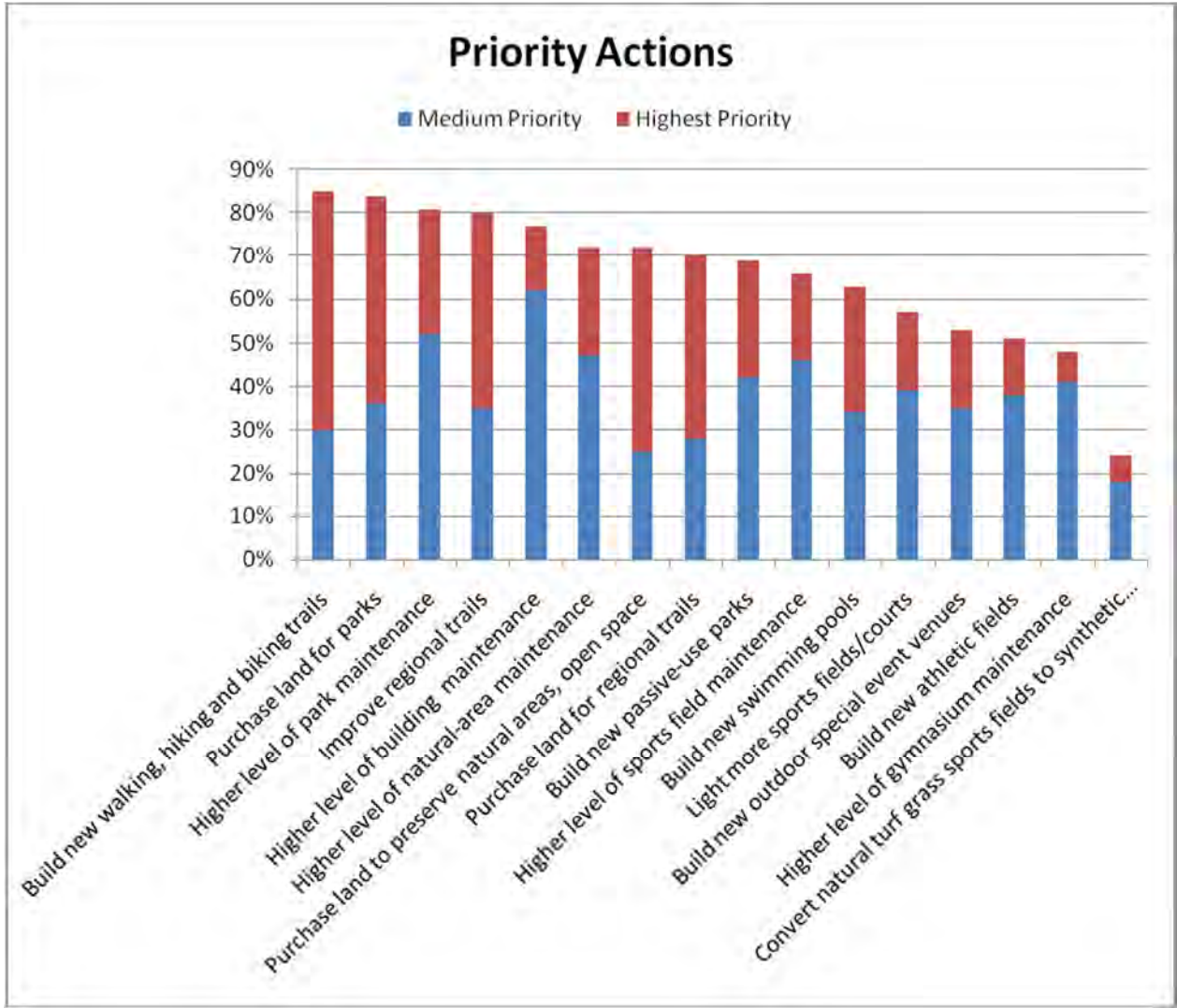


Figure 9. Pay program costs with taxes, combination, or fees.

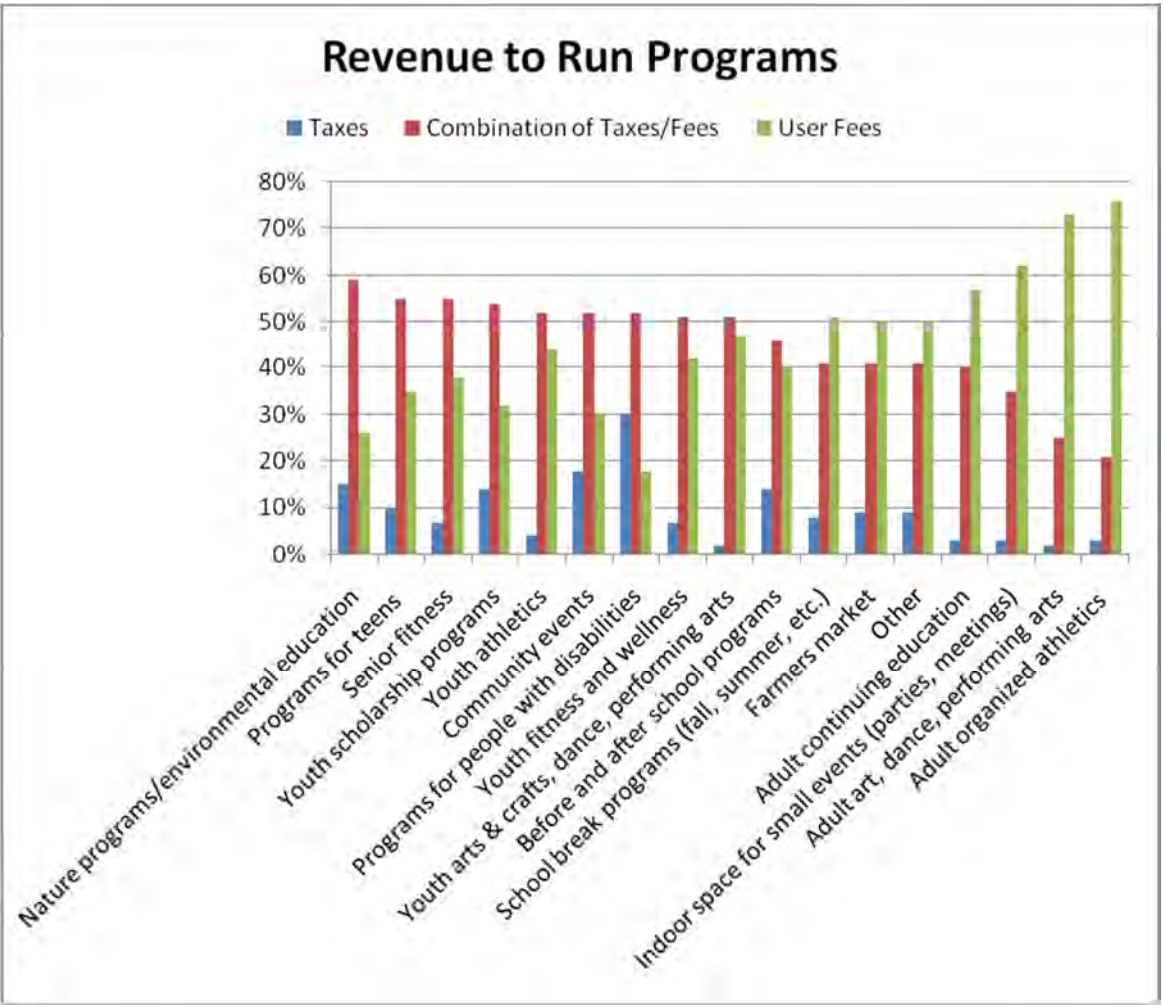




Figure 8. Reasons that prevent people using facilities and programs.

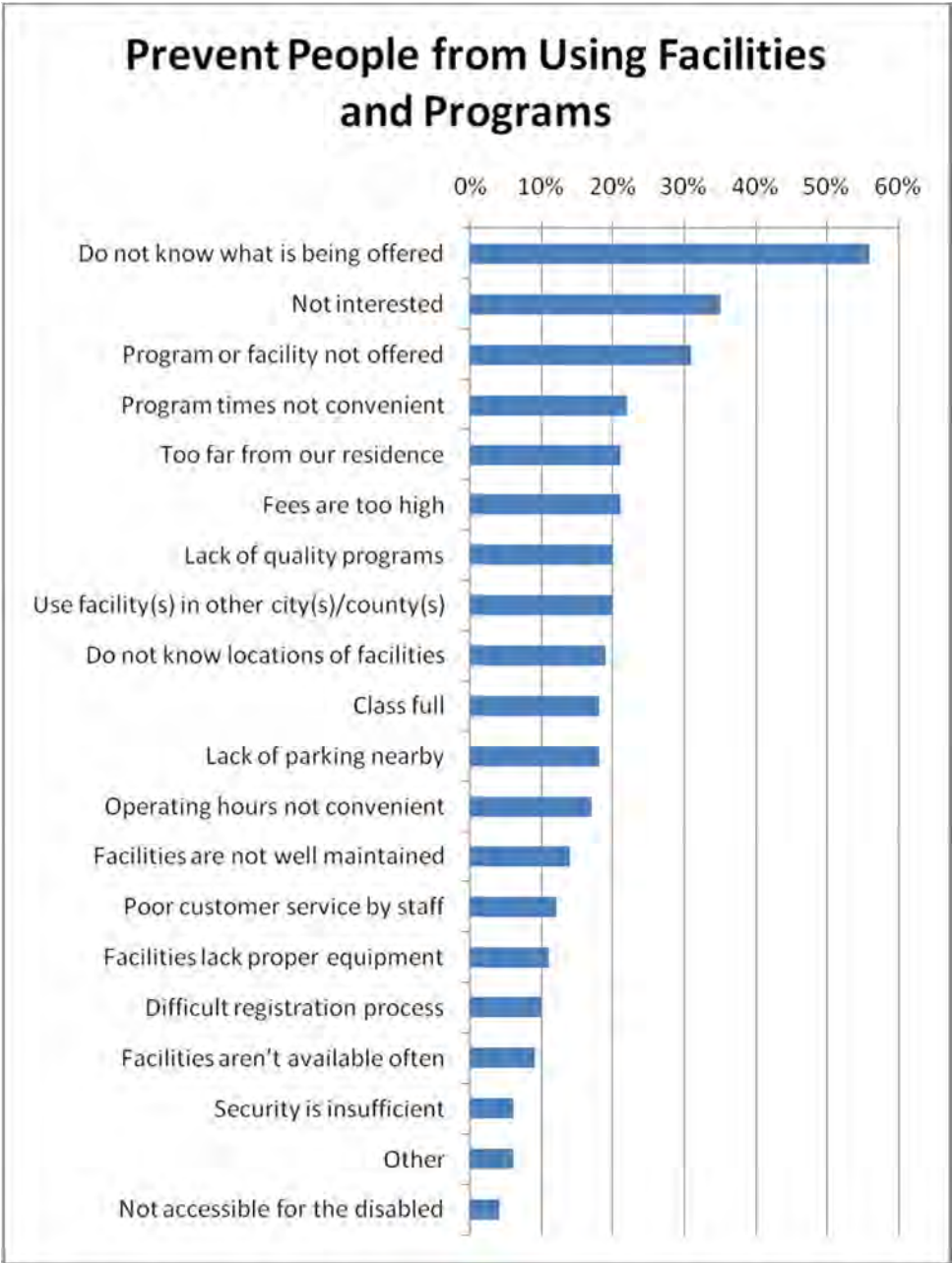


Figure 9. Services satisfaction levels.

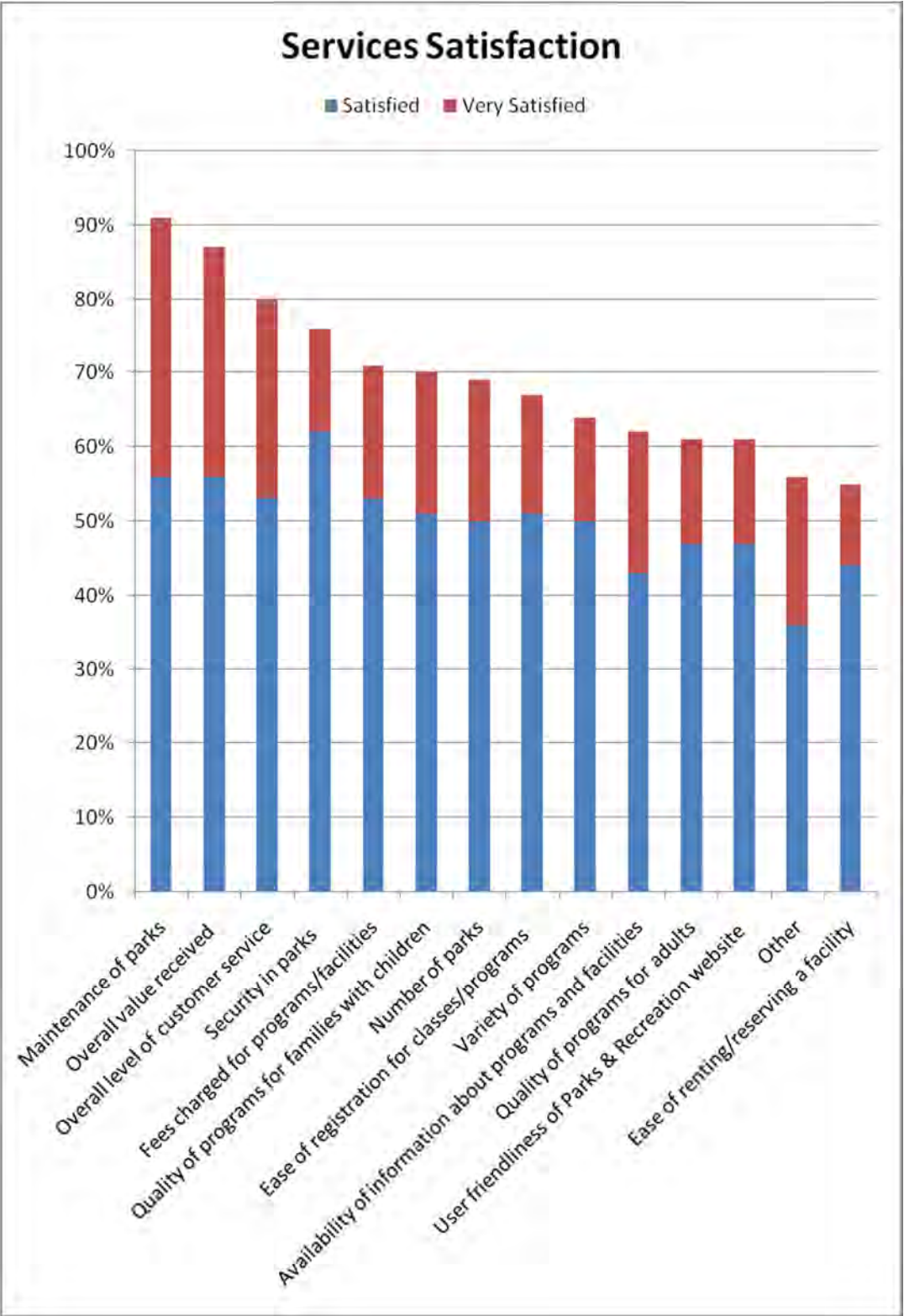


Figure 10. Benefits from Layton City Parks & Recreation facilities and programs.

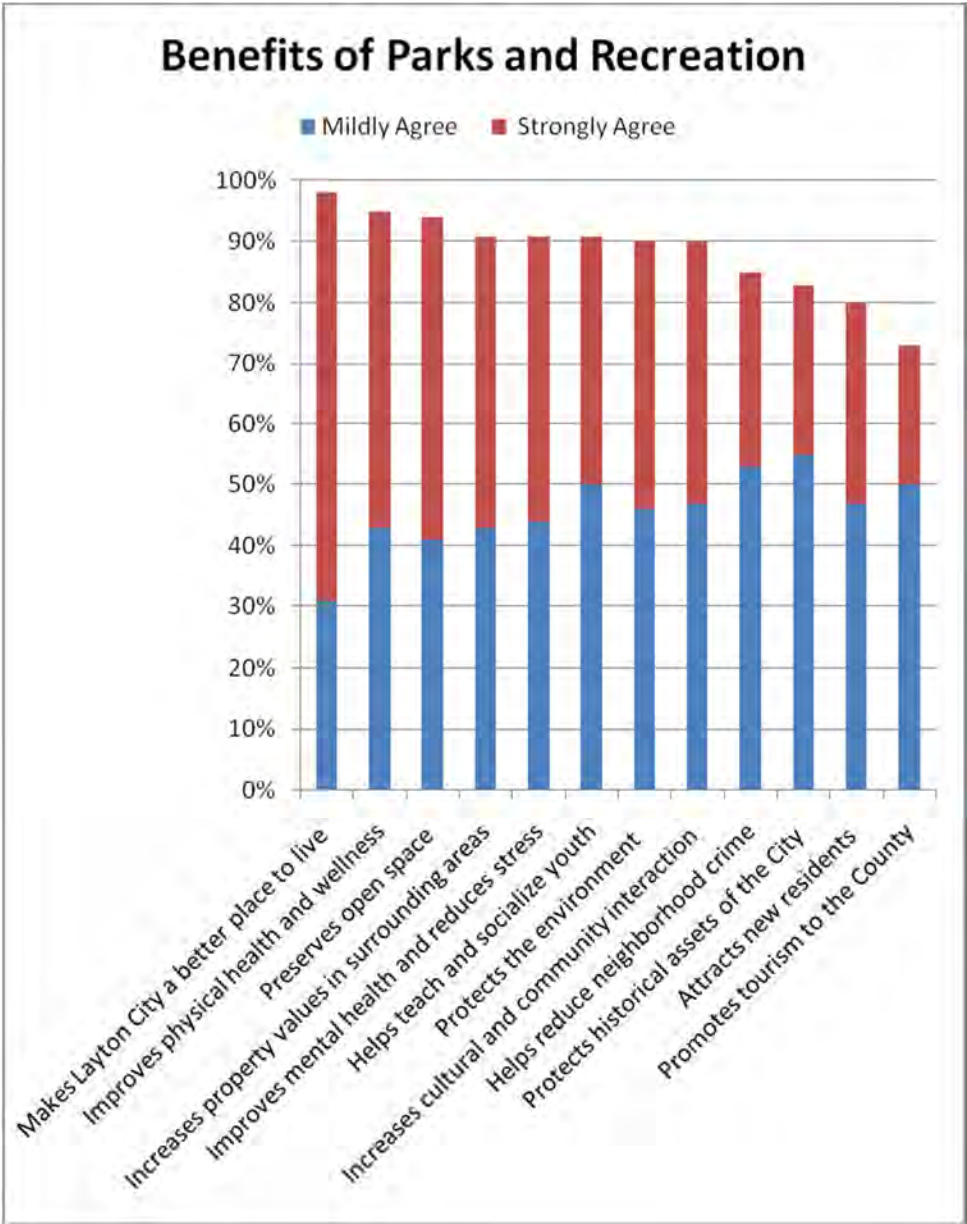


Figure 11. Organizations used by households.



Figure 14. Years lived in Layton City

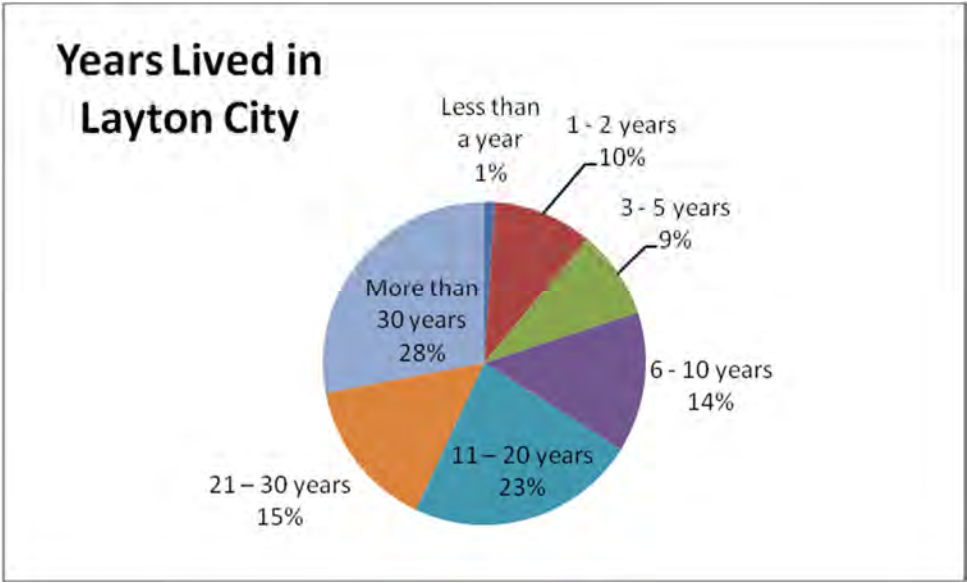


Figure 12. Ages of respondents.

