

WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on April 21, 2016.**

Item:

1. Contract Award - Big T Recreation - Ellison Park Playground Replacement - Resolution 16-28 - 700 North 2200 West

2. Annexation - Davis School District - Ordinance 16-16 - Approximately 1100 South Westside Drive

3. Review of Proposed Zoning Ordinance Language for Waste Transfer Station

4. Rezone Request – Wiggill Estates PRUD – A (Agriculture) to R-1-6/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-12 – Approximately 255 South Fairfield Road

5. Discussion - Secondary Water

6. 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:

Contract Award - Big T Recreation - Ellison Park Playground Replacement - Resolution 16-28 - 700 North 2200 West

Background:

A Request for Proposal (RFP) for playground construction services was distributed to all interested firms. Three firms responded to the request for prequalification and two firms were determined to meet the pre-qualification requirements. Each firm submitted one proposal with two possible options for a playground design.

The proposals were evaluated and scored by Staff and Parks and Recreation Commission members using predetermined weighted scoring criteria. The proposals were evaluated on six general categories; ADA Compliance (10%), Safety (15%), Experience on Similar Projects (10%), Play Enjoyment (30%), Design Elements (10%), and Product Sustainability (25%). The last category, Product Sustainability, was only evaluated by internal Staff as the maintenance and repair of playgrounds is handled by the Parks Department.

Big T Recreation's Design Option #1 received the highest proposal score of 459 out of 515 possible points. The complete scoring matrix will be available for review at the Council Work Meeting.

Resolution 16-28 will authorize the execution of an agreement between Layton City and Big T Recreation for the construction of a new playground, to replace the existing playground for 5 to 12 year olds, at Ellison Park, Located at 700 North 2200 West.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-28 approving the proposal for an agreement between Layton City and Big T Recreation for the construction of a new playground at Ellison Park; 2 Adopt Resolution 16-28 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 16-28 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-28 approving the proposal for an agreement between Layton City and Big T Recreation for the construction of a new playground at Ellison Park.

RESOLUTION 16-28

AUTHORIZING AN AGREEMENT WITH BIG T RECREATION FOR THE ELLISON PARK PLAYGROUND REPLACEMENT, LOCATED AT 700 N 2200 W, LAYTON, UTAH

WHEREAS, Layton City desires to replace the playground, for 5 to 12 year olds, at Ellison Park, located at 700 North 2200 West, in Layton, Utah; and

WHEREAS, the City received proposals for the construction of the referenced project on March 25, 2016, with the results of the proposal evaluations attached hereto, for the Council to review; and

WHEREAS, City Staff and Parks and Recreation Commission members have reviewed and evaluated each response to the Request for Proposal (RFP) and has found it to be in the best interest of the City and citizens of Layton City to conditionally select Big T Recreation, as the contractor for the replacement of the Ellison Park playground.

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

1. Big T Recreation is conditionally selected as the bidder with whom the City Manager should conduct negotiations for the construction of the Ellison Park playground replacement.

2. The City Manager is directed to conduct negotiations for an agreement (herein the "Agreement") with Big T Recreation for construction of the Ellison Park playground. The terms of the Agreement shall address the terms and conditions of the RFP and as well as the price and other responses included in the contractor's proposal, Design Option 1, contained in the proposal submitted by Big T Recreation that are consistent with the intent of the RFP. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an Agreement for the construction of the Ellison Park playground.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Big T Recreation has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Big T Recreation shall constitute Big T Recreation's offer for the construction of the Ellison Park playground, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of Big T Recreation's offer and the formal award of the contract to Big T Recreation for the Ellison Park playground, pursuant to the terms and conditions of the Agreement.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **21st day of April, 2016**.


ATTEST:

THIEDA WELLMAN, City Recorder


ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



FOR GARY R. CRANE,
City Attorney



DAVID R. PRICE,
Parks and Recreation Director

Ellison Playground Proposals

Evaluators & Scores

Firms	DP	RP	JG	RB	BJ	SB	Total of 515	Avg Score
Big T Recreation Option 1	85	94	85	69	73	54	459	76
Big T Recreation Option 2	73	66	68	51	70	54	381	64
Play Space Designs Option 1	65	70	83	61	66	44	389	65
Play Space Designs Option 2	68	78	75	51	58	54	382	64

Option 1





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

Item Number: 2.

Subject:

Annexation - Davis School District - Ordinance 16-16 - Approximately 1100 South Westside Drive

Background:

The property proposed for annexation is 24.34 acres located on the west side of Westside Drive at approximately 1100 South. The property occupies the majority of the northwest corner of Westside Drive and Weaver Lane. The property is surrounded by R-S zoning to the north and east, R-S PRUD zoning to the south, and unincorporated county to the west. The annexation area is within the expansion area of the City's Annexation Plan. Annexation of this property will also close a peninsula of unincorporated county created by the recent Barlow Annexation to the southwest of the School District property. The annexation petition was not accompanied by a rezone request, therefore, the property will default to the Agricultural zoning district.

On March 17, 2016, the Council adopted Resolution 16-19 stating intent to annex the School District property. Since that time, newspaper notices have been posted and affected entities notified of the annexation proposal and the public hearing.

The annexation is required before the Davis School District can commence with construction of a new junior high school on the subject property. Construction is expected to commence early Spring 2017 with the school expected to open Fall 2018.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-16 approving the annexation based on consistency with the Annexation Plan; or 2) Not adopt Ordinance 16-16 denying the annexation request.

Recommendation:

Staff recommends the Council adopt Ordinance 16-16 approving the annexation based on consistency with the Annexation Plan.

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

Item Number: 3.

Subject:

Review of Proposed Zoning Ordinance Language for Waste Transfer Station

Background:

City Staff recently met with Nathan Rich, Director of the Wasatch Integrated Waste Management District, to discuss the long range plans for the Davis Landfill and the Davis Energy Recovery Facility (Burn Plant). Part of the discussion with Mr. Rich focused on the potential long term need to construct a waste transfer station. In response to this discussion, Staff prepared draft language for a zoning ordinance amendment to provide a definition for a waste transfer station, provide for appropriate zoning districts where this use would be allowed and to provide a list of guidelines and regulations for the placement of a waste transfer station. Staff would like to review the draft guidelines and regulations with Council prior to moving forward with the ordinance amendment process.

Alternatives:

N/A

Recommendation:

N/A

LAYTON CITY
ZONING ORDINANCE (TITLE 19)

Proposed amendment to allow a “Waste Transfer Station” in the M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning districts

Definition

“Waste Transfer Station”: shall mean a site the primary purpose of which is to store or hold solid waste for transport to a processing or disposal facility