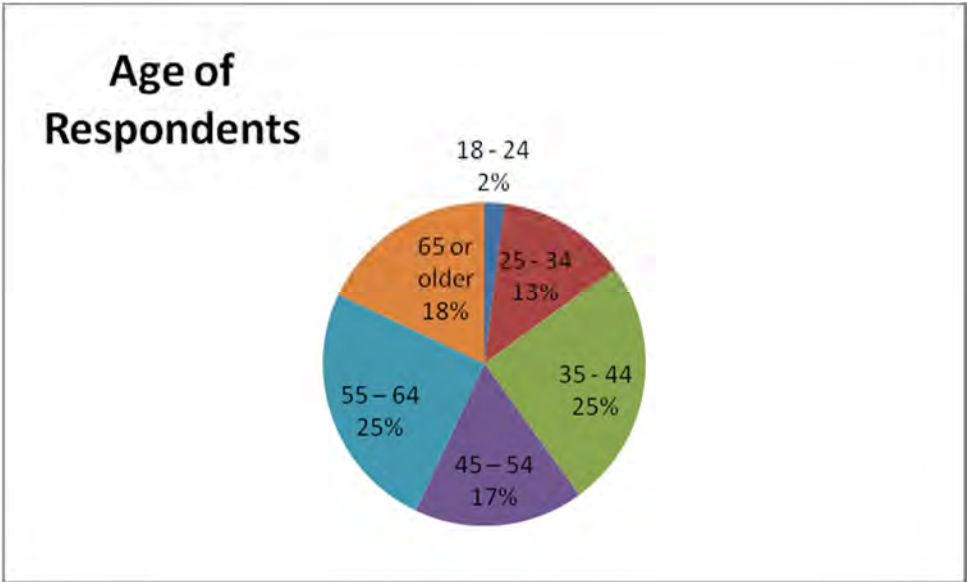


Figure 13. Households with Members in Age Category

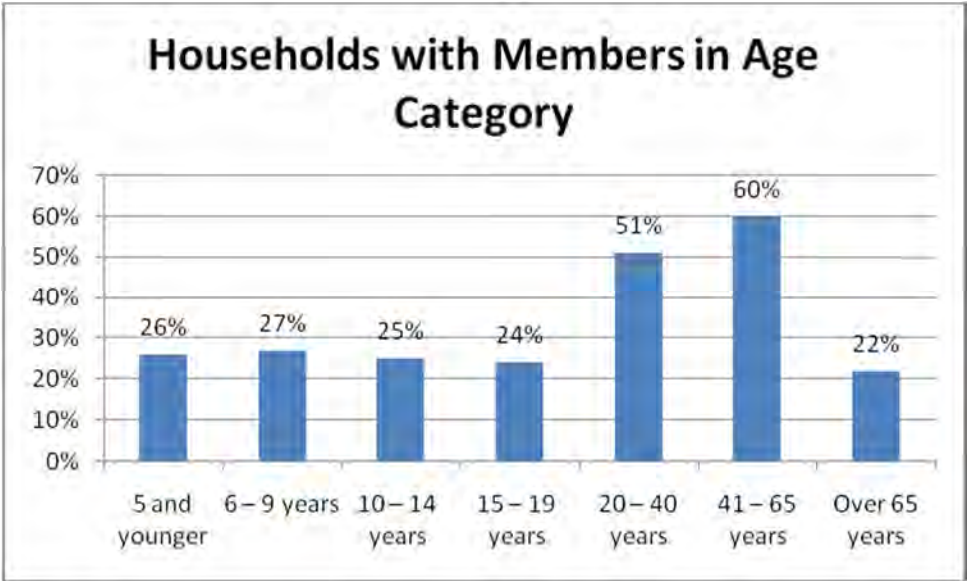
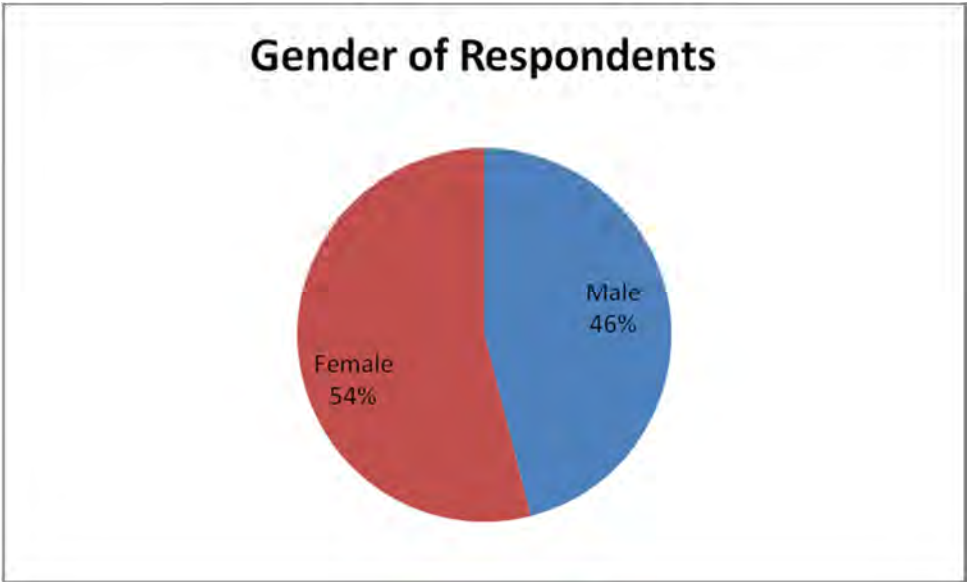


Figure 14. Gender of respondents.





B – ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS

Envision Layton is a community-driven effort to help identify and develop a “vision” for the future of Layton City for the next 35 years. Partners who are supporting this effort to Envision Layton include Layton City, Envision Utah, and Wasatch Front Regional Council Local Planning Resource Program. The Executive Committee council is the governing body for Envision Layton and operates under the support of Layton City Council and the Planning Commission. The Executive Committee includes Kristin Elinkowski (Co-Chair); Brett Nilsson, Planning Commission (Co-Chair); Joyce Brown, City Council; Preston Cox; Jewel Lee Kenley; Robert J. Stevenson, Mayor; Joy Petro, City Council; Dave Weaver, Planning Commission; and Spencer Young.

Questions that have been a driving point of the visioning process include:

- How can Layton develop jobs that will improve and keep our community viable for the long term?
- How will Layton’s transportation system need to evolve to maintain or reduce travel times throughout the community?
- How does Layton keep housing attainable for their children and grandchildren?
- **How does Layton maintain and improve open space and recreation opportunities?**

Conversation Café: Ideas/Top Ideas

- Economic Sustainability & Commerce
- Community Identity
- Open Space, Parks & Trails
- Improve Transportation System - Access
- Agricultural Preservation
- Transit
- Housing

Quality of Life Goals

- Expand cultural opportunities
- Retain viable agricultural land.
- Expand trail network.
- Improve and maintain transportation access.
- Improve choice and affordability of housing.
- Improve the quality and amount of family sustaining jobs.
- Create a balanced and sustainable economy.
- Preserve and enhance open space
- Improve connectivity of transit system.
- Establish a strong community identity.

Conversation Café'

	Issue	General Category	Public Workshop
4/29/15	Recreation Programs		PW Map 01
4/29/15	Self Supporting		PW Map 01
4/29/15	History		PW Map 01
4/29/15	Recreation - Need for Trails		PW Map 02
4/29/15	Safe Place for Children		PW Map 02
4/29/15	Small Town Feeling		PW Map 02
4/29/15	Parks - preserve/expand trails		PW Map 03
4/29/15	Connecting bus to FrontRunner		PW Map 03
4/29/15	Street lamps, pot holes, round-about		PW Map 03
4/29/15	Open space - wetlands, lake, mountains		PW Map 04
4/29/15	Bike and walking trails		PW Map 04
4/29/15	Durability - economic, social		PW Map 04
4/29/15	Open spaces - protect corridors, more nh parks		PW Map 05
4/29/15	Agriculture -open spaces to the west		PW Map 05
4/29/15	Keep traditional downtown area		PW Map 05
4/29/15	Growth of commerce		PW Map 06
4/29/15	Appropriate Housing		PW Map 06
4/29/15	Retail, housing proper locations		PW Map 06
4/29/15	People/neighborhoods - friendliness		PW Map 07
4/29/15	Services - emergency plans, etc.		PW Map 07
4/29/15	Retail amenities		PW Map 07
4/29/15	Recreation amenities - open space		PW Map 07
5/6/15	Open space		PW Map 08
5/6/15	Commuter transportation		PW Map 08
5/6/15	Community identity		PW Map 08
5/6/15	Green spaces		PW Map 09
5/6/15	Affordable housing		PW Map 09
5/6/15	Traffic - Mall area		PW Map 09

	Issue	General Category	Public Workshop
5/6/15	Open space - agricultural		PW Map 10
5/6/15	Access to trails		PW Map 10
5/6/15	Access to Ogden and SLC		PW Map 10
5/6/15	Recreation access - Hobbs pond		PW Map 11
5/6/15	Cultural area - Mall		PW Map 11
5/6/15	Agricultural zone - west Layton		PW Map 11
5/6/15	Balanced community		PW Map 12
5/6/15	Entertainment, retail, recreation		PW Map 12
5/6/15	Infrastructure		PW Map 12
5/6/15	West side agriculture and open space preserved		PW Map 13
5/6/15	Preserve/develop trail system along creeks		PW Map 13
5/6/15	Transportation from train station to city destinations		PW Map 13
5/6/15	Commercial/residential balance		PW Map 14
5/6/15	Preserve open spaces		PW Map 14
5/6/15	Mixed housing choices		PW Map 14
5/6/15	Water - keep reservoirs		PW Map 15
5/6/15	Trails - corridors, E-W connection		PW Map 15
5/6/15	Housing diversity		PW Map 15
4/23/15	Parks and open space		SH Map 1
4/23/15	Home town feel		SH Map 1
4/23/15	Trails and connectivity		SH Map 1
4/23/15	Park system - open space		SH Map 2
4/23/15	Redevelopment of older areas		SH Map 2
4/23/15	Downtown area growth		SH Map 2
4/23/15	Farming - country feel, fresh produce		SH Map 3
4/23/15	Live, work and play		SH Map 3
4/23/15	Recreation		SH Map 3



ENVISION LAYTON BASE MAP					
Public Workshop Survey			SurveyMonkey		
70	Preserving some aspects of farming roots - Centennial Farms	6/17/2015 12:28 PM			
71	Family-owned farms should be respected and preserved	6/16/2015 11:23 PM			
72	Layton Commons Park	6/16/2015 8:54 AM			
73	Agriculture	6/16/2015 6:50 AM			
74	Keeping the west side as farm oriented as possible	6/15/2015 6:48 PM			
75	Views of the landscape avoided by tall buildings	6/15/2015 3:26 PM			
76	Good community feel	6/15/2015 1:30 PM			
77	Wetlands preserved	6/15/2015 12:43 PM			
78	Family activities	6/15/2015 10:44 AM			
79	Shopping	6/15/2015 10:35 AM			
80	Quiet neighborhoods	6/15/2015 10:01 AM			
81	Green	6/15/2015 9:48 AM			
82	It's small enough to feel like home	6/15/2015 9:25 AM			
83	Trails and open space	6/15/2015 9:06 AM			
84	Summer Concerts	6/12/2015 10:06 PM			
85	Green space, including biking trails, and dog parks	6/12/2015 10:03 PM			
86	Family Oriented	6/11/2015 7:14 PM			
87	Green Space	6/11/2015 9:40 AM			
88	less high density residential areas	6/6/2015 8:02 PM			
89	Schools, layton school are horrible	6/5/2015 8:42 AM			
90	Close Stores and shops	6/1/2015 10:38 PM			
91	Preserve the small town feel with big town amenities	5/29/2015 7:39 AM			
92	Residential lot sizes at .20 acres or more	5/27/2015 4:33 PM			
93	Family-sustaining jobs	5/19/2015 4:31 PM			
#	[1.] Q5: 84040	Date			
1	Solid business	7/26/2015 6:01 PM			
2	Improve Highway 89 by adding frontage road by tanglewood to overpass for safety	7/22/2015 5:07 PM			
3	1	6/23/2015 8:27 AM			
4	1	6/23/2015 8:25 AM			
5	1	6/23/2015 8:21 AM			
6	1	6/23/2015 8:14 AM			
7	Parks	6/23/2015 8:07 AM			
8	1	6/23/2015 8:01 AM			
9	1	6/23/2015 7:56 AM			
10	1	6/23/2015 7:50 AM			
11	1	6/23/2015 7:33 AM			
12	1	6/23/2015 7:24 AM			
13	1	6/23/2015 7:22 AM			
3 / 38					
Public Workshop Survey			SurveyMonkey		
14	1	6/23/2015 7:19 AM			
15	1	6/22/2015 7:18 PM			
16	1	6/22/2015 7:17 PM			
17	1	6/22/2015 7:08 PM			
18	1	6/22/2015 6:59 PM			
19	1	6/22/2015 6:57 PM			
20	1	6/22/2015 6:56 PM			
21	1	6/22/2015 6:54 PM			
22	1	6/22/2015 6:46 PM			
23	1	6/22/2015 6:44 PM			
24	1	6/22/2015 6:40 PM			
25	1	6/22/2015 6:35 PM			
26	1	6/22/2015 6:32 PM			
27	1	6/22/2015 6:30 PM			
28	1	6/22/2015 6:23 PM			
29	1	6/22/2015 6:19 PM			
30	1	6/22/2015 5:31 PM			
31	1	6/22/2015 5:29 PM			
32	1	6/22/2015 4:55 PM			
33	1	6/22/2015 4:16 PM			
34	Trails	6/22/2015 2:51 PM			
35	Feel safe to walk the streets	6/22/2015 11:47 AM			
36	Still have open lands - not developed in every corner	6/22/2015 11:37 AM			
37	Open Green Space	6/21/2015 9:01 PM			
38	1	6/19/2015 4:41 PM			
39	1	6/19/2015 4:11 PM			
40	1	6/19/2015 3:52 PM			
41	1	6/19/2015 3:50 PM			
42	1	6/19/2015 3:39 PM			
43	1	6/19/2015 3:38 PM			
44	1	6/19/2015 3:36 PM			
45	1	6/19/2015 3:33 PM			
46	1	6/19/2015 3:32 PM			
47	1	6/19/2015 3:28 PM			
48	1	6/19/2015 3:06 PM			
49	1	6/19/2015 3:05 PM			
50	A fluidity in traffic needs to be established	6/19/2015 2:58 PM			
51	1	6/19/2015 2:55 PM			
4 / 38					



Public Workshop Survey

SurveyMonkey

52	1	6/19/2015 2:47 PM
53	1	6/19/2015 2:38 PM
54	More community trails	6/19/2015 2:18 PM
55	1	6/19/2015 1:05 PM
56	1	6/19/2015 12:57 PM
57	More community events for ALL ages	6/17/2015 9:14 AM
58	Mix of residential and rural/ farm together	6/16/2015 1:47 PM
59	More children friendly areas	6/16/2015 12:57 PM
60	Downtown/Shopping	6/16/2015 12:22 PM
61	Strong Economy	6/15/2015 8:39 PM
62	Public Spaces	6/15/2015 12:51 PM
63	Enhanced "walkability" and "bikeability" in the downtown district	6/15/2015 12:48 PM
64	Open Space	6/15/2015 11:53 AM
65	Safety	6/12/2015 6:21 PM
66	Paved Trails	6/11/2015 11:21 AM
67	Shopping	6/11/2015 10:51 AM
68	open spaces	6/11/2015 7:28 AM
69	Peaceful	6/11/2015 6:07 AM
70	green space	6/10/2015 10:14 PM
71	Enhance shopping	6/10/2015 6:35 PM
72	good commercial base	6/10/2015 2:51 PM
73	All the amenities it provides in concentrated areas	6/5/2015 10:58 AM
74	Small town feel	6/3/2015 10:03 PM
75	Convenience	6/2/2015 2:11 PM
76	Layton should be the leader in Davis county and Northern Utah	5/31/2015 5:20 PM
77	open space	5/31/2015 4:19 PM
78	Rural atmosphere, greenspace, parks & recreation	5/29/2015 10:03 AM
79	Family	5/28/2015 11:19 PM
#	[2.] Q5: 84041	Date
1	Farming	8/4/2015 9:06 AM
2	New high school in West Layton	8/2/2015 6:41 PM
3	Convenience	7/22/2015 6:42 PM
4	Business Park	7/20/2015 11:57 AM
5	Better options for traffic	7/13/2015 3:19 PM
6	Country feel	7/13/2015 12:10 PM
7	Hotels and Dining	7/13/2015 9:32 AM
8	More enforced "on-Street" parking regulations in the months where "on-Street" parking is not allowed during certain hours.	7/3/2015 8:38 AM
9	technology driven	7/2/2015 1:50 PM

Public Workshop Survey

SurveyMonkey

10	Business diversity & strong business base	6/29/2015 12:37 AM
11	Quality schools	6/25/2015 12:21 PM
12	less housing development	6/23/2015 5:10 PM
13	2	6/23/2015 8:34 AM
14	2	6/23/2015 8:31 AM
15	2	6/23/2015 8:19 AM
16	2	6/23/2015 8:16 AM
17	2	6/23/2015 8:04 AM
18	2	6/23/2015 7:59 AM
19	2	6/23/2015 7:52 AM
20	2	6/23/2015 7:30 AM
21	2	6/23/2015 7:27 AM
22	2	6/23/2015 7:17 AM
23	2	6/22/2015 7:07 PM
24	2	6/22/2015 7:05 PM
25	2	6/22/2015 7:00 PM
26	2	6/22/2015 6:51 PM
27	2	6/22/2015 6:50 PM
28	2	6/22/2015 6:37 PM
29	2	6/22/2015 6:25 PM
30	2	6/22/2015 6:18 PM
31	2	6/22/2015 6:16 PM
32	2	6/22/2015 5:49 PM
33	2	6/22/2015 5:48 PM
34	2	6/22/2015 5:37 PM
35	2	6/22/2015 5:36 PM
36	2	6/22/2015 5:33 PM
37	2	6/22/2015 5:32 PM
38	2	6/22/2015 5:26 PM
39	2	6/22/2015 4:58 PM
40	2	6/22/2015 4:52 PM
41	2	6/22/2015 4:49 PM
42	Medium Sized City - Not too big	6/22/2015 3:04 PM
43	variety of businesses (small and large)	6/22/2015 12:46 PM
44	Parks, green spaces	6/22/2015 12:13 PM
45	shopping and eating	6/22/2015 11:39 AM
46	Dining	6/22/2015 11:37 AM

Public Workshop Survey

SurveyMonkey

47	Bus routes	6/21/2015 8:09 PM
48	Much better traffic flow	6/20/2015 12:49 PM
49	2	6/19/2015 4:43 PM
50	2	6/19/2015 4:09 PM
51	2	6/19/2015 4:05 PM
52	2	6/19/2015 3:56 PM
53	2	6/19/2015 3:55 PM
54	2	6/19/2015 3:47 PM
55	2	6/19/2015 3:41 PM
56	2	6/19/2015 3:35 PM
57	2	6/19/2015 3:26 PM
58	2	6/19/2015 3:24 PM
59	2	6/19/2015 3:03 PM
60	2	6/19/2015 3:00 PM
61	Trails	6/19/2015 2:57 PM
62	2	6/19/2015 2:50 PM
63	2	6/19/2015 2:44 PM
64	2	6/19/2015 2:42 PM
65	2	6/19/2015 2:40 PM
66	2	6/19/2015 2:35 PM
67	2	6/19/2015 1:12 PM
68	2	6/19/2015 1:08 PM
69	2	6/19/2015 1:01 PM
70	Neighbory feel	6/17/2015 12:28 PM
71	Planning BEFORE expansion . Layton has a reputation for killing family's home values by zoning for high-rise apartments, commercial buildings, or pushing through busy roads in otherwise happy residential areas. A home is an investment and Layton City frequently diminishes the value of homes.	6/16/2015 11:23 PM
72	Access to many businesses	6/16/2015 8:54 AM
73	School	6/16/2015 6:50 AM
74	Continuing infrastructure by building ahead of the curve not behind	6/15/2015 6:48 PM
75	increase east to west roadway access needs to be improved	6/15/2015 3:26 PM
76	Not become heavy city center	6/15/2015 1:30 PM
77	small town feel	6/15/2015 12:43 PM
78	Safe parks	6/15/2015 10:44 AM
79	Traffic Flow	6/15/2015 10:35 AM
80	Local restaurants and shops	6/15/2015 10:01 AM
81	Historical Places	6/15/2015 9:48 AM
82	There are enough businesses that I rarely have to go elsewhere for errands	6/15/2015 9:25 AM
83	transportation access	6/15/2015 9:06 AM

Public Workshop Survey

SurveyMonkey

84	Better public transit for Layton and surrounding communities	6/12/2015 10:03 PM
85	Easy access to highways and Freeways	6/11/2015 7:14 PM
86	Farming	6/11/2015 9:40 AM
87	Lower taxes	6/6/2015 8:02 PM
88	Parks	6/5/2015 8:42 AM
89	Restuarts	6/1/2015 10:38 PM
90	Preserve road accessibility-easy to get around town, and fast	5/29/2015 7:39 AM
91	Restrict new apartment construction	5/27/2015 4:33 PM
92	Better housing variety and choice	5/19/2015 4:31 PM
#	[2.] Q5: 84040	Date
1	Slower home building	7/26/2015 6:01 PM
2	Parks and trails	7/22/2015 5:07 PM
3	2	6/23/2015 8:27 AM
4	2	6/23/2015 8:25 AM
5	2	6/23/2015 8:21 AM
6	2	6/23/2015 8:14 AM
7	Summer Activities	6/23/2015 8:07 AM
8	2	6/23/2015 8:01 AM
9	2	6/23/2015 7:56 AM
10	2	6/23/2015 7:50 AM
11	2	6/23/2015 7:33 AM
12	2	6/23/2015 7:24 AM
13	2	6/23/2015 7:22 AM
14	2	6/23/2015 7:19 AM
15	2	6/22/2015 7:18 PM
16	2	6/22/2015 7:17 PM
17	2	6/22/2015 7:08 PM
18	2	6/22/2015 6:59 PM
19	2	6/22/2015 6:57 PM
20	2	6/22/2015 6:56 PM
21	2	6/22/2015 6:54 PM
22	2	6/22/2015 6:46 PM
23	2	6/22/2015 6:44 PM
24	2	6/22/2015 6:40 PM
25	2	6/22/2015 6:35 PM
26	2	6/22/2015 6:32 PM
27	2	6/22/2015 6:30 PM
28	2	6/22/2015 6:23 PM

Public Workshop Survey

SurveyMonkey

29	2	6/22/2015 6:19 PM
30	2	6/22/2015 5:31 PM
31	2	6/22/2015 5:29 PM
32	2	6/22/2015 4:55 PM
33	2	6/22/2015 4:16 PM
34	sheep farms	6/22/2015 2:51 PM
35	beauty and appearance	6/22/2015 11:47 AM
36	Still have that 'small-town' feel	6/22/2015 11:37 AM
37	Outdoor Mall/Restaurant area	6/21/2015 9:01 PM
38	2	6/19/2015 4:41 PM
39	2	6/19/2015 4:11 PM
40	2	6/19/2015 3:52 PM
41	2	6/19/2015 3:50 PM
42	2	6/19/2015 3:39 PM
43	2	6/19/2015 3:38 PM
44	2	6/19/2015 3:36 PM
45	2	6/19/2015 3:33 PM
46	2	6/19/2015 3:32 PM
47	2	6/19/2015 3:28 PM
48	2	6/19/2015 3:06 PM
49	2	6/19/2015 3:05 PM
50	Continued access to mountain trails & additional trails	6/19/2015 2:58 PM
51	2	6/19/2015 2:55 PM
52	2	6/19/2015 2:47 PM
53	2	6/19/2015 2:38 PM
54	More bicycle lanes	6/19/2015 2:18 PM
55	2	6/19/2015 1:05 PM
56	2	6/19/2015 12:57 PM
57	A rec center for Layton residents to meet and enjoy	6/17/2015 9:14 AM
58	Parks and open space	6/16/2015 1:47 PM
59	recreation center	6/16/2015 12:57 PM
60	Recreation	6/16/2015 12:22 PM
61	Safety	6/15/2015 8:39 PM
62	Education	6/15/2015 12:51 PM
63	Walking and bike-only avenues to business areas from neighborhoods	6/15/2015 12:48 PM
64	Small Town feel	6/15/2015 11:53 AM
65	Traffic	6/12/2015 6:21 PM
66	Open Space	6/11/2015 11:21 AM

Public Workshop Survey

SurveyMonkey

67	Family	6/11/2015 10:51 AM
68	high speed internet	6/11/2015 7:28 AM
69	Convenient	6/11/2015 6:07 AM
70	hiking trails	6/10/2015 10:14 PM
71	Preserve farming land	6/10/2015 6:35 PM
72	variety of housing options	6/10/2015 2:51 PM
73	Bedroom community feel	6/5/2015 10:58 AM
74	Accessibility	6/2/2015 2:11 PM
75	Economic Powerhouse	5/31/2015 5:20 PM
76	less traffic congestion	5/31/2015 4:19 PM
77	Limit dense development (residential or commercial)	5/29/2015 10:03 AM
78	recreation	5/28/2015 11:19 PM
#	[3.] Q5: 84041	Date
1	Public Transportation	8/4/2015 9:06 AM
2	Keep layton clean	8/2/2015 6:41 PM
3	Variety	7/22/2015 6:42 PM
4	Parks and Rec	7/20/2015 11:57 AM
5	RECYCLING	7/13/2015 3:19 PM
6	Peaceful area	7/13/2015 12:10 PM
7	Parks and Recreation	7/13/2015 9:32 AM
8	Restricting commercial truck traffic to certain roadways so citizens are not disturbed	7/3/2015 8:38 AM
9	transportation	7/2/2015 1:50 PM
10	Commercial in West Layton	6/29/2015 12:37 AM
11	Open spaces out west	6/25/2015 12:21 PM
12	enhance a country lifestyle	6/23/2015 5:10 PM
13	3	6/23/2015 8:34 AM
14	3	6/23/2015 8:31 AM
15	3	6/23/2015 8:19 AM
16	3	6/23/2015 8:16 AM
17	3	6/23/2015 8:04 AM
18	3	6/23/2015 7:59 AM
19	3	6/23/2015 7:52 AM
20	3	6/23/2015 7:30 AM
21	3	6/23/2015 7:27 AM
22	3	6/23/2015 7:17 AM
23	3	6/22/2015 7:07 PM
24	3	6/22/2015 7:05 PM
25	3	6/22/2015 7:00 PM



Public Workshop Survey			SurveyMonkey		
26	3		6/22/2015 6:51 PM		
27	3		6/22/2015 6:50 PM		
28	3		6/22/2015 6:37 PM		
29	3		6/22/2015 6:25 PM		
30	3		6/22/2015 6:18 PM		
31	3		6/22/2015 6:16 PM		
32	3		6/22/2015 5:49 PM		
33	3		6/22/2015 5:48 PM		
34	3		6/22/2015 5:37 PM		
35	3		6/22/2015 5:36 PM		
36	3		6/22/2015 5:33 PM		
37	3		6/22/2015 5:32 PM		
38	3		6/22/2015 5:26 PM		
39	3		6/22/2015 4:58 PM		
40	3		6/22/2015 4:52 PM		
41	3		6/22/2015 4:49 PM		
42		Outdoor spaces	6/22/2015 3:04 PM		
43		daybreak type communities (well planned)	6/22/2015 12:46 PM		
44		Highlighting our history	6/22/2015 12:13 PM		
45		clean kept updated housing	6/22/2015 11:39 AM		
46		Less Traffic	6/22/2015 11:37 AM		
47		Stop cutting down the hallow	6/21/2015 8:09 PM		
48		family activities	6/20/2015 12:49 PM		
49	3		6/19/2015 4:43 PM		
50	3		6/19/2015 4:09 PM		
51	3		6/19/2015 4:05 PM		
52	3		6/19/2015 3:56 PM		
53	3		6/19/2015 3:55 PM		
54	3		6/19/2015 3:47 PM		
55	3		6/19/2015 3:41 PM		
56	3		6/19/2015 3:35 PM		
57	3		6/19/2015 3:26 PM		
58	3		6/19/2015 3:24 PM		
59	3		6/19/2015 3:03 PM		
60	3		6/19/2015 3:00 PM		
61		Historic buildings	6/19/2015 2:57 PM		
62	3		6/19/2015 2:50 PM		
63	3		6/19/2015 2:44 PM		

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Public Workshop Survey			SurveyMonkey		
64	3		6/19/2015 2:42 PM		
65	3		6/19/2015 2:40 PM		
66	3		6/19/2015 2:35 PM		
67	3		6/19/2015 1:12 PM		
68	3		6/19/2015 1:08 PM		
69	3		6/19/2015 1:01 PM		
70		Open Space	6/17/2015 12:28 PM		
71		Communicate to residents more effectively!!! And listen when residents communicate to the City!!! Make people want to live here!!	6/16/2015 11:23 PM		
72		All other parks	6/16/2015 8:54 AM		
73		Parks and recreation	6/16/2015 6:50 AM		
74		Community theater access with large plays	6/15/2015 3:26 PM		
75		Still keep bringing in new businesses	6/15/2015 1:30 PM		
76		Ample park and rec opportunities	6/15/2015 10:44 AM		
77		Safety	6/15/2015 10:35 AM		
78		Ease of travel	6/15/2015 10:01 AM		
79		Reputation for fiscal responsibility	6/15/2015 9:06 AM		
80		fewer multi family housing units, including apartments and townhomes that are connected	6/12/2015 10:03 PM		
81		Great Parks	6/11/2015 7:14 PM		
82		Centralized Shopping areas	6/11/2015 9:40 AM		
83		Utopia access	6/6/2015 8:02 PM		
84		updating roads	6/5/2015 8:42 AM		
85		Nics Homes	6/1/2015 10:38 PM		
86		Appropriate road modifications to keep traffic moving smoothly	5/27/2015 4:33 PM		
87		More placemaking in the development of new projects	5/19/2015 4:31 PM		
#	[3.] Q5: 84040		Date		
1		Better streets	7/26/2015 6:01 PM		
2		Good roads to prevent traffic and more economic development	7/22/2015 5:07 PM		
3	3		6/23/2015 8:27 AM		
4	3		6/23/2015 8:25 AM		
5	3		6/23/2015 8:21 AM		
6	3		6/23/2015 8:14 AM		
7		New Retail Business	6/23/2015 8:07 AM		
8	3		6/23/2015 8:01 AM		
9	3		6/23/2015 7:56 AM		
10	3		6/23/2015 7:50 AM		
11	3		6/23/2015 7:33 AM		
12	3		6/23/2015 7:24 AM		
13	3		6/23/2015 7:22 AM		

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Public Workshop Survey

SurveyMonkey

14	3	6/23/2015 7:19 AM
15	3	6/22/2015 7:18 PM
16	3	6/22/2015 7:17 PM
17	3	6/22/2015 7:08 PM
18	3	6/22/2015 6:59 PM
19	3	6/22/2015 6:57 PM
20	3	6/22/2015 6:56 PM
21	3	6/22/2015 6:54 PM
22	3	6/22/2015 6:46 PM
23	3	6/22/2015 6:44 PM
24	3	6/22/2015 6:40 PM
25	3	6/22/2015 6:35 PM
26	3	6/22/2015 6:32 PM
27	3	6/22/2015 6:30 PM
28	3	6/22/2015 6:23 PM
29	3	6/22/2015 6:19 PM
30	3	6/22/2015 5:31 PM
31	3	6/22/2015 5:29 PM
32	3	6/22/2015 4:55 PM
33	3	6/22/2015 4:16 PM
34	open spaces/ nature preserves	6/22/2015 2:51 PM
35	economic stability	6/22/2015 11:47 AM
36	Downtown Main Street	6/21/2015 9:01 PM
37	3	6/19/2015 4:41 PM
38	3	6/19/2015 4:11 PM
39	3	6/19/2015 3:52 PM
40	3	6/19/2015 3:50 PM
41	3	6/19/2015 3:39 PM
42	3	6/19/2015 3:38 PM
43	3	6/19/2015 3:36 PM
44	3	6/19/2015 3:33 PM
45	3	6/19/2015 3:32 PM
46	3	6/19/2015 3:28 PM
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49	3	6/19/2015 2:55 PM
50	3	6/19/2015 2:47 PM

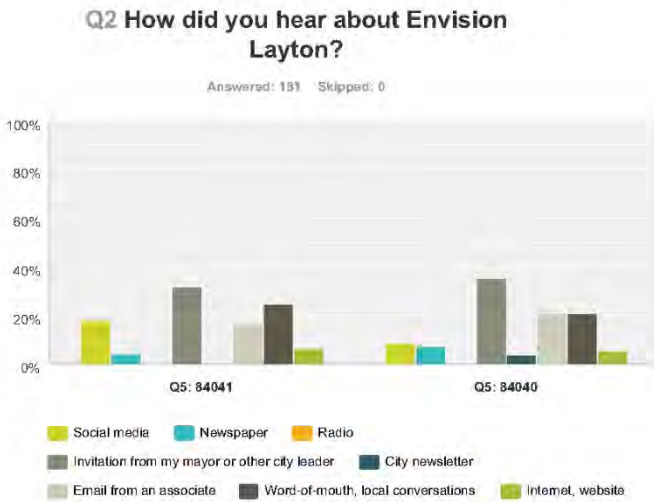
Public Workshop Survey

SurveyMonkey

51	3	6/19/2015 2:38 PM
52	Parking improvements for Adams Canyon access	6/19/2015 2:18 PM
53	3	6/19/2015 1:05 PM
54	3	6/19/2015 12:57 PM
55	Many small businesses	6/16/2015 1:47 PM
56	Transportation	6/16/2015 12:22 PM
57	Diversity of businesses	6/15/2015 8:39 PM
58	Recreational Activities	6/15/2015 12:51 PM
59	Open spaces, recreation areas, etc. throughout the city	6/15/2015 12:48 PM
60	Quality of Life	6/15/2015 11:53 AM
61	Responsible growth	6/12/2015 6:21 PM
62	Viewsheds	6/11/2015 11:21 AM
63	Clean	6/11/2015 10:51 AM
64	road maintenance	6/11/2015 7:28 AM
65	Clean	6/11/2015 6:07 AM
66	enhance internet	6/10/2015 10:14 PM
67	Enhance parks and running trails	6/10/2015 6:35 PM
68	safe enviroment	6/10/2015 2:51 PM
69	Low crime rate and access to major highways	6/5/2015 10:58 AM
70	Beauty	6/2/2015 2:11 PM
71	Best parks and trails	5/31/2015 5:20 PM
72	more bike friendly through the entire city	5/31/2015 4:19 PM
73	Height limit on commercial/industrial development	5/29/2015 10:03 AM
74	secuntiy	5/28/2015 11:19 PM

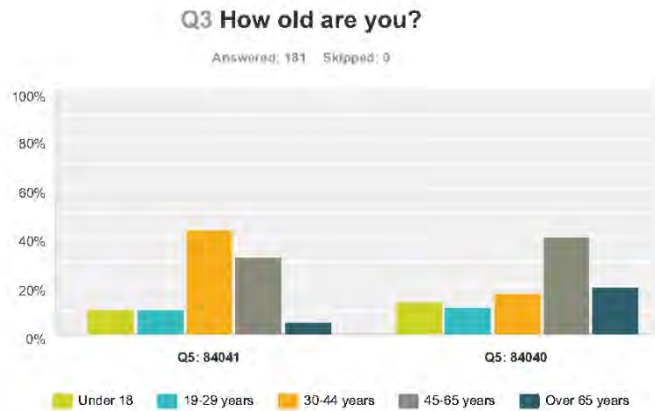
Public Workshop Survey

SurveyMonkey



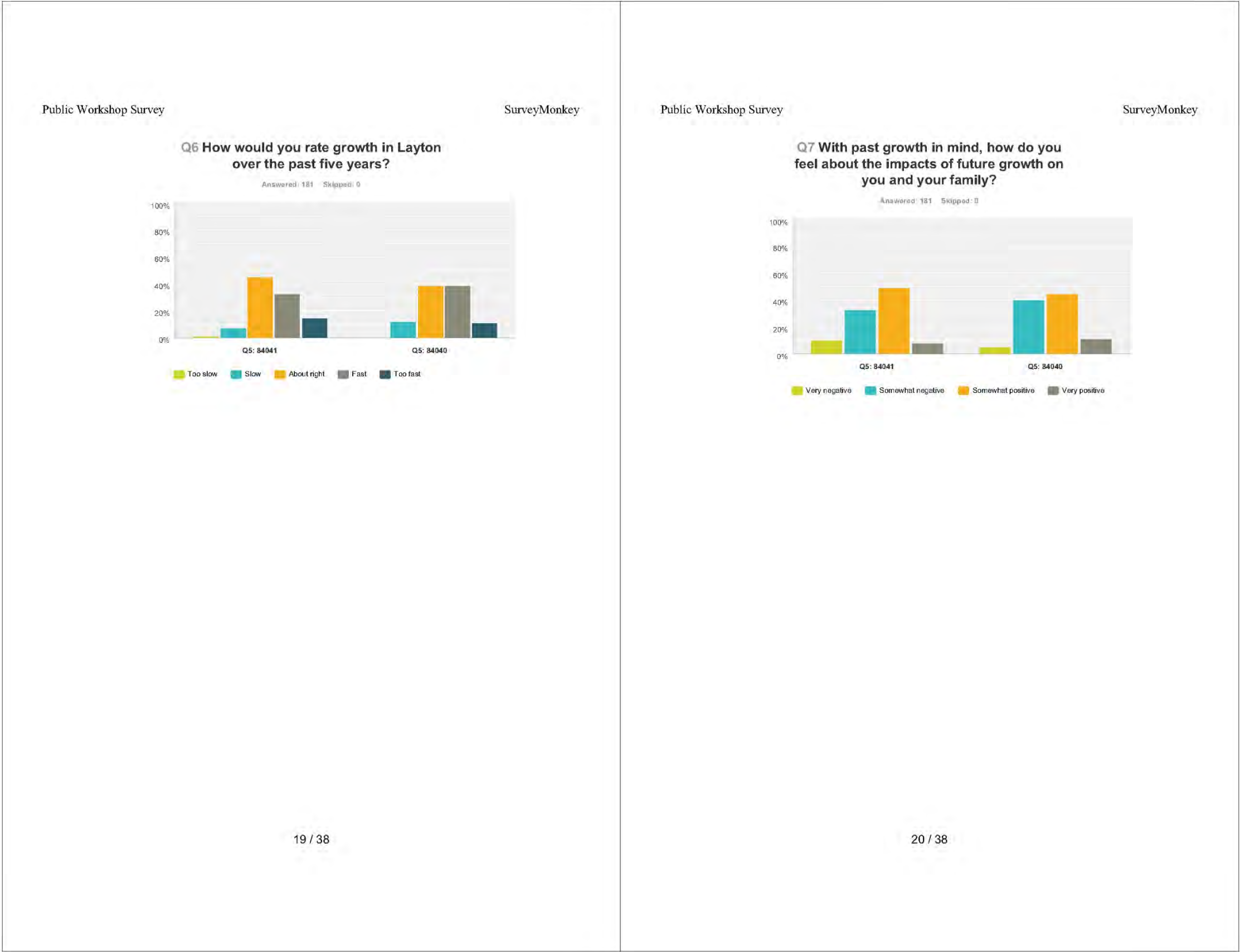
Public Workshop Survey

SurveyMonkey



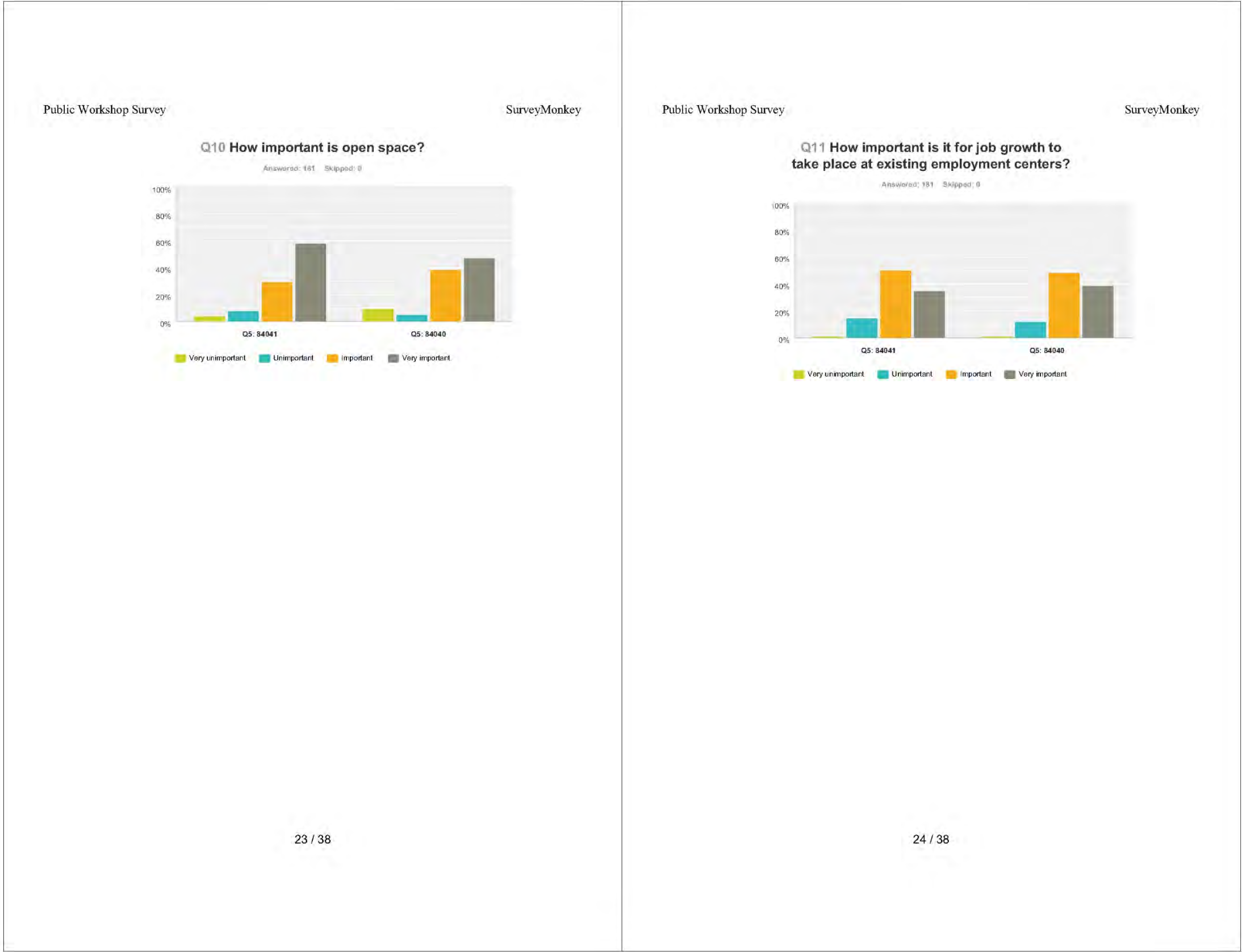


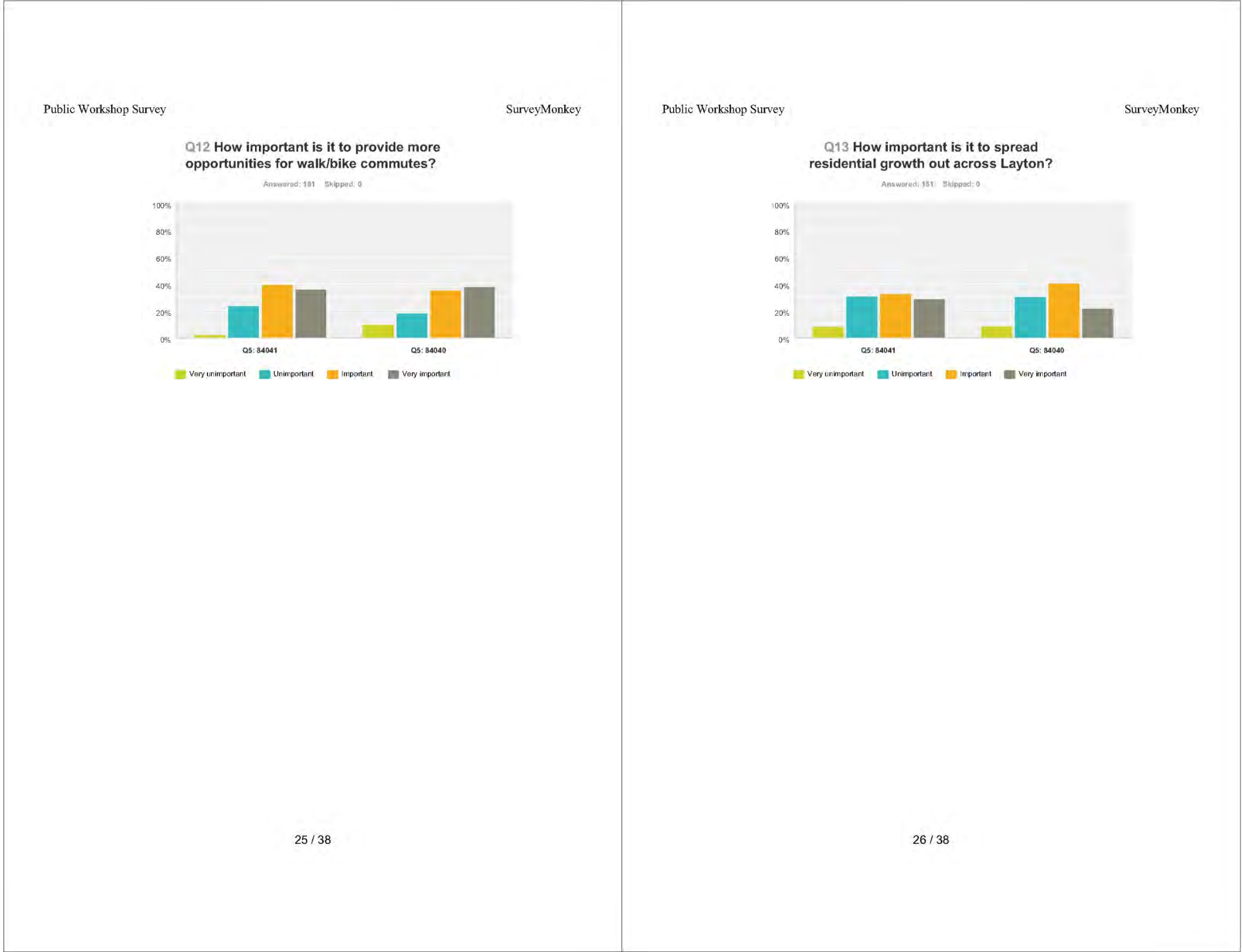








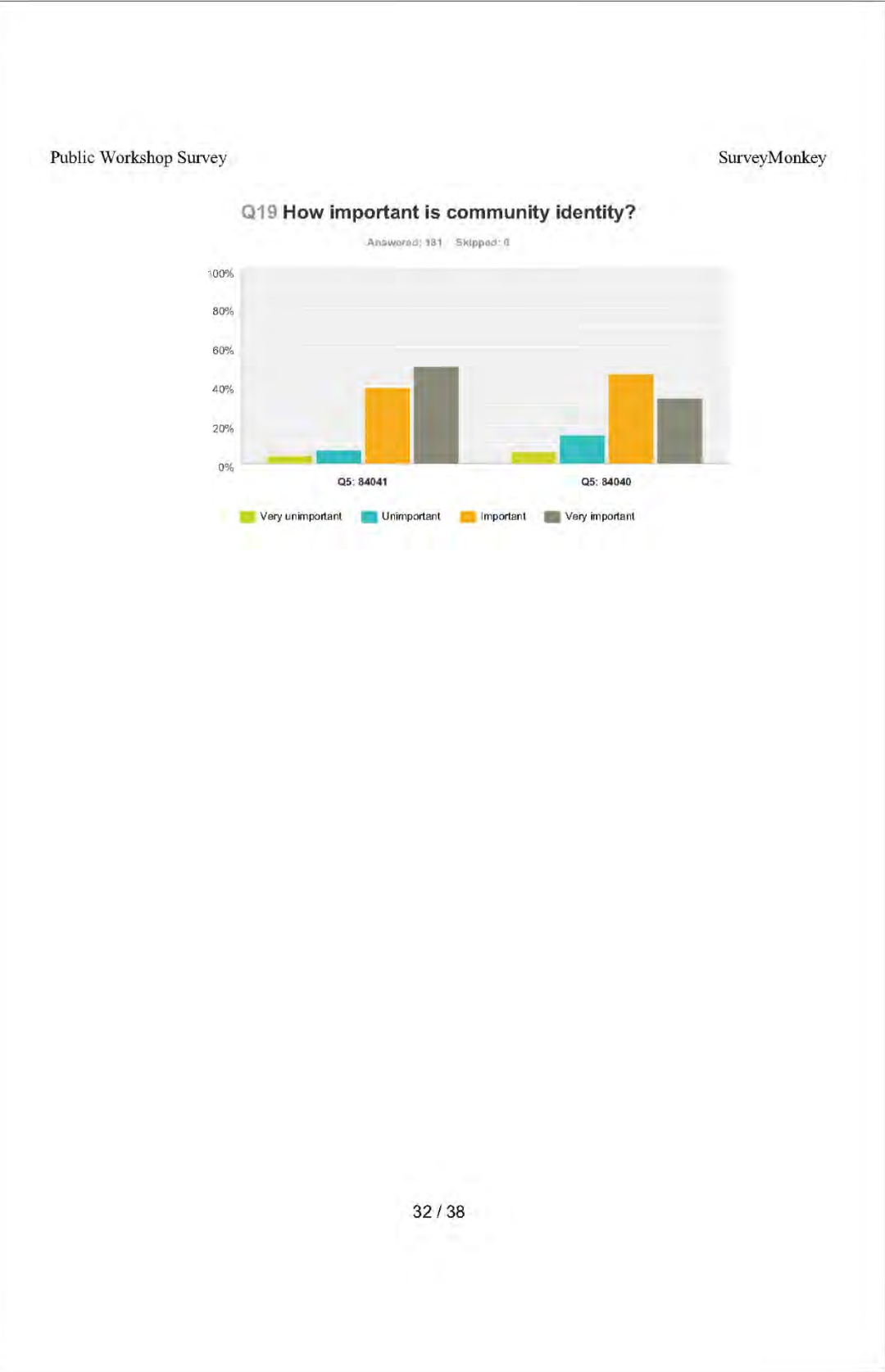
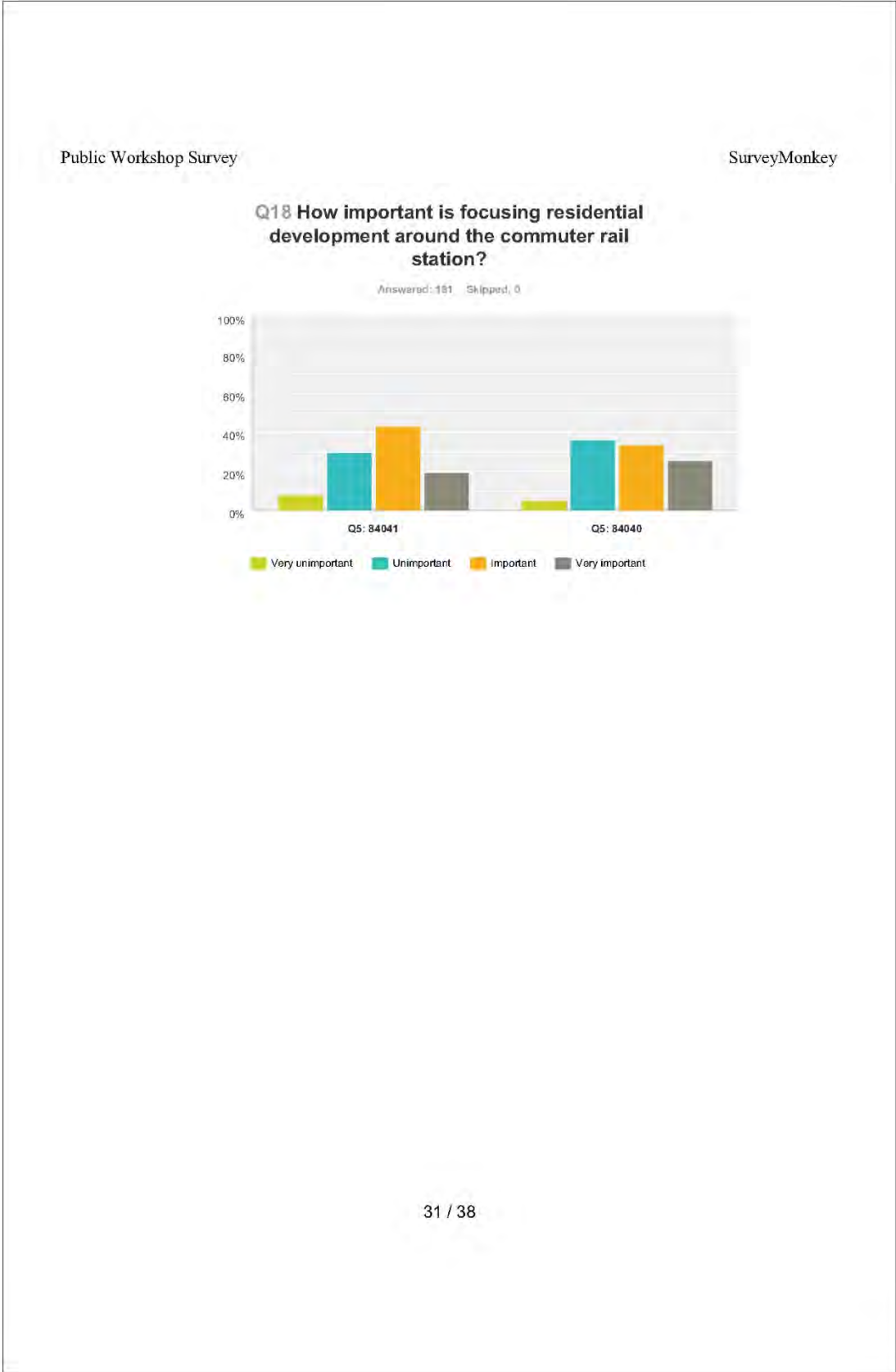




<div><div>Public Workshop Survey</div><div>SurveyMonkey</div><div><div>Q14 How important is agriculture?</div><div>Answered: 181 Skipped: 0</div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div>Q5: 84041</div><div>Q5: 84040</div></div><div><div>Very unimportant</div><div>unimportant</div><div>Important</div><div>Very important</div></div></div></div></div>	<div><div>Public Workshop Survey</div><div>SurveyMonkey</div><div><div>Q15 How important is it to reuse underutilized land and buildings (infill and redevelopment)?</div><div>Answered: 181 Skipped: 0</div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div>Q5: 84041</div><div>Q5: 84040</div></div><div><div>Very unimportant</div><div>Unimportant</div><div>Important</div><div>Very important</div></div></div></div></div>
<div>27 / 38</div>	<div>28 / 38</div>





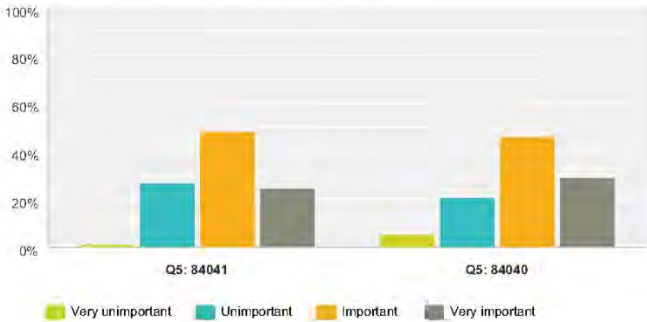


Public Workshop Survey

SurveyMonkey

Q20 How important is a variety of housing choices?

Answered: 181 Skipped: 0

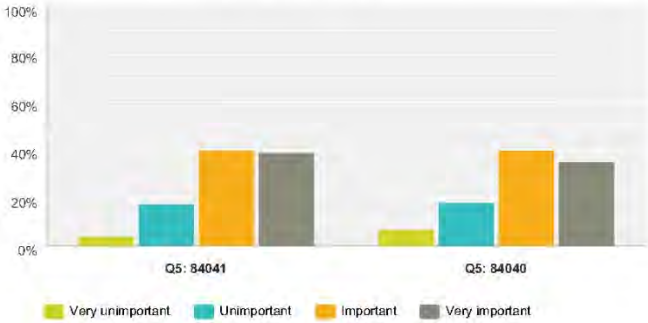


Public Workshop Survey

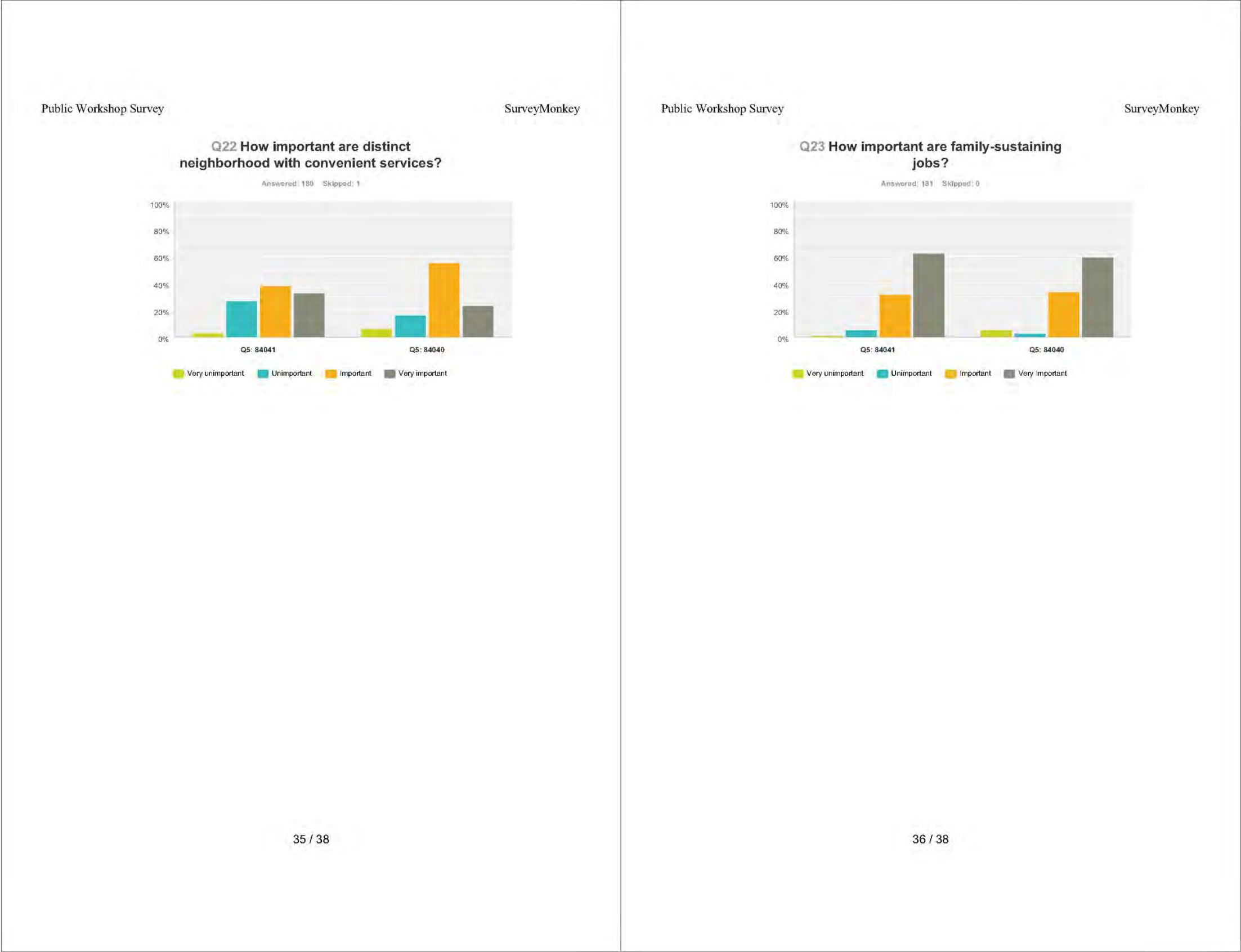
SurveyMonkey

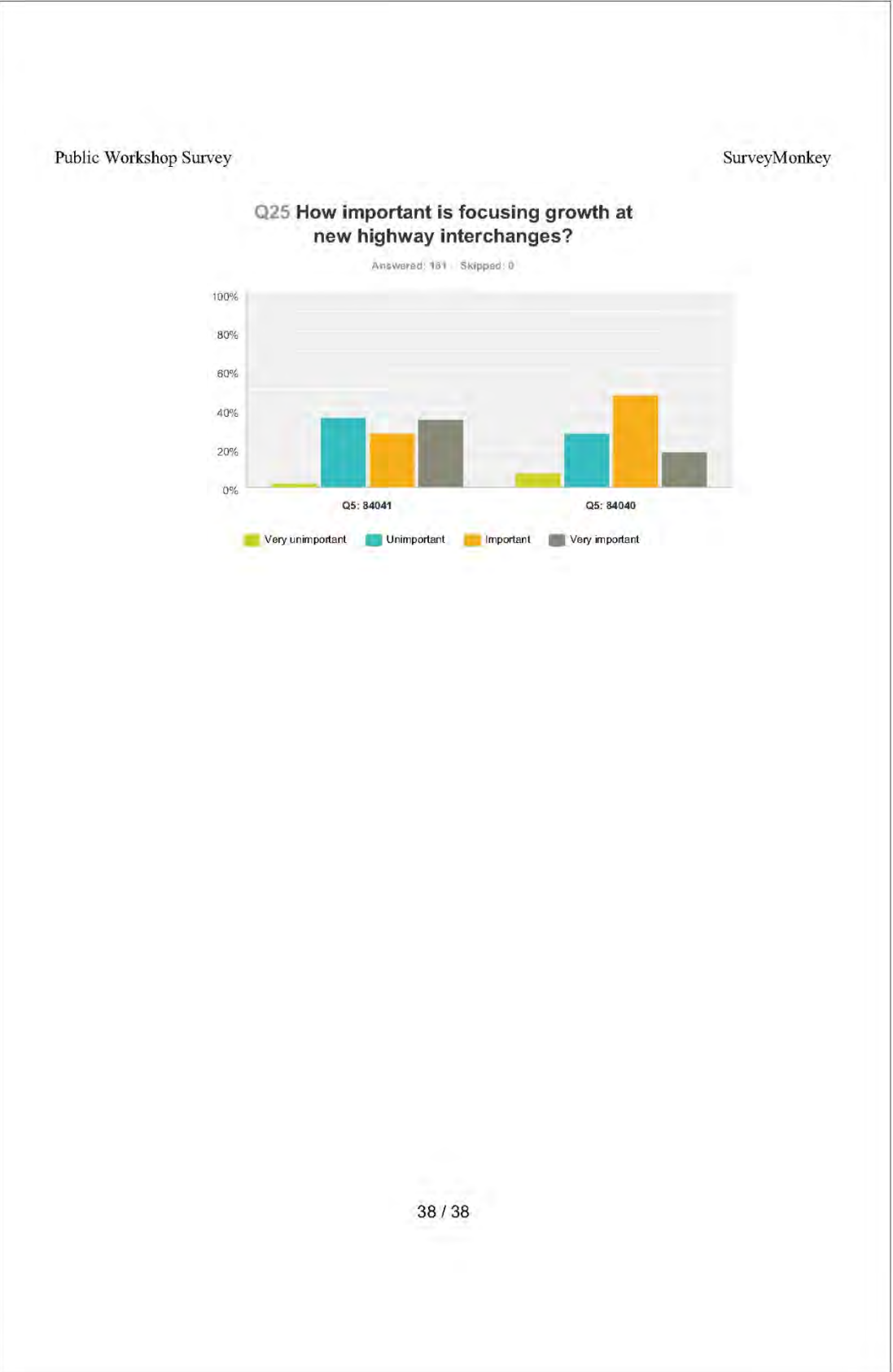
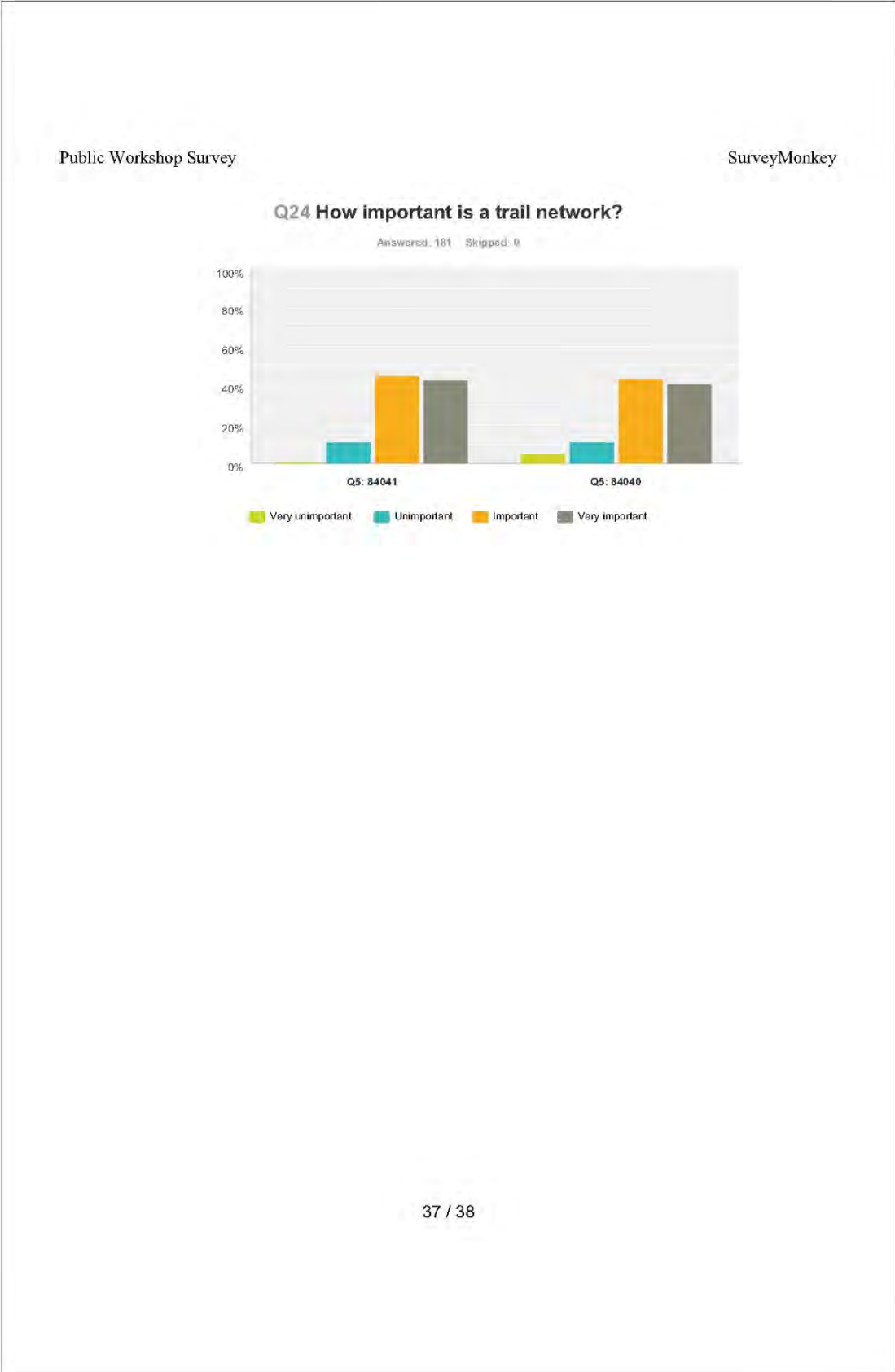
Q21 How important is a strong downtown?

Answered: 181 Skipped: 0









C - SCOPING MEETING NOTES

LAYTON PARKS,  
RECREATION, TRAILS,  
OPEN SPACE AND  
CULTURAL FACILITIES  
MASTER PLAN UPDATE

THE FOLLOWING ARE  
COMMENTS PROVIDED DURING  
THE PUBLIC OPEN HOUSE ON  
JULY 21<sup>st</sup> AT THE LAYTON CITY  
COMMUNITY BUILDING.  
COMMENTS AND INPUT ARE  
ORGANIZED BY GENERAL TOPIC:

PUBLIC SCOPING MEETING  
April 21, 2015

COMMENTS/FEEDBACK:

**PARKS AND AMENITIES**

- The proposed Boynton Park on the central southern edge of the city (see map links on webpage) should have a variety of uses that appeal to both younger children (i.e playgrounds, splash pad) and older youth (i.e sport fields etc.).
- The neighborhood parks should have multi-use courts so a variety of sports can be played in a moderately sized park.
- There is a high demand for splash pads and should be built in areas that can handle the traffic demands due to their popularity.
- The residents want to see the proposed park designs before they get built. When the development is getting closer, the City will reach out to the residents for feedback on the park design. This will help determine what amenities actually go in the park.
- Boynton Park should have similar uses to Andy Adams Park. The residents want tennis, pickleball, a playground, open space and a splash pad.
- The City works with neighborhoods to create unique features for each new park.
- Splash Pads are a big need in Layton, a regional draw should be considered.
- Impact fees are put into a central account and are used throughout the city, but only for new facilities.
- How does the City determine when the parks get built? The timing is based on impact fees and development. Then the City Council approves the projects, this is a good time to get involved in knowing more about the proposed parks.
- The indoor Surf and Swim indoor pool is losing a lot of money in the winter because of the cover/heating needs (approximately half a million) and fewer users but it does service sport teams and seniors.

**From Webpage:**

- There should be garbage cans placed throughout the Layton Duck Park (Commons Park). I was appalled on Easter Sunday when my family went for a walk at how much trash people leave behind. We picked up trash that day as I was taught to leave it better than you found it and always take my trash with me. It is not that hard to take it out if you pack it in, but apparently a lot of people think that there are workers that will do it. It shouldn't be that way. Maybe if there were cans placed throughout then they would use them.
- I cannot attend the meeting but would really love to see more parks with swings and play areas a little more suitable and accessible for young children. It is difficult as a parent to keep a toddler safe on a playground you can barely get on with them and that is really designed for older children.
- I have lived in the east part of Layton for 25 years and have always been frustrated that there are not enough parks in our area. There is a park at the top of Oak Hills Drive that has been abandoned. I hope we can remedy this situation.
- I visit only Layton Commons Park. The other parks just don't seem as nice. I believe Layton city could use a nicer park in the East Layton area.
- There are some lots across from my home that could use some attention. I live in a subdivision where I have to cross Antelope to play at a park. By park I mean Lincoln Elementary which I cannot use during school. It is not very practical for mothers with small children. The lot across from us is oddly shaped. In speaking with nearby home owners surrounding the odd lots most are receptive to some type of park. We all understand it would just be a small park but it would be something. I would be happy to provide any additional information and perhaps, if needed volunteer my time, to help get something started. Any feedback would be very much appreciated.
- We frequently visit the main Layton City Park near LHS, Surf N Swim, and Andy Adams Park, since those are the closest to us. Also enjoy tennis courts at SandRidge Park near Hwy 193. Looking forward to future Snow Canyon Park, but have concerns that it not become a major hub for visitors to the nearby trails, mainly due to disrespect of current trails shown by patrons in recent years. Our concern is that the same treatment

might be shown to a park in the area. The future park land is bordered by homes to the East. We like the quiet mountain feel of the area and would love to maintain that somehow.

**RECREATION CENTERS AND PUBLIC/PRIVATE COOPERATIVE PARTNERSHIPS**

- There should be a recreation center that is centralized. There is an upcoming proposed RAMP (Recreation, Arts, Museum and Parks) tax that will help make this more of a reality.
- The county can often build the biggest recreation centers depending on the system.
- A cooperative partnership with private entities is encouraged by the city in relationship to recreation programming etc. Central Davis Junior High is a good example of how well this worked when both the City and the school system each paid two million for the gymnasium where the school has day use and the city programs it at night.
- This public and private partnership will help minimize costs and help the residents save tax money.

**From Webpage:**

- We do not use any recreation programs except AYSO. Our city could definitely use a nicer pool and recreation facility. My family travels to Bountiful to use their recreation center and pool. I'd much rather stay in Layton.

**TRAILS**

- The roads in Layton need sidewalks so that walkers and runners are safe.
- There should be good trails that connect with the parks since many people like to bike or walk from their homes.
- A walking track running the perimeter of a park would get well used and would also keep good surveillance on the park which would help keep undesired uses out.
- The Legacy Highway alignment should be researched and connected to the trail system shown on the trails map.
- The proposed bike route on Gentile Street between Fairfield Avenue and Highway 89 is not sufficient enough for the amount of use this area experiences. A separate lane on the north side of the road here would be greatly used and should be a top priority. There is a proposed paved trail about a quarter mile north that would parallel this section that runs through open space just south of the Valley View golf course and then south of Holmes reservoir but would it be plowed in the winter?
- A designated pedestrian/bicycle trail should be established on the north side of Oak Hills Drive/SR 109 from the intersection of Oak Hills Drive and U.S. 89 west to the intersection with Oak Hills Drive/SR 109 and East Gentile Street. This area is dangerous and hazardous to bicycle riders and runners, particularly at the guard rail areas.
- I use Kays Creek parkway for a trail. We bike on Legacy Parkway, but can't access that from Layton. We need a LOT more easily accessible walking trails in Layton, especially in East Layton. We could also use some biking trails. There is not a great place to access the Rail Trail and park your car, since we'd have to drive to that trail first to use it. Please add more bike trails in East Layton as well.
- The proposed trails that are shown to the north of Layton Commons that would run all the way to Kays Creek Parkway will be difficult to implement because the property is not available.
- Does the Hobbs Reservoir trail link shown that makes a small/uphill connection to 3025 North really exist? (It may be dashed b/c it is such a small section). If not, it would be a great way for residents to access the reservoir.

**From Webpage:**



- Our family used Bonneville Shoreline trail & Adams Canyon trail frequently in the past. Those are the closest recreation areas to our neighborhood, since we live East of Hwy 89. The trails need some kind of up-keep/monitoring or no dogs allowed policy, because lately pet owners do not clean up after their dogs. So the trails are not very family/children friendly anymore.

**ROAD CROSSINGS**

- Highway 89 is in desperate need of road crossing in between the sparse traffic light crossings. Even the traffic light crossings feel dangerous but many residents have to sprint across because the BST (Bonneville Shoreline Trail) is right near their homes but there are no nearby crossings to the trail.
- UDOT has two proposed highway 89 overpasses that will be added to the trail map in order to see how much this helps.
- There is a very long fence on the east side of highway 89 that has no gaps or openings which makes it very hard to access the BST.
- Highway 89 is a state road so it is very important that the community works with them in collaboration to work on the crossing and fence issues. A policy should be created in this plan that advises the City to have a close relationship with the state in regards to highway 89.
- Hobbs Creek at Highway 89 needs a crossing, the cow fence here also presents a trail safety issue.
- There should be a broad look at the trails and getting around communities in relation to highway 89 safety, traffic and timing.
- A pedestrian overpass is needed at Gentile Street and Highway 89. It is extremely unsafe to cross here.
- The existing and proposed UDOT concrete barriers that are replacing the fences are a big issue in regards to crossing Highway 89 and accessing the BST safely/efficiently.

**From Webpage:**

- A pedestrian/bicycle overpass or underpass should be established at the intersection of Oak Hills Drive and U.S. 89. Currently, there is no safe way for bicycle riders or runners to safely cross U.S. 89 and access the frontage roads or Bonneville shoreline trail. Establishment of the pedestrian overpass or underpass would increase the safety of runners and bikers, and would provide a direct access to the Bonneville Shoreline Trailhead, thus linking trail systems on the east side of U.S. 89 with those to the west of the highway.

**ACCESS**

- There is a concern over traffic issues at Boynton Park because there are only small residential streets to access it currently.
- Access is an important consideration in general and should have a balance between neighborhood and community needs. Larger sports parks should only be on arterial roads so that the traffic does not affect the quiet residential streets.
- A transportation map could be good that shows the hierarchy of street types in relation to types of parks proposed etc. Knowing the road classifications should help determine which parks should have which (high demand) amenities etc...
- A community park should be located on major/arterial streets so the traffic impact is minimal, whereas neighborhood parks could be on smaller (but not tiny) streets.
- Highway 89 is a massive barrier for connecting to the BST from the east and also when getting to parks that are on the west side if you live on the BST side.

**CULTURAL AMENITIES**

- One way to get ideas for new cultural elements in Layton would be to visit the high school civics classes, give them a presentation on the *Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan*, and then ask the students for their input, suggestions and feedback.

**From Webpage:**

- We spend all our time in Station Park in Farmington which offers classes, recreation and music in addition to shopping/dining. Layton could really use a place like that! Our businesses are all leaving to relocate there and our only "exciting" plans are to include a Winco which we are so not happy about them coming to town. We need some nightlife around here!

**MISCELLANEOUS/GENERAL COMMENTS**

- The demographics are young here and should be taken into consideration for the changing needs of the residents.
- Layton’s money is well spent in relation to the Police department, Fire department, and Parks and Recreation. They are good about reaching out to the public.
- What can the community do to get involved with the parks, recreation and trails etc.? They can attend the city council/planning commission meetings and stay up to date on any other planning meetings that are posted on the city’s website and Facebook page.
- This plan will likely be adopted sometime during August which will mean changes, improvements and enhancements to facilities.
- There should be facilities to accommodate more passive activities too.
- What is the philosophy of Layton? Every community is different in relation to prioritization and focus.

D - DRAFT PLAN OPEN HOUSE MEETING NOTES

**LAYTON PARKS, RECREATION, TRAILS,  
OPEN SPACE AND CULTURAL FACILITIES  
MASTER PLAN UPDATE**

THE FOLLOWING ARE COMMENTS PROVIDED DURING THE PUBLIC OPEN HOUSE ON JULY 21<sup>st</sup> AT THE LAYTON CITY COMMUNITY BUILDING. COMMENTS AND INPUT ARE ORGANIZED BY GENERAL TOPIC:

**PUBLIC OPEN HOUSE  
July 21, 2015**

**COMMENTS/FEEDBACK:**

**Parks**

- There is a very keen interest in having Boynton Park built soon (3 people).
- Greyhawk Park sounds like an exciting new park that we are looking forward to because it’s in our neighborhood.
- I mostly use Commons Park, but it would be nice to have a playground closer to the Flint / Gentile area (or clarify if it is OK to use the elementary school playground).
- The City should be sure to check in with the surrounding neighborhoods of these proposed parks before they are built in order to get feedback on the design and amenities.

**Amenities**

- We need enough pickleball courts to be able to hold tournaments which would be a complex of 10-12 courts.
- Please put in pickleball courts! If you wonder about their use, visit the ones in Ogden, i.e Mt. Ogden park and Monroe park. They are always full!
- I would like to see Pickle ball courts somewhere in Layton. Either new courts or existing tennis courts converted to Pickle Ball. Most tennis courts seem underutilized. Pickle Ball is becoming very popular and Layton City should have courts.
- I would enjoy a disc golf location closer than Riverdale (possibly partner with WSU-Davis).

**Trails**

- Please finish the Kays Creek Trail in the Northeast and make a connection and crossing with Highway 89.
- Separate paved and dirt paths are preferable to striped bike lanes on the street. It is unfortunate that so many drivers meander onto the shoulder and bike lanes. But that’s a driver education issue that won’t be solved here; maybe not ever.
- A comment from a skinny tire road biker. Busy highway shoulders have a lot of tire puncturing debris. Cars going close by at 60 mph is disconcerting for all of us shoulder hopping users. I’m referring to the section of Hwy 193 between Hwy 89 and I-15. The master plan map shows a bike lane. What do you think about a widened sidewalk or separate path there. Especially between Church Street and Hillfield Road. The existing dirt use trail doesn’t cut it. Pedestrians, runners and

bikers would be better off for it. It would have to be kept clear in the winter. If it needs to be just a striped bike lane, how about running a street sweeper by once in a while so we pedal bikers can hug the curb.

- My guess is that funding constraints and especially private property issues make it difficult for separate paths to happen.
- I don’t suppose a loop trail all the way around Hobbs Pond is feasible. But then, that might backfire and make the area too popular. Residents of 3025 N might object.
- I concur with your website Map 4 trail priorities.
- The internet is a nice invention, but I also like paper maps for reference. Trail maps should be readily available in all bike shops and other shops like Striders.
- The rail trail between Hill Field and Kaysville, and connecting sections near Layton Parkway should be finished. Hopefully bike lanes are part of the Hill Field / Main Street construction. Please keep enough space around the new WinCo for extra car lanes and bike lanes.
- The trails priorities map is awesome and very exciting to ponder all of the possible connections, recreation and fun that will be had when it’s all built!

**Road Crossings/ Access**

- I’m all in favor of pedestrian bridges over Hwy 89 to connect with the east bench.
- The three UDOT proposed crossing over Highway 89 are so critical for safety.
- 2400 East on Highway 193 needs a pedestrian cross light because the new light does not help the safety of walkers etc... It is very automobile focused.
- Is anything being done to help connect those of us just on the west side of Hwy 89 to the trails (i.e., Bonneville Shoreline & Great Western) via Fernwood Rec Area?
- There are many of us who live close to the new Antelope Interchange that had been crossing 89 and using the easement directly across from Oak Lane to access Fernwood for trail running and mountain biking. Now the interchange has blocked our access to cross there, and we are forced to use the more dangerous option at the light so we can bypass the barbed wire.
- I had heard there would be access points (maybe in the form of pedestrian walkways or something) made to cross 89 at Adams Canyon and 193, but there are plenty of us right in the middle who would love to access Fernwood that way.

### **Cultural Amenities**

- There should be a summer community theater that uses high schools while school is out.
- More visual art, murals and farmers/craft market type elements would be great in Layton.

### **Miscellaneous/ General Comments**

- The proposed master plan is exciting to me and will help make Layton an example of a good quality of life. Well worth the effort and investment. Look out Ogden and Weber Pathways! Or better yet, let's hook up with them and the rest of Davis County.
- Please coordinate with WSU-Davis for programs related to college age activities.
- It would be great to see some money directed towards a nice Recreation Center for the City.



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

**Item Number:** 3.

**Subject:**

Draft Updates - Layton City Draft Impact Fee Analysis Parks, Trails and Recreation and Layton City Draft Impact Fee Facilities Plan Parks, Trails and Recreation

**Background:**

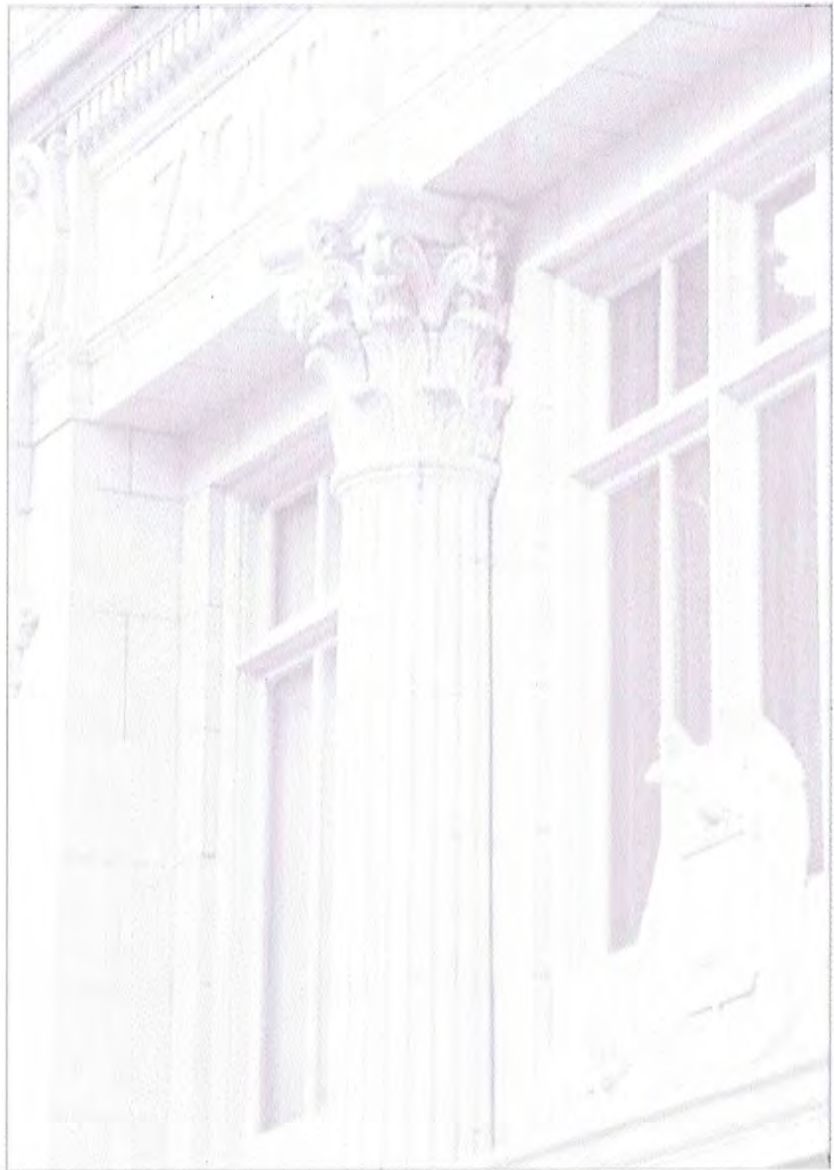
Susan Becker with Zion's Bank will update the Council and Planning Commission on the drafts for the Layton City Draft Impact Fee Analysis Parks, Trails and Recreation and the Layton City Draft Impact Fee Facilities Plan Parks, Trails and Recreation.

**Alternatives:**

N/A

**Recommendation:**

N/A



Layton City

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Draft Impact Fee Analysis  
Parks, Trails and Recreation

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**DOCUMENT WAS  
RECEIVED FROM  
OUTSIDE SOURCE**

ZIONS BANK  PUBLIC FINANCE

November 2015



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## Summary of Impact Fee Analysis (IFA)

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from Layton City and the consultants, a system-wide park is defined as a park that serves more than one local development area. System-wide parks in Layton include neighborhood, community and regional parks. After consideration, the City has determined that there is one geographic service area citywide for the purpose of providing parks and recreation services and facilities.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

### Impact on Consumption of Existing Capacity - *Utah Code 11-36a-304(1)(a)*

Based on information provided in the City's Parks, Recreation and Trails Master Plan completed in October 2015, Layton City had a 2010 population of 72,500 persons. The City's population is projected to add 11,743 residents between 2015 and 2025, growing to 84,243 residents at that time.

Existing service levels are based on the current (2015) levels of service in the City for parks and trails which is 4.71 park acres per 1,000 persons.<sup>1</sup> The City feels a need to increase its park acreage slightly, to a service level of 5.02 acres per 1,000 persons, in order to cover some "gaps" in geographic location of parks in the current park system. Because park improvements, mowed acres and parking are all proportionately related to the amount of park land, the proposed service level for these amenities will also increase slightly as shown in Table 1 below.

Paved trail miles also have a higher proposed service level than the existing service level and accompanying trail structures are related to trail miles, so the proposed service level for trail structures is also higher than the existing service level. The service level for unpaved trail miles is slated to decline, but only slightly, in the future.

TABLE 1: SUMMARY OF EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

Category	Existing LOS*	Proposed LOS	Excess Capacity
Park Land - Acres per 1,000	4.71	5.02	(0.31)
Park Improvements - per Capita	\$100.60	\$107.32	(\$6.72)
Park Mowed Acres - per 1,000	1.27	1.36	(0.08)
Parking - SF per Capita	4.12	4.40	(0.28)
Paved Trail Miles - Miles per 1,000	0.18	0.53	(0.35)
Unpaved Trail Miles - Miles per 1,000	0.095	0.092	0.002
Trail Structures - per Capita	\$31.03	\$70.19	(\$39.15)
*Level of Service			

<sup>1</sup> Calculated by dividing the 341.17 system park acres by the 2015 population of 72,500, divided by 1,000.

The service levels shown in Table 1 are then converted to an equivalent service level per capita for ease in calculating fees and to demonstrate that parks, recreation and trails work together to create one complete system of facilities.

TABLE 2: SUMMARY OF EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

LOS Summary Table	Existing LOS* per Capita	Proposed LOS per Capita	Excess Capacity per Capita
Park Land	\$470.58	\$502.00	(\$31.42)
Park Improvements	\$100.60	\$107.32	(\$6.72)
Park Mowed Acres	\$89.15	\$95.10	(\$5.95)
Parking	\$11.87	\$12.66	(\$0.79)
Paved Trail Miles	\$23.14	\$67.77	(\$44.62)
Unpaved Trail Miles	\$7.49	\$7.30	\$0.19
Trail Structures	\$31.03	\$70.19	(\$39.15)
*Level of Service			

### Parks

If no new *system* park facilities are added, the park level of service<sup>2</sup> for park *land* will decline from the existing service level of \$470.58 per capita to \$404.98 in 2025, creating an even greater deficiency in park land than currently exists.<sup>3</sup> The proposed service level is 5.02 acres per 1,000 persons, or \$502.00 per capita.

The level of service for park *improvements* will decline from \$100.60 per capita in 2015 to \$86.58 in 2025, which is less than the proposed service level of \$107.32 per capita, creating an even greater deficiency in park improvements than currently exists. These declining service levels are attributable to new development and population growth in Layton City, which is estimated to be an increase of 11,743 persons between 2015 and 2025.

The level of service for park *mowed acres* will decline from \$89.15 per capita in 2015 to \$76.72 in 2025, which is less than the proposed service level of \$95.10 per capita. The level of service for *parking* will decline from \$11.87 per capita in 2015 (existing level of service) to \$10.22 in 2025. The proposed service level is \$12.66 per capita.

### Trails

If no new paved trails are constructed, the trails level of service will decline from the existing \$23.14 per capita to \$19.92 by 2025. This is significantly less than the proposed service level for trails of \$67.77 per capita.

If no new unpaved trails are constructed, the trails level of service will decline from the existing 0.09 trail miles per 1,000 population to 0.08 trail miles per 1,000 population. This results in a decline from the existing \$7.49 per capita to \$6.45 per capita from 2015 to 2025. While there is a small amount of excess capacity in unpaved trails, this excess capacity will be consumed by 2017. The proposed service level for unpaved trails is \$7.30 per capita.

<sup>2</sup> Does not include gifted acres.

<sup>3</sup> Calculations are explained in detail in the body of this report.

Trail structure development is closely correlated with the development of trails. As new trail miles are built, new trail structures must be built to accompany them. If no new trail structures are built, the trail structures level of service will decline from the existing \$31.03 per capita to \$26.71 by 2025. This is less than the proposed service level for trail structures of \$70.19 per capita.

### Impact on System Improvements by Anticipated Development Activity - *Utah Code 11-36a-304(1)(b)*

#### *Parks*

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels and to reach its proposed level of service through 2025. Park service levels will decline, as a result of population growth, unless new park improvements are constructed or acquired.

Park improvements can be acquired for an estimated cost of \$100,000 per acre; park improvements (given the existing mix of park improvements) will cost approximately \$21,377.91 per acre; mowed acres will cost roughly \$70,131.60 per acre (based on a cost of \$1.61 per square foot for sod and irrigation); parking costs are estimated at \$2.88 per square foot; paved trail miles cost \$24.00 per linear foot; unpaved trails cost \$15.00 per linear foot, and trail structures average \$150,000 each.

The City will need to spend the following amounts just to maintain existing service levels. Reaching proposed service levels will incur additional costs to those shown in Table 3 below.

TABLE 3: SUMMARY OF PARK IMPROVEMENT COSTS NECESSITATED BY NEW DEVELOPMENT, 2015 - 2025

Summary of Increased Improvement Costs, 2015-2025 <sup>4</sup>	
Park Land	\$5,526,013
Park Improvements	\$1,181,346
Mowed Acres	\$1,046,904
Parking	\$139,410
<b>Total Park Improvements</b>	<b>\$7,893,672</b>

#### *Trails*

The City will also need to maintain service levels for trails. The City currently has 13.24 paved trail miles, resulting in a service level of 0.18 paved trail miles per 1,000 persons. The City desires to have 45.05 paved trail miles by 2025, thus increasing the service level to 0.53 paved miles per 1,000 persons.

The City currently has 6.86 unpaved trail miles, resulting in a service level of 0.095 unpaved trail miles per 1,000 persons. The city desires to have 7.77 unpaved trail miles by 2025, resulting in a proposed service level of 0.092 unpaved miles per 1,000 residents. The proposed service level for unpaved trails is therefore a slight decrease from the existing service level.

<sup>4</sup> All impact fees collected must be spent within a six-year period from when they are collected.



The City will also need to construct additional trail structures in order to maintain desired service levels. Currently the City has 15 trailheads and a level of service of \$31.03 per capita. The City desires to keep the ratio of trail structures consistent with trail miles (paved and unpaved) and desires to increase this service level to \$70.19 per capita by 2025.

#### **Relationship of Anticipated Impacts to Anticipated Development Activity - *Utah Code 11-36a-304(1)(c)***

The demand placed on existing public park facilities by new development activity is attributed to population growth. Layton City has a 2015 population of 72,500 persons and as a result of anticipated development activity will grow to a projected 84,243 persons by 2025 – an increase of 11,743 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing service levels and to reach proposed service levels.

#### **Proportionate Share Analysis - *Utah Code 11-36a-304(1)(d)(i)(ii)***

##### *Costs Reasonably Related to New Development Activity*

The costs of new system improvements required to maintain the service levels related to new development activity are based on the costs of system-wide park facilities, the consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis, and any impact fee fund balance.

The total maximum allowable Parks, Recreation and Trails Impact Fee is \$1,900.11 per residential unit.

TABLE 4: MAXIMUM ALLOWABLE IMPACT FEE

Description	Amount
Park Land	\$470.58
Park Improvements	\$100.60
Mowed Acres	\$89.15
Parking	\$11.87
Paved Trails	\$23.14
Unpaved Trails	\$6.14
Trail Structures	\$31.03
Consultant Fees	\$0.68
Impact Fee Fund Balance	(\$129.99)
<b>Total Per Capita</b>	<b>\$603.21</b>
<b>TOTAL per Capita</b>	<b>\$1,183.78</b>
Household Size	3.15
<b>Fee per Household</b>	<b>\$1,900.11</b>

### Manner of Financing - Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h):

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

#### *Impact Fee Credits*

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice.

#### *Extraordinary Costs and Time Price Differential*

It is not anticipated that there will be any extraordinary costs in servicing newly-developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

## Utah Code 11-36a

**Preparation of Impact Fee Analysis.** Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Layton City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- how anticipated impacts are reasonably related to the anticipated development activity
- the proportionate share of:
  - costs for existing capacity that will be recouped; and
  - costs of impacts on system improvement that are reasonably related to the new development activity; and
- how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- the cost of system improvements for each public facility;
- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- extraordinary costs, if any in servicing the newly developed properties; and
- the time-price differential inherent in fair comparisons of amounts paid at different times.

**Calculating Impact Fees.** Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;
- cost of acquiring land, improvements, materials, and fixtures;
- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and



- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

***Certification of Impact Fee Analysis.*** Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

***Impact Fee Enactment.*** Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

***Notice of Intent to Prepare Impact Fee Analysis.*** A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. Layton City has complied with this noticing requirement for the IFA by posting notice on \_\_\_\_\_. A copy of the notice is included in Appendix A.

# Impact Fee Analysis

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from Layton City and the consultants, a system-wide park is defined as a park that serves more than one local development area. System-wide parks in Layton include neighborhood, community and regional parks.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

## 1 Impact on Consumption of Existing Capacity

*Utah Code 11-36a-304(1)(a): an impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity*

### Parks

Park land service levels will decline, due to new development activity, from the existing service level of 4.71 acres per 1,000 residents and \$470.58 per capita, to 4.05 acres per 1,000 residents in 2025 and \$404.98 per capita. The proposed service level is 5.02 acres per 1,000 residents and \$502.00 per capita.

TABLE 5: PARK LAND SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities – Acres per 1,000 Residents	Per Capita Service Levels If No New Facilities
2015	72,500		4.71	\$470.58
2016	73,597	1,097	4.64	\$463.57
2017	74,710	1,113	4.57	\$456.66
2018	75,840	1,130	4.50	\$449.86
2019	76,987	1,147	4.43	\$443.15
2020	78,151	1,164	4.37	\$436.55
2021	79,333	1,182	4.30	\$430.05
2022	80,533	1,200	4.24	\$423.64
2023	81,751	1,218	4.17	\$417.33
2024	82,988	1,236	4.11	\$411.11
2025	84,243	1,255	4.05	\$404.98
<b>Total</b>		<b>11,743</b>		

Park improvement service levels will decline, due to new development activity, from the existing service level of \$100.60 per capita to a service level of \$86.58 per capita in 2025. The proposed service level is \$107.32.

TABLE 6: PARK IMPROVEMENT SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities
2015	72,500	-	\$100.60
2016	73,597	1,097	\$99.10
2017	74,710	1,113	\$97.62
2018	75,840	1,130	\$96.17
2019	76,987	1,147	\$94.74
2020	78,151	1,164	\$93.33
2021	79,333	1,182	\$91.93
2022	80,533	1,200	\$90.57
2023	81,751	1,218	\$89.22
2024	82,988	1,236	\$87.89
2025	84,243	1,255	\$86.58
<b>TOTAL</b>	<b>-</b>	<b>11,743</b>	

Park service levels for mowed acres will decline, due to new development activity, from the existing service level of 1.27 acres per 1,000 residents of \$89.15 per capita, to 1.09 acres per 1,000 residents in 2025 and \$76.72 per capita. The proposed service level is 1.36 mowed acres per 1,000 residents.

TABLE 7: PARK MOWED ACRES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT

Year	Population	Population Growth	Service Levels If No New Facilities – Acres per 1,000 Residents	Service Levels If No New Facilities
2015	72,500	-	1.27	\$89.15
2016	73,597	1,097	1.25	\$87.82
2017	74,710	1,113	1.23	\$86.51
2018	75,840	1,130	1.22	\$85.23
2019	76,987	1,147	1.20	\$83.96
2020	78,151	1,164	1.18	\$82.70
2021	79,333	1,182	1.16	\$81.47
2022	80,533	1,200	1.14	\$80.26
2023	81,751	1,218	1.13	\$79.06
2024	82,988	1,236	1.11	\$77.88
2025	84,243	1,255	1.09	\$76.72
<b>TOTAL</b>		<b>11,743</b>		

Park service levels for paved parking areas associated with the parks will decline, due to new development activity, from the existing service level of 4.12 square feet per 1,000 residents and \$11.87 per capita, to 3.55 square feet per 1,000 residents in 2025 and \$10.22 per capita.



TABLE 8: PARKING (ASPHALT) SQUARE FEET SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities	Service Levels If No New Facilities
2015	72,500	-	4.12	\$11.87
2016	73,597	1,097	4.06	\$11.69
2017	74,710	1,113	4.00	\$11.52
2018	75,840	1,130	3.94	\$11.35
2019	76,987	1,147	3.88	\$11.18
2020	78,151	1,164	3.82	\$11.01
2021	79,333	1,182	3.77	\$10.85
2022	80,533	1,200	3.71	\$10.69
2023	81,751	1,218	3.66	\$10.53
2024	82,988	1,236	3.60	\$10.37
2025	84,243	1,255	3.55	\$10.22
<b>TOTAL</b>		<b>11,743</b>		

## Trails

Trail service levels for paved trails will decline, due to new development activity, from the existing service level of 0.18 linear trail miles per 1,000 residents and a per capita service level of \$23.14 to 0.16 linear trail miles per 1,000 residents and \$19.92 per capita by 2025 unless new paved trails are added. The proposed level of service is \$67.77 per capita.

TABLE 9: PAVED LINEAR TRAIL MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities – Linear Trail Miles per 1,000 Residents	Service Levels If No New Facilities
2015	72,500	-	0.18	\$23.14
2016	73,597	1,097	0.18	\$22.80
2017	74,710	1,113	0.18	\$22.46
2018	75,840	1,130	0.17	\$22.12
2019	76,987	1,147	0.17	\$21.79
2020	78,151	1,164	0.17	\$21.47
2021	79,333	1,182	0.17	\$21.15
2022	80,533	1,200	0.16	\$20.83
2023	81,751	1,218	0.16	\$20.52
2024	82,988	1,236	0.16	\$20.22
2025	84,243	1,255	0.16	\$19.92
<b>Total</b>		<b>11,743</b>		

Trail service levels for unpaved trails will also decline, due to new development activity, from the existing service level of 0.096 linear trail miles per 1,000 residents and a per capita service level of \$7.49 to 0.081 linear trail miles per 1,000 residents and \$6.45 per capita by 2025 unless new unpaved trails are added. The proposed level of service is \$7.30 per capita.

TABLE 10: UNPAVED TRAIL LINEAR MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities	Service Levels If No New Facilities
2015	72,500		0.095	\$7.49
2016	73,597	1,097	0.093	\$7.38
2017	74,710	1,113	0.092	\$7.27
2018	75,840	1,130	0.090	\$7.16
2019	76,987	1,147	0.089	\$7.06
2020	78,151	1,164	0.088	\$6.95
2021	79,333	1,182	0.086	\$6.85
2022	80,533	1,200	0.085	\$6.75
2023	81,751	1,218	0.084	\$6.65
2024	82,988	1,236	0.083	\$6.55
2025	84,243	1,255	0.081	\$6.45
<b>TOTAL</b>		<b>11,743</b>		

There is no excess capacity in the five trailheads that comprise the current trail structures. The proposed service level is \$70.19 per capita. The existing service level is \$31.03 per capita; by 2025 the service level will decrease to \$26.71 per capita unless new trail structures are constructed.

TABLE 11: TRAIL STRUCTURE SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed	Service Levels If No New Facilities
2015	72,500	-	\$0	\$31.03
2016	73,597	1,097	\$34,032	\$30.57
2017	74,710	1,113	\$34,546	\$30.12
2018	75,840	1,130	\$35,069	\$29.67
2019	76,987	1,147	\$35,599	\$29.23
2020	78,151	1,164	\$36,138	\$28.79
2021	79,333	1,182	\$36,684	\$28.36
2022	80,533	1,200	\$37,239	\$27.94
2023	81,751	1,218	\$37,802	\$27.52
2024	82,988	1,236	\$38,374	\$27.11
2025	84,243	1,255	\$38,955	\$26.71
<b>TOTAL</b>		<b>11,743</b>	<b>\$364,438</b>	

## 2 Impact on System Improvements by Anticipated Development Activity

*Utah Code 11-36a-304(1)(b): an impact fee analysis shall identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;*

### Parks

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels. Service levels will decline, as a result of population growth unless new facilities are constructed or acquired.

The City will need to make an investment of \$5,526,013 in park land by 2025 in order to maintain its existing service levels.

TABLE 12: PARK LAND IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed to Maintain Existing Levels
2015	72,500		\$0
2016	73,597	1,097	\$516,024
2017	74,710	1,113	\$523,829
2018	75,840	1,130	\$531,752
2019	76,987	1,147	\$539,795
2020	78,151	1,164	\$547,959
2021	79,333	1,182	\$556,247
2022	80,533	1,200	\$564,661
2023	81,751	1,218	\$573,201
2024	82,988	1,236	\$581,871
2025	84,243	1,255	\$590,672
<b>TOTAL</b>		<b>11,743</b>	<b>\$5,526,013</b>

The City will need to make an additional \$1,181,346 investment in parks by 2025 in order to maintain its existing service levels.

TABLE 13: PARK IMPROVEMENT IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$110,315
2017	74,710	1,113	\$111,984
2018	75,840	1,130	\$113,677



Year	Population	Population Growth	Additional Investment Needed
2019	76,987	1,147	\$115,397
2020	78,151	1,164	\$117,142
2021	79,333	1,182	\$118,914
2022	80,533	1,200	\$120,713
2023	81,751	1,218	\$122,538
2024	82,988	1,236	\$124,392
2025	84,243	1,255	\$126,273
<b>TOTAL</b>	<b>-</b>	<b>11,743</b>	<b>\$1,181,346</b>

The City will need to make an additional \$1,046,904 of investment in mowed acres by 2025 in order to maintain the existing service levels.

TABLE 14: PARK MOWED ACRE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$97,761
2017	74,710	1,113	\$99,239
2018	75,840	1,130	\$100,740
2019	76,987	1,147	\$102,264
2020	78,151	1,164	\$103,811
2021	79,333	1,182	\$105,381
2022	80,533	1,200	\$106,975
2023	81,751	1,218	\$108,593
2024	82,988	1,236	\$110,236
2025	84,243	1,255	\$111,903
<b>TOTAL</b>		<b>11,743</b>	<b>\$1,046,904</b>

The City will need to make an additional \$139,410 of improvements to parking by 2025 in order to maintain the existing service levels for paved parking.

TABLE 15: PARKING IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$13,018

Year	Population	Population Growth	Additional Investment Needed
2017	74,710	1,113	\$13,215
2018	75,840	1,130	\$13,415
2019	76,987	1,147	\$13,618
2020	78,151	1,164	\$13,824
2021	79,333	1,182	\$14,033
2022	80,533	1,200	\$14,245
2023	81,751	1,218	\$14,461
2024	82,988	1,236	\$14,679
2025	84,243	1,255	\$14,901
<b>TOTAL</b>		<b>11,743</b>	<b>\$139,410</b>

## Trails

The City will need to make an additional \$271,753 of improvements to paved trails by 2025 in order to maintain the existing service levels for paved trails.

TABLE 16: PAVED TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$25,377
2017	74,710	1,113	\$25,760
2018	75,840	1,130	\$26,150
2019	76,987	1,147	\$26,546
2020	78,151	1,164	\$26,947
2021	79,333	1,182	\$27,355
2022	80,533	1,200	\$27,768
2023	81,751	1,218	\$28,188
2024	82,988	1,236	\$28,615
2025	84,243	1,255	\$29,047
<b>TOTAL</b>		<b>11,743</b>	<b>\$271,753</b>

The City will need to make an additional \$72,072 of improvements to unpaved trails by 2025 in order to reach the proposed service levels for unpaved trails. Note that the proposed service level for unpaved trails is lower than the existing service level.

TABLE 17: UNPAVED TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Investment Needed for Proposed Levels	Cumulative Investment Needed for Proposed LOS
2015	72,500	-	\$529,603	(\$13,709)
2016	73,597	1,097	\$537,613	(\$5,699)
2017	74,710	1,113	\$545,745	\$2,433
2018	75,840	1,130	\$553,999	\$10,687
2019	76,987	1,147	\$562,379	\$19,067
2020	78,151	1,164	\$570,885	\$27,573
2021	79,333	1,182	\$579,519	\$36,207
2022	80,533	1,200	\$588,285	\$44,973
2023	81,751	1,218	\$597,182	\$53,870
2024	82,988	1,236	\$606,215	\$62,903
2025	84,243	1,255	\$615,384	\$72,072

The City will need to make an additional investment of \$364,438 in trail structures by 2025 in order to maintain the existing level of service.

TABLE 18: TRAIL STRUCTURE REQUIRED FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$34,032
2017	74,710	1,113	\$34,546
2018	75,840	1,130	\$35,069
2019	76,987	1,147	\$35,599
2020	78,151	1,164	\$36,138
2021	79,333	1,182	\$36,684
2022	80,533	1,200	\$37,239
2023	81,751	1,218	\$37,802
2024	82,988	1,236	\$38,374
2025	84,243	1,255	\$38,955
<b>TOTAL</b>		<b>11,743</b>	<b>\$364,438</b>



### 3 Relationship of Anticipated Impacts to Anticipated Development Activity

*Utah Code 11-36a-304(1)(c): an impact fee analysis shall subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;*

The demand placed on existing public park and trail facilities by new development activity is attributed to population growth. Layton City has a 2015 population of 72,500 persons and as a result of anticipated development activity will grow to a projected 84,243 persons by 2025 – an increase of 11,743 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing standards.

### 4 Proportionate Share Analysis

*Utah Code 11-36a-304(1)(d)(i)(ii): an impact fee analysis shall estimate the proportionate share of costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity;*

#### Costs for Existing Excess Capacity

Only the unpaved trail miles have existing excess capacity. Because the amount is minimal and the City does not have accurate records regarding the original cost of the excess trail miles (0.17 miles), no buy-in impact fee has been charged for this excess capacity.

#### Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the existing level of parks, recreation and trail services related to new development activity is based on the cost of system-wide park facilities, consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis and any Park Impact Fee Fund balances.

The per capita cost to maintain the existing level of service for system-wide park land without excess capacity is \$470.58.

TABLE 19: PER CAPITA COST TO MAINTAIN LOS FOR PARK LAND WITHOUT EXCESS CAPACITY

Description	Amount
Cost to Maintain Existing Park land LOS (2015 – 2025)	\$5,526,013
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Park Land</b>	<b>\$470.58</b>

The per capita cost to maintain the existing level of service for system-wide park improvements<sup>5</sup> without excess capacity is \$100.60.

<sup>5</sup> Includes restrooms, pavilions, playground equipment, picnic tables, bike racks, barbecues, drinking fountains, basketball court, tennis court, volleyball court, playing fields, splash pad.

TABLE 20: PER CAPITA COST TO MAINTAIN LOS FOR PARK IMPROVEMENTS

Description	Amount
Cost to Maintain Existing Park Improvements LOS (2015 – 2025)	\$1,181,346
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita - Park Improvements</b>	<b>\$100.60</b>

The per capita cost to maintain the level of service for mowed acres is \$89.15.

TABLE 21: PER CAPITA COST TO MAINTAIN LOS FOR MOWED ACRES

Description	Amount
Cost to Maintain Existing Park Mowed Acres LOS (2015 – 2025)	\$1,046,904
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Mowed Acres</b>	<b>\$89.15</b>

The per capita cost to maintain the proposed level of service for parking is \$11.87.

TABLE 22: PER CAPITA COST TO MAINTAIN LOS FOR PARKING

Description	Amount
Cost to Maintain Existing Parking LOS (2015 - 2025)	\$139,410
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Parking</b>	<b>\$11.87</b>

The per capita cost to maintain the existing level of service for paved trails is \$23.14.

TABLE 23: PER CAPITA COST TO MAINTAIN LOS FOR PAVED TRAILS

Description	Amount
Cost to Maintain Existing Paved Trails LOS (2015 - 2025)	\$271,753
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Paved Trails</b>	<b>\$23.14</b>

The per capita cost to maintain the proposed level of service for unpaved trails is \$6.14.

TABLE 24: PER CAPITA COST TO MAINTAIN PROPOSED LOS FOR UNPAVED TRAIL S

Description	Amount
Cost to Maintain Proposed Unpaved Trails LOS (2015 - 2025)	\$72,072
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Unpaved Trails</b>	<b>\$6.14</b>

The per capita cost to maintain the existing level of service for trail structures is \$31.03.

TABLE 25: PER CAPITA COST TO MAINTAIN LOS FOR TRAIL STRUCTURES

Description	Amount
Cost to Maintain Existing Trail Structures LOS (2015 - 2025)	\$364,438
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Trail Structures</b>	<b>\$31.03</b>

The Impact Fee Facilities Plan and Impact Fee Analysis consultant cost is \$2.31 per capita.

TABLE 26: PER CAPITA COST FOR CONSULTANT COSTS

Description	Amount
Consultant Cost	\$8,000
Projected Population Growth (2015 - 2025)	11,743
<b>Cost per Capita – Consultant Costs</b>	<b>\$0.68</b>

Impact fees also take into consideration impact fee fund balances. Layton City has a Parks and Recreation impact fee fund balance of \$1,391,721. An impact fee fund balance credit of \$118.51 per capita will be issued based on the total projected population growth through 2025 of 11,743.

TABLE 27: PER CAPITA IMPACT FEE FUND BALANCE CREDIT

Description	Amount
Parks Impact Fee Fund Balance	\$1,526,439
Projected Population Growth (2015 - 2060)	11,743
<b>Credit per Capita – Impact Fee Fund Balance</b>	<b>(\$129.99)</b>

## 5 Summary of Impact Fee

*Utah Code 11-36a-304(1)(e): an impact fee analysis shall, based on the requirements of this chapter, identify how the impact fee was calculated;*

The total maximum allowable Parks, Recreation and Trails Impact Fee is \$1,900.11 per residential unit.

TABLE 28: MAXIMUM ALLOWABLE IMPACT FEE

Description	Amount
Park Land	\$470.58
Park Improvements	\$100.60
Mowed Acres	\$89.15
Parking Lots	\$11.87
Paved Trails	\$23.14
Unpaved Trails	\$6.14
Trail Structures	\$31.03
Consultant Costs	\$0.68
Credits for Impact Fee Fund Balance	(\$129.99)
<b>TOTAL per Capita</b>	<b>\$603.21</b>
Average Household Size - Single Family	3.15*
<b>Total Maximum Allowable Impact Fee - Single Family</b>	<b>\$1,900.11</b>

\*Source: American Factfinder

<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>



# 6

## Manner of Financing

*Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h): an impact fee analysis shall identify, if applicable: other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, federal taxes, or federal grants;*

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population and commercial growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a higher proposed level of service will be paid for by the community through other revenue sources such as user charges, special assessments, GO bonds, general taxes, etc.

### *Impact Fee Credits*

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit should be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the recreation facilities must be identified.

### *Extraordinary Costs and Time Price Differential*

It is not anticipated that there will be any extraordinary costs in servicing newly developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

## Certification

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Zions Bank Public Finance certifies that the attached impact fee analysis:

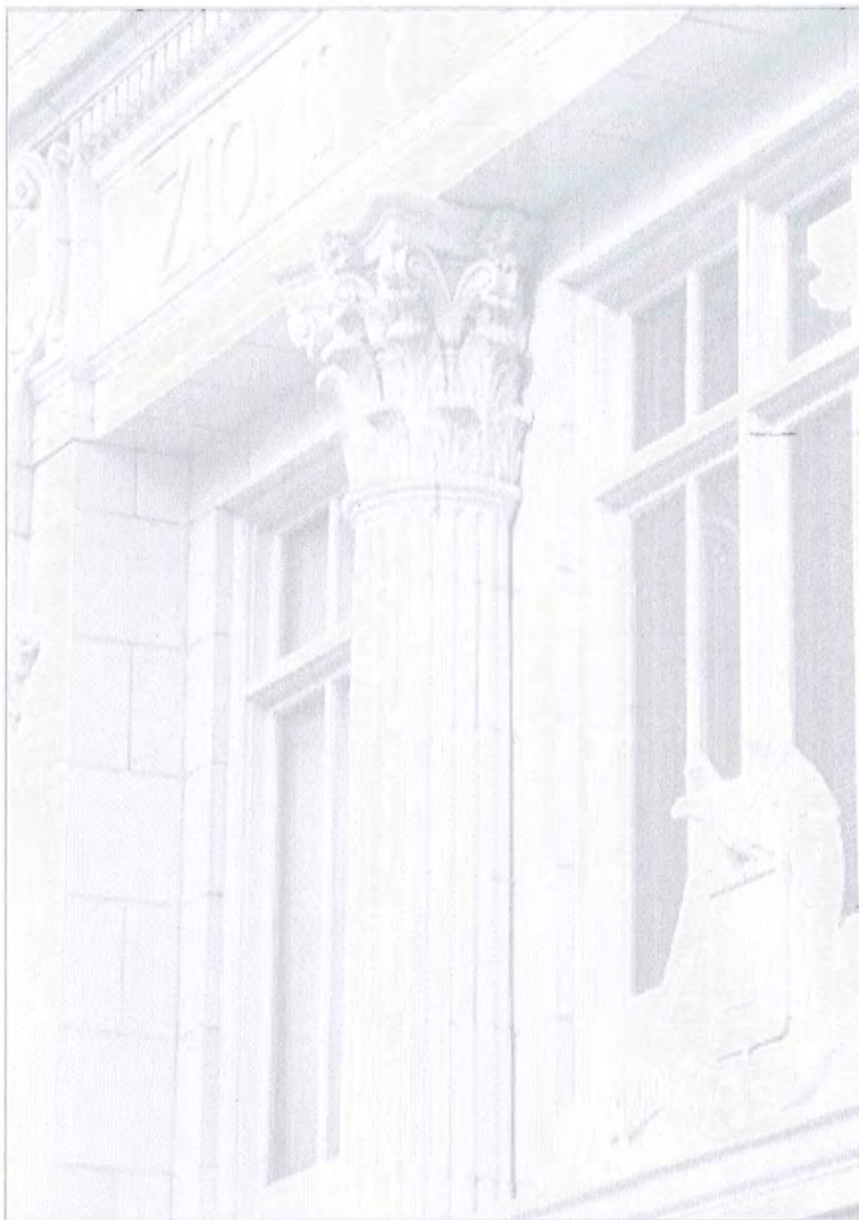
1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

## Appendix A – Notice of Intent to Prepare an Impact Fee Analysis

*Utah Code 11-36a-503: Before preparing or contracting to prepare an impact fee analysis, each local political subdivision... shall post a public notice on the Utah Public Notice Website created under section 63F-1-701*

DRAFT





Layton City

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## Draft Impact Fee Facilities Plan Parks, Trails and Recreation

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November 2015

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## Summary of Impact Fee Facilities Plan

Layton City ("City") has determined that it is in the best interests of the City to evaluate charging impact fees to offset the costs associated with new development in the City and has accordingly prepared this Impact Fee Facilities Plan (IFFP) for Parks, Trails and Recreation.

After consideration, the City has determined that there is one service area citywide and that there is no excess capacity in any park land, park improvements, mowed acres, parking, paved trails or trail structures. In fact, the City desires to raise its existing service levels for park land, park improvements, park mowed acres, parking, paved trails and trail structures. There is a small amount of excess capacity in unpaved trails. This determination of service levels is based upon the City's recently-completed (October 2015) Parks, Recreation and Trails Master Plan that includes input from City staff and Layton City residents. The Layton Surf 'n Swim has not been included in the evaluation of service levels nor has it been included in the calculation of impact fees.

Only residential development creates demand for parks, trails and recreation facilities in Layton and therefore only residential growth has been considered in the determination of impact fees. Layton has a 2015 population of 72,500 persons<sup>1</sup> and is expected to grow to 84,243 persons by 2025, reflecting population growth of 11,743.

### Identify the Existing and Proposed Levels of Service and Excess Capacity - *Utah Code 11-36a-302(1)(a)(i)(ii)(iii)*

The IFFP considers only *system* facilities in the consideration of impact fees. For the City, this has been determined to mean neighborhood, community and regional parks. Pocket parks are considered *project* improvements and have not been included in the consideration of impact fees.

Existing service levels are based on the current (2015) levels of service in the City for parks and trails which is 4.71 park acres per 1,000 persons.<sup>2</sup> The City feels a need to increase its park acreage slightly, to a service level of 5.02 acres per 1,000 persons, in order to cover some "gaps" in geographic location of parks in the current park system. Because park improvements, mowed acres and parking are all proportionately related to the amount of park land, the proposed service level for these amenities will also increase slightly as shown in Table 1 below.

Paved trail miles also have a higher proposed service level than the existing service level and accompanying trail structures are related to trail miles, so the proposed service level for trail structures is also higher than the existing service level. The service level for unpaved trail miles is slated to decline, but only slightly, in the future.

TABLE 1: SUMMARY OF EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

Category	Existing LOS*	Proposed LOS	Excess Capacity
Park Land - Acres per 1,000	4.71	5.02	(0.31)
Park Improvements - per Capita	\$100.60	\$107.32	(\$6.72)
Park Mowed Acres - per 1,000	1.27	1.36	(0.08)

<sup>1</sup> Layton City Parks, Recreation and Trails Master Plan, September 2015.

<sup>2</sup> Calculated by dividing the 341.17 system park acres by the 2015 population of 72,500, divided by 1,000.

Category	Existing LOS*	Proposed LOS	Excess Capacity
Parking - SF per Capita	4.12	4.40	(0.28)
Paved Trail Miles - Miles per 1,000	0.18	0.53	(0.35)
Unpaved Trail Miles - Miles per 1,000	0.095	0.092	0.002
Trail Structures - per Capita	\$31.03	\$70.19	(\$39.15)
*Level of Service			

The service levels shown in Table 1 are then converted to an equivalent service level per capita for ease in calculating fees and to demonstrate that parks, recreation and trails work together to create one complete system of facilities.

TABLE 2: SUMMARY OF EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

LOS Summary Table	Existing LOS* per Capita	Proposed LOS per Capita	Excess Capacity per Capita
Park Land	\$470.58	\$502.00	(\$31.42)
Park Improvements	\$100.60	\$107.32	(\$6.72)
Park Mowed Acres	\$89.15	\$95.10	(\$5.95)
Parking	\$11.87	\$12.66	(\$0.79)
Paved Trail Miles	\$23.14	\$67.77	(\$44.62)
Unpaved Trail Miles	\$7.49	\$7.30	\$0.19
Trail Structures	\$31.03	\$70.19	(\$39.15)
*Level of Service			

### Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - *Utah Code 11-36a-302(1)(a)(iv)*

#### *Parks*

If no new *system* park facilities are added, the park level of service<sup>3</sup> for park *land* will decline from the existing service level of \$470.58 per capita to \$404.98 in 2025, creating an even greater deficiency in park land than currently exists.<sup>4</sup> The proposed service level is 5.02 acres per 1,000 persons, or \$502.00 per capita.

The level of service for park *improvements* will decline from \$100.60 per capita in 2015 to \$86.58 in 2025, which is less than the proposed service level of \$107.32 per capita, creating an even greater deficiency in park improvements than currently exists. These declining service levels are attributable to new development and population growth in Layton City, which is estimated to be an increase of 11,743 persons between 2015 and 2025.

<sup>3</sup> Does not include gifted acres.

<sup>4</sup> Calculations are explained in detail in the body of this report.



The level of service for park *mowed acres* will decline from \$89.15 per capita in 2015 to \$76.72 in 2025, which is less than the proposed service level of \$95.10 per capita. The level of service for *parking* will decline from \$11.87 per capita in 2015 (existing level of service) to \$10.22 in 2025. The proposed service level is \$12.66 per capita.

#### *Trails*

If no new paved trails are constructed, the trails level of service will decline from the existing \$23.14 per capita to \$19.92 by 2025. This is significantly less than the proposed service level for trails of \$67.77 per capita.

If no new unpaved trails are constructed, the trails level of service will decline from the existing 0.09 trail miles per 1,000 population to 0.08 trail miles per 1,000 population. This results in a decline from the existing \$7.49 per capita to \$6.45 per capita from 2015 to 2025. While there is a small amount of excess capacity in unpaved trails, this excess capacity will be consumed by 2017. The proposed service level for unpaved trails is \$7.30 per capita.

Trail structure development is closely correlated with the development of trails. As new trail miles are built, new trail structures must be built to accompany them. If no new trail structures are built, the trail structures level of service will decline from the existing \$31.03 per capita to \$26.71 by 2025. This is less than the proposed service level for trail structures of \$70.19 per capita.

### **Identify How the Growth Demands Will Be Met - Utah Code 11-36a-302(1)(a)(v)**

#### *Parks*

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels and to reach its proposed level of service through 2025. Park service levels will decline, as a result of population growth, unless new park improvements are constructed or acquired.

Park improvements can be acquired for an estimated cost of \$100,000 per acre; park improvements (given the existing mix of park improvements) will cost approximately \$21,377.91 per acre; mowed acres will cost roughly \$70,131.60 per acre (based on a cost of \$1.61 per square foot for sod and irrigation); parking costs are estimated at \$2.88 per square foot; paved trail miles cost \$24.00 per linear foot; unpaved trails cost \$15.00 per linear foot, and trail structures average \$150,000 each.

The City will need to spend the following amounts just to maintain existing service levels. Reaching proposed service levels will incur additional costs to those shown in Table 3 below.

TABLE 3: SUMMARY OF PARK IMPROVEMENT COSTS NECESSITATED BY NEW DEVELOPMENT, 2015 - 2025

<b>Summary of Increased Improvement Costs, 2015-2025<sup>5</sup></b>	
Park Land	\$5,526,013
Park Improvements	\$1,181,346
Mowed Acres	\$1,046,904

<sup>5</sup> All impact fees collected must be spent within a six-year period from when they are collected.

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**Summary of Increased Improvement Costs, 2015-2025<sup>5</sup>**


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Parking	\$139,410
<b>Total Park Improvements</b>	<b>\$7,893,672</b>

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*Trails*

The City will also need to maintain service levels for trails. The City currently has 13.24 paved trail miles, resulting in a service level of 0.18 paved trail miles per 1,000 persons. The City desires to have 45.05 paved trail miles by 2025, thus increasing the service level to 0.53 paved miles per 1,000 persons.

The City currently has 6.86 unpaved trail miles, resulting in a service level of 0.095 unpaved trail miles per 1,000 persons. The city desires to have 7.77 unpaved trail miles by 2025, resulting in a proposed service level of 0.092 unpaved miles per 1,000 residents. The proposed service level for unpaved trails is therefore a slight decrease from the existing service level.

The City will also need to construct additional trail structures in order to maintain desired service levels. Currently the City has 15 trailheads and a level of service of \$31.03 per capita. The City desires to keep the ratio of trail structures consistent with trail miles (paved and unpaved) and desires to increase this service level to \$70.19 per capita by 2025.

### Consideration of Revenue Sources to Finance Impacts on System Improvements - *Utah Code 11-36a-302(2)*

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This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for parks, recreation, and trails improvements. These revenue sources include grants, bonds, inter-fund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

## Utah Code Legal Requirements 11-36a

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

### Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice on \_\_\_\_\_. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) inter-fund loans

- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

#### Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

DRAFT



## Impact Fee Facilities Plan

After thorough consideration, the City has determined that there is one service area citywide and that it desires to raise its service levels for park land, park improvements, mowed acres, parking, paved trails and trail structures. The City has identified no excess capacity in any of these facilities. The City has identified a small amount of excess capacity in its unpaved trails; this capacity will be consumed by 2017.

Only residential development creates demand for parks, trails and recreation facilities and therefore only residential growth has been considered in the determination of impact fees. Layton has a 2015 population of 72,500 persons and is expected to grow to 84,426 persons by 2025.

This IFFP is organized based on the legal requirements of Utah Code 11-36a-302.

## 1 Existing Service Levels

*Utah Code 11-36a-302(1)(a)(i): an impact fee facilities plan shall identify the existing level of service;*

Impacts on recreation-related facilities will come from residential development only. Residential growth is projected as follows:

TABLE 4: POPULATION GROWTH

Year	Population	Population Growth
2015	72,500	
2016	73,597	1,097
2017	74,710	1,113
2018	75,840	1,130
2019	76,987	1,147
2020	78,151	1,164
2021	79,333	1,182
2022	80,533	1,200
2023	81,751	1,218
2024	82,988	1,236
2025	84,243	1,255
TOTAL		11,743

*Source: Governor's Office of Management and Budget*

## Parks

The following three tables list the parks in Layton that qualify as system parks. Pocket parks, which represent project rather than system improvements, have not been included in the analysis.

TABLE 5: EXISTING REGIONAL PARKS

PARK IMPROVEMENTS	Acres
<b>Regional</b>	
Ellison	55.02
Layton Commons	44.8
<b>Subtotal</b>	<b>99.82</b>

TABLE 6: EXISTING NEIGHBORHOOD PARKS

Neighborhood Parks	Acres
Andy Adams	9.08
Chapel Street	7.63
Chelsie Meadows	7.39
Greyhawk Park	10.02
Legacy Park	7.01
Oak Forest Park	10.12
Sand Ridge Park	10.1
Vae View Park	7.55
Woodward Park	11.58
<b>Subtotal</b>	<b>80.48</b>

TABLE 7: EXISTING SPECIAL USE PARKS

Special Use Parks	
Adams Reservoir	23.6
Hobbs Reservoir	18.4
Holmes Reservoir	17.2
Kays Creek Parkway	101.67
<b>Subtotal</b>	<b>160.87</b>

The total acreage for regional, neighborhood and special use parks totals 341.17 acres, resulting in an existing level of service of 4.71 acres per 1,000 persons, calculated by dividing the 341.17 acres by the 2015 population of 72,500 persons divided by 1,000.

Existing park improvements are shown in detail in Appendix B of this IFFP. The table below summarizes the improvements, along with the costs, to determine an existing service level for park improvements (not including land, irrigation/sod costs and parking/asphalt costs which are treated separately in this analysis).

TABLE 8: SUMMARY OF PARK IMPROVEMENT COSTS

Park Amenity Summary	Units	Cost per Unit	Total Cost
Pavilions - average large & small	13	\$55,000	\$715,000
Playground	15	\$1,500	\$22,500

Park Amenity Summary	Units	Cost per Unit	Total Cost
Restrooms	16	\$150,000	\$2,400,000
Covered Picnic Tables/Gazebos	18	\$2,500	\$45,000
Baseball Field	16	\$35,000	\$560,000
Tennis	17	\$100,000	\$1,700,000
Volleyball Court	6	\$100,000	\$600,000
Football Field	2	\$80,000	\$160,000
Basketball Court	14	\$3,500	\$49,000
Soccer Fields	12	\$3,500	\$42,000
Skate Park	1	\$500,000	\$500,000
Splash Pad	1	\$500,000	\$500,000
<b>TOTAL Park Improvements</b>			<b>\$7,293,500</b>
<b>Cost per Acre</b>			<b>\$21,377.91</b>

The existing level of service for park improvements is therefore calculated by taking the total costs of \$7,293,500 and dividing by the existing population of 72,500. The existing level of service for park improvements is therefore \$100.60 per capita.

In addition, there are costs associated with mowed acres at the parks. The initial capital costs for sod and irrigation are estimated at \$1.61 per square foot and a total of 92.16 mowed acres that are eligible for impact fees. The existing level of service is 1.27 mowed acres per 1,000 persons, or \$89.15 per capita.<sup>6</sup>

The mowed acres are as follows:

TABLE 9: PARK MOWED ACRES

Park	Mowed Acres
Andy Adams Park	6.74
Chapel Street Park	6.30
Chelsie Meadows Park	6.16
Ellison Park	43.00
Legacy Park	1.90
Oak Forest Park	6.89
Sandridge Park	7.56
Vae View Park	4.48
Woodward Park	9.13
<b>TOTAL</b>	<b>92.16</b>

<sup>6</sup> Calculated by multiplying the \$1.61 per square foot by 92.16 acres by 43,560 square feet in an acre, and then dividing by the 2015 population.

Park service levels also include asphalt for parking stalls associated with park development. The City currently has measured 298,855 square feet of asphalt parking space at City parks. This is the equivalent of 4.12 square feet per 1,000 persons.<sup>7</sup> The service level is \$11.87 per capita.<sup>8</sup>

TABLE 10: SUMMARY OF PARK PARKING SPACE

Park	Square Feet
Andy Adams	14,023
Chapel Street	19,892
Chelsie Park	11,096
Legacy	NA
Oak Forest	24,531
Sandridge	23,062
Vae View	13,155
Woodward	18,740
Commons	64,630
Ellison	109,726
<b>TOTAL</b>	<b>298,855</b>

## Trails

The City currently has 13.24 paved trail miles resulting in a service level of 0.18 paved trail miles per 1,000 persons.<sup>9</sup> The cost per paved linear trail foot is \$24.00 which results in an existing service level of \$23.14 per capita.

The City currently has 6.86 unpaved trail miles resulting in a service level of 0.095 unpaved trail miles per 1,000 persons.<sup>10</sup> The cost per unpaved linear trail foot is \$15.00 which results in an existing service level of \$7.49 per capita.

The City currently has 15 trailheads. The estimated cost per trailhead is \$150,000, which represents a total investment of \$2,250,000. This represents a service level of \$31.03 per capita.<sup>11</sup>

<sup>7</sup> Calculated by dividing 298,855 square feet by the 2015 population of 72,500.

<sup>8</sup> Calculated by multiplying the 298,855 existing square feet by a cost of \$2.88 per square foot to arrive at a total cost of \$860,702.40 which is then divided by the 2015 population of 72,500 persons.

<sup>9</sup> Calculated by dividing the 13.24 paved trail miles by the 2015 population divided by 1,000.

<sup>10</sup> Calculated by dividing the 6.86 unpaved trail miles by the 2015 population divided by 1,000.

<sup>11</sup> Calculated by dividing the existing trail structures cost of \$2,250,000 by the 2015 population of 72,500.



# 2

## Proposed Service Levels

*Utah Code 11-36a-302(1)(a)(ii): an impact fee facilities plan shall subject to Subsection (1)(c), establish a proposed level of service*

### Parks

The City has determined that its desired level of service for park land is 5.02 acres per 1,000 persons, slightly higher than the existing service level of 4.71 acres per 1,000 persons. This slight increase is due to “gaps” in the existing park system as more fully explained in the City’s recently completed *Parks, Recreation and Trails Master Plan*.

By increasing the service level for park land to 5.02 acres per 1,000 persons, the level of service will increase from the existing \$470.58<sup>12</sup> per capita to \$502.00 per capita.<sup>13</sup> The cost of curing existing deficiencies to reach the proposed service level for park land has not been included in the calculation of impact fees. The City will need to make an additional \$5,526,013 in land acquisition by 2025 in order to maintain its existing service levels. This cost has been included in the calculation of impact fees. In order to raise service levels, the City will need to identify additional funding sources.

The proposed level of service for park improvements is \$107.32 per capita.<sup>14</sup> The cost of curing existing deficiencies to reach the proposed service level for park improvements has not been included in the calculation of impact fees. The City will need to make an additional \$1,181,346 of park improvements by 2025 in order to maintain its existing service levels. This cost has been included in the calculation of impact fees. In order to raise service levels, the City will need to identify additional funding sources.

The proposed level of service for mowed acres is 1.36 acres per 1,000 persons which is slightly higher than the existing level of service of 1.27 mowed acres per 1,000. The City will need an additional 14.93 mowed acres by 2025 in order to maintain its existing service levels. With a cost per mowed acre of \$70,131.60, this results in total expenses of \$1,046,904 to meet existing service levels for new development. The service level per capita to maintain existing service levels is \$89.15 and \$95.10 per capita to reach proposed service levels.

The proposed level of service for parking is \$12.66 per capita, slightly higher than the existing service level of \$11.87 per capita. The City will need to make an additional \$139,410 of parking improvements by 2025<sup>15</sup> in order to maintain its existing service levels. This cost has been

<sup>12</sup> Calculated by taking the cost of park land at the existing service level (341.17 acres multiplied by \$100,000 per acre) and dividing by the 2015 population.

<sup>13</sup> Calculated by taking the population growth of 11,743 divided by 1,000 and multiplying by the proposed service level of 5.02 acres per 1,000, multiplied by the land cost of \$100,000 per acre, and then dividing by the growth in population of 11,743 persons.

<sup>14</sup> Assumes a cost of \$21,377.91 per improved park acre. The total acres required at the proposed service level (363.95) are then multiplied by the park improvement cost per acre and divided by the 2015 population.

<sup>15</sup> Calculated by multiplying the population growth of 11,743 persons between 2015 and 2025 by 4.12 square feet per capita by a cost of \$2.88 per square foot.

included in the calculation of impact fees. In order to reach proposed service levels, the City will need to identify additional funding sources.

## Trails

The City has two types of trails: paved and unpaved. The proposed service level will raise the existing paved trails service level from 0.18 paved miles to 0.53 paved miles per 1,000 persons. This represents increasing the service level from \$23.14 to \$67.77 per capita. The cost of curing existing deficiencies to reach the proposed service level for park land has not been included in the calculation of impact fees. Impact fees are calculated based on maintaining the existing service level for paved trails.

The proposed service level for unpaved trails is actually slightly lower than the existing service level. The proposed service level is 0.092 unpaved trail miles per 1,000 residents while the existing service level is 0.095 unpaved trail miles. This represents a decline in service levels from \$7.49 per capita to \$7.30 per capita.

The proposed service level for trail structures intends to raise the service level from the existing level of \$31.03 per capita to \$70.19 per capita. However, the City does not intend to cure existing deficiencies to reach the proposed service levels through the payment of impact fees. Rather, impact fees are calculated based on maintain the existing service levels for trail structures.

# 3

## Identify Excess Capacity to Accommodate Future Growth

*Utah Code 11-36a-302(1)(a)(iii): an impact fee facilities plan shall identify any excess capacity to accommodate future growth at the proposed level of service*

### Parks

There is no excess capacity in the City's park land, park improvements, mowed acres or parking facilities.

### Trails

There is no excess capacity in the City's paved trails or in its trail structures. There is a small amount of excess capacity in the City's unpaved trails. The excess capacity is the difference between the existing level of service of 0.095 unpaved trail miles per 1,000 persons and the proposed service level of 0.092 unpaved miles per 1,000 persons. The existing level of service is \$7.49<sup>16</sup> per capita and the proposed service level is \$7.30 per capita.<sup>17</sup> This represents excess capacity of 0.003 unpaved miles per 1,000 persons, a total of \$13,709.07 – the equivalent of \$0.19 of excess capacity per capita.

<sup>16</sup> Calculated by taking the existing 6.86 unpaved trail miles and multiplying by a cost of \$15.00 per linear foot (multiplied by 5,280 feet in a mile) and then dividing by the 2015 population.

<sup>17</sup> Calculated by taking the 7.77 trail miles proposed for 2025 and multiplying by a cost of \$15.00 per linear foot (multiplied by 5,280 feet in a mile) and then dividing by the projected 2025 population (84,243).

# 4 Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service

*Utah Code 11-36a-302(1)(a)(iv): an impact fee facilities plan shall identify the demands placed upon existing public facilities by new development activity at the proposed level of service*

## Parks

Park land service levels will decline, due to new development activity, from the existing service level of 4.71 acres per 1,000 residents and \$470.58 per capita, to 4.05 acres per 1,000 residents in 2025 and \$404.98 per capita. The proposed service level is 5.02 acres per 1,000 residents and \$502.00 per capita.

TABLE 11: PARK LAND SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities – Acres per 1,000 Residents	Per Capita Service Levels If No New Facilities
2015	72,500		4.71	\$470.58
2016	73,597	1,097	4.64	\$463.57
2017	74,710	1,113	4.57	\$456.66
2018	75,840	1,130	4.50	\$449.86
2019	76,987	1,147	4.43	\$443.15
2020	78,151	1,164	4.37	\$436.55
2021	79,333	1,182	4.30	\$430.05
2022	80,533	1,200	4.24	\$423.64
2023	81,751	1,218	4.17	\$417.33
2024	82,988	1,236	4.11	\$411.11
2025	84,243	1,255	4.05	\$404.98
<b>Total</b>		<b>11,743</b>		

Park improvement service levels will decline, due to new development activity, from the existing service level of \$100.60 per capita to a service level of \$86.58 per capita in 2025. The proposed service level is \$107.32.

TABLE 12: PARK IMPROVEMENT SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities
2015	72,500	-	\$100.60
2016	73,597	1,097	\$99.10
2017	74,710	1,113	\$97.62
2018	75,840	1,130	\$96.17

Year	Population	Population Growth	Service Levels If No New Facilities
2019	76,987	1,147	\$94.74
2020	78,151	1,164	\$93.33
2021	79,333	1,182	\$91.93
2022	80,533	1,200	\$90.57
2023	81,751	1,218	\$89.22
2024	82,988	1,236	\$87.89
2025	84,243	1,255	\$86.58
<b>TOTAL</b>	-	<b>11,743</b>	

Park service levels for mowed acres will decline, due to new development activity, from the existing service level of 1.27 acres per 1,000 residents of \$89.15 per capita, to 1.09 acres per 1,000 residents in 2025 and \$76.72 per capita. The proposed service level is 1.36 mowed acres per 1,000 residents.

TABLE 13: PARK MOWED ACRES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT

Year	Population	Population Growth	Service Levels If No New Facilities – Acres per 1,000 Residents	Service Levels If No New Facilities
2015	72,500	-	1.27	\$89.15
2016	73,597	1,097	1.25	\$87.82
2017	74,710	1,113	1.23	\$86.51
2018	75,840	1,130	1.22	\$85.23
2019	76,987	1,147	1.20	\$83.96
2020	78,151	1,164	1.18	\$82.70
2021	79,333	1,182	1.16	\$81.47
2022	80,533	1,200	1.14	\$80.26
2023	81,751	1,218	1.13	\$79.06
2024	82,988	1,236	1.11	\$77.88
2025	84,243	1,255	1.09	\$76.72
<b>TOTAL</b>		<b>11,743</b>		

Park service levels for paved parking areas associated with the parks will decline, due to new development activity, from the existing service level of 4.12 square feet per 1,000 residents and \$11.87 per capita, to 3.55 square feet per 1,000 residents in 2025 and \$10.22 per capita.



TABLE 14: PARKING (ASPHALT) SQUARE FEET SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities	Service Levels If No New Facilities
2015	72,500	-	4.12	\$11.87
2016	73,597	1,097	4.06	\$11.69
2017	74,710	1,113	4.00	\$11.52
2018	75,840	1,130	3.94	\$11.35
2019	76,987	1,147	3.88	\$11.18
2020	78,151	1,164	3.82	\$11.01
2021	79,333	1,182	3.77	\$10.85
2022	80,533	1,200	3.71	\$10.69
2023	81,751	1,218	3.66	\$10.53
2024	82,988	1,236	3.60	\$10.37
2025	84,243	1,255	3.55	\$10.22
<b>TOTAL</b>		<b>11,743</b>		

## Trails

Trail service levels for paved trails will decline, due to new development activity, from the existing service level of 0.18 linear trail miles per 1,000 residents and a per capita service level of \$23.14 to 0.16 linear trail miles per 1,000 residents and \$19.92 per capita by 2025 unless new paved trails are added. The proposed level of service is \$67.77 per capita.

TABLE 15: PAVED LINEAR TRAIL MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities – Linear Trail Miles per 1,000 Residents	Service Levels If No New Facilities
2015	72,500	-	0.18	\$23.14
2016	73,597	1,097	0.18	\$22.80
2017	74,710	1,113	0.18	\$22.46
2018	75,840	1,130	0.17	\$22.12
2019	76,987	1,147	0.17	\$21.79
2020	78,151	1,164	0.17	\$21.47
2021	79,333	1,182	0.17	\$21.15
2022	80,533	1,200	0.16	\$20.83
2023	81,751	1,218	0.16	\$20.52
2024	82,988	1,236	0.16	\$20.22
2025	84,243	1,255	0.16	\$19.92
<b>Total</b>		<b>11,743</b>		

Trail service levels for unpaved trails will also decline, due to new development activity, from the existing service level of 0.096 linear trail miles per 1,000 residents and a per capita service level of \$7.49 to 0.081 linear trail miles per 1,000 residents and \$6.45 per capita by 2025 unless new unpaved trails are added. The proposed level of service is \$7.30 per capita.

TABLE 16: UNPAVED TRAIL LINEAR MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Service Levels If No New Facilities	Service Levels If No New Facilities
2015	72,500		0.095	\$7.49
2016	73,597	1,097	0.093	\$7.38
2017	74,710	1,113	0.092	\$7.27
2018	75,840	1,130	0.090	\$7.16
2019	76,987	1,147	0.089	\$7.06
2020	78,151	1,164	0.088	\$6.95
2021	79,333	1,182	0.086	\$6.85
2022	80,533	1,200	0.085	\$6.75
2023	81,751	1,218	0.084	\$6.65
2024	82,988	1,236	0.083	\$6.55
2025	84,243	1,255	0.081	\$6.45
<b>TOTAL</b>		<b>11,743</b>		

There is no excess capacity in the five trailheads that comprise the current trail structures. The proposed service level is \$70.19 per capita. The existing service level is \$31.03 per capita; by 2025 the service level will decrease to \$26.71 per capita unless new trail structures are constructed.

TABLE 17: TRAIL STRUCTURE SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed	Service Levels If No New Facilities
2015	72,500	-	\$0	\$31.03
2016	73,597	1,097	\$34,032	\$30.57
2017	74,710	1,113	\$34,546	\$30.12
2018	75,840	1,130	\$35,069	\$29.67
2019	76,987	1,147	\$35,599	\$29.23
2020	78,151	1,164	\$36,138	\$28.79
2021	79,333	1,182	\$36,684	\$28.36
2022	80,533	1,200	\$37,239	\$27.94
2023	81,751	1,218	\$37,802	\$27.52
2024	82,988	1,236	\$38,374	\$27.11

Year	Population	Population Growth	Additional Investment Needed	Service Levels If No New Facilities
2025	84,243	1,255	\$38,955	\$26.71
<b>TOTAL</b>		<b>11,743</b>	<b>\$364,438</b>	

# 5

## Identify Means by Which the Political Subdivision will Meet Growth Demands

*Utah Code 11-36a-302(1)(a)(v): an impact fee facilities plan shall identify the means by which the political subdivision or private entity will meet those growth demands*

### Parks

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels. Service levels will decline, as a result of population growth unless new facilities are constructed or acquired.

The City will need to make an investment of \$5,526,013 in park land by 2025 in order to maintain its existing service levels.

TABLE 18: PARK LAND IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed to Maintain Existing Levels
2015	72,500		\$0
2016	73,597	1,097	\$516,024
2017	74,710	1,113	\$523,829
2018	75,840	1,130	\$531,752
2019	76,987	1,147	\$539,795
2020	78,151	1,164	\$547,959
2021	79,333	1,182	\$556,247
2022	80,533	1,200	\$564,661
2023	81,751	1,218	\$573,201
2024	82,988	1,236	\$581,871
2025	84,243	1,255	\$590,672
<b>TOTAL</b>		<b>11,743</b>	<b>\$5,526,013</b>

The City will need to make an additional \$1,181,346 investment in parks by 2025 in order to maintain its existing service levels.

TABLE 19: PARK IMPROVEMENT IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$110,315
2017	74,710	1,113	\$111,984
2018	75,840	1,130	\$113,677
2019	76,987	1,147	\$115,397
2020	78,151	1,164	\$117,142
2021	79,333	1,182	\$118,914
2022	80,533	1,200	\$120,713
2023	81,751	1,218	\$122,538
2024	82,988	1,236	\$124,392
2025	84,243	1,255	\$126,273
<b>TOTAL</b>	<b>-</b>	<b>11,743</b>	<b>\$1,181,346</b>

The City will need to make an additional \$1,046,904 of investment in mowed acres by 2025 in order to maintain the existing service levels.

TABLE 20: PARK MOWED ACRE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$97,761
2017	74,710	1,113	\$99,239
2018	75,840	1,130	\$100,740
2019	76,987	1,147	\$102,264
2020	78,151	1,164	\$103,811
2021	79,333	1,182	\$105,381
2022	80,533	1,200	\$106,975
2023	81,751	1,218	\$108,593
2024	82,988	1,236	\$110,236
2025	84,243	1,255	\$111,903
<b>TOTAL</b>		<b>11,743</b>	<b>\$1,046,904</b>



The City will need to make an additional \$139,410 of improvements to parking by 2025 in order to maintain the existing service levels for paved parking.

TABLE 21: PARKING IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$13,018
2017	74,710	1,113	\$13,215
2018	75,840	1,130	\$13,415
2019	76,987	1,147	\$13,618
2020	78,151	1,164	\$13,824
2021	79,333	1,182	\$14,033
2022	80,533	1,200	\$14,245
2023	81,751	1,218	\$14,461
2024	82,988	1,236	\$14,679
2025	84,243	1,255	\$14,901
<b>TOTAL</b>		<b>11,743</b>	<b>\$139,410</b>

## Trails

The City will need to make an additional \$271,753 of improvements to paved trails by 2025 in order to maintain the existing service levels for paved trails.

TABLE 22: PAVED TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$25,377
2017	74,710	1,113	\$25,760
2018	75,840	1,130	\$26,150
2019	76,987	1,147	\$26,546
2020	78,151	1,164	\$26,947
2021	79,333	1,182	\$27,355
2022	80,533	1,200	\$27,768
2023	81,751	1,218	\$28,188
2024	82,988	1,236	\$28,615
2025	84,243	1,255	\$29,047
<b>TOTAL</b>		<b>11,743</b>	<b>\$271,753</b>

The City will need to make an additional \$72,072 of improvements to unpaved trails by 2025 in order to reach the proposed service levels for unpaved trails. Note that the proposed service level for unpaved trails is lower than the existing service level.

TABLE 23: UNPAVED TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Investment Needed for Proposed Levels	Additional Investment Needed - for Proposed
2015	72,500	-	\$529,603	(\$13,709)
2016	73,597	1,097	\$537,613	(\$5,699)
2017	74,710	1,113	\$545,745	\$2,433
2018	75,840	1,130	\$553,999	\$10,687
2019	76,987	1,147	\$562,379	\$19,067
2020	78,151	1,164	\$570,885	\$27,573
2021	79,333	1,182	\$579,519	\$36,207
2022	80,533	1,200	\$588,285	\$44,973
2023	81,751	1,218	\$597,182	\$53,870
2024	82,988	1,236	\$606,215	\$62,903
2025	84,243	1,255	\$615,384	\$72,072

The City will need to make an additional investment of \$364,438 in trail structures by 2025 in order to maintain the existing level of service.

TABLE 24: TRAIL STRUCTURE REQUIRED FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2015	72,500	-	\$0
2016	73,597	1,097	\$34,032
2017	74,710	1,113	\$34,546
2018	75,840	1,130	\$35,069
2019	76,987	1,147	\$35,599
2020	78,151	1,164	\$36,138
2021	79,333	1,182	\$36,684
2022	80,533	1,200	\$37,239
2023	81,751	1,218	\$37,802
2024	82,988	1,236	\$38,374
2025	84,243	1,255	\$38,955
<b>TOTAL</b>		<b>11,743</b>	<b>\$364,438</b>

# 6

## Consideration of All Revenue Sources

*Utah Code 11-36a-302(2): In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements*

### *Grants*

The City anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The City is unaware of any potential grant sources for future parks, recreation and trails development. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

While the City has been gifted some park property in the past, it has no future indication of any gifts that will be received by the City. Further, the City has conservatively excluded any gifted properties from establishing its level of service used in the calculation of impact fees.

### *Bonds*

The City has one outstanding bond for parks, recreation, open space and trails facilities. This is the 2006 Sales Tax Revenue Bond that was issued for \$5.2 million, with a 20-year term expiring in 2025.

### *Inter-fund Loans*

The City currently has no plans to purchase parks, recreation or trail facilities through any inter-fund loans.

### *Transfer from General Fund*

To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund.

### *Impact Fees*

Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation, and Trails may be prepared and the City may charge impact fees for Parks, Recreation, and Trails.

### *Anticipated or Accepted Dedications of System Improvements*

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

## Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or

- c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
- a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. Complies in each and every relevant respect with the Impact Fees Act.



## Appendix A – Notice of Intent to Prepare an Impact Fee Facilities Plan

*Utah Code 11-36a-501: Before preparing or amending an impact fee facilities plan, a local political subdivision or private entity shall provide written notice of its intent to prepare or amend an impact fee facilities plan*

## Appendix B – Park Improvements

PARK IMPROVEMENTS	Acres	Pavilions	Playground	Restrooms	Covered Picnic Tables/Gazebos	Baseball Field
<b>Regional</b>						
Ellison	55.02	1	2	2		6
Layton Commons	44.8	2	2	4	14	2
<b>Subtotal</b>	<b>99.82</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>14</b>	<b>8</b>
<b>Neighborhood Parks</b>						
Andy Adams	9.08	1	1	1		2
Chapel Street	7.63	1	1	1		2
Chelsie Meadows	7.39	1	2	1		
Greyhawk Park	10.02	1	2	1	1	
Legacy Park	7.01	2	1	1		
Oak Forest Park	10.12	1	1	1		2
Sand Ridge Park	10.1	1	1	1	3	
Vae View Park	7.55	1	1	1		1
Woodward Park	11.58	1	1	1		1
<b>Subtotal</b>	<b>80.48</b>	<b>10</b>	<b>11</b>	<b>9</b>	<b>4</b>	<b>8</b>
<b>Special Use Parks</b>						
Adams Reservoir	23.6			1		
Hobbs Reservoir	18.4					
Holmes Reservoir	17.2					
Kays Creek Parkway	101.67					
<b>Subtotal</b>	<b>160.87</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>341.17</b>	<b>13</b>	<b>15</b>	<b>16</b>	<b>18</b>	<b>16</b>

PARK IMPROVEMENTS	Tennis	Volleyball Court	Football Field	Basketball Court	Soccer Fields
<b>Regional</b>					
Ellison	2	1	2	2	8
Layton Commons		1			
<b>Subtotal</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>8</b>

PARK IMPROVEMENTS	Tennis	Volleyball Court	Football Field	Basketball Court	Soccer Fields
<b>Neighborhood Parks</b>					
Andy Adams	2				
Chapel Street	2	1		1	
Chelsie Meadows	2	1		2	
Greyhawk Park	1			1	1
Legacy Park	2			4	
Oak Forest Park	2				1
Sand Ridge Park	1	1		1	
Vae View Park	2			1	1
Woodward Park	1	1		2	1
<b>Subtotal</b>	<b>15</b>	<b>4</b>	<b>0</b>	<b>12</b>	<b>4</b>
<b>Special Use Parks</b>					
Adams Reservoir					
Hobbs Reservoir					
Holmes Reservoir					
Kays Creek Parkway					
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>17</b>	<b>6</b>	<b>2</b>	<b>14</b>	<b>12</b>

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

**Item Number:** 4.

**Subject:**

City Council and Planning Commission Discussion Regarding HOA'S

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A



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

**Item Number:** 5.

**Subject:**

Mayor's Report

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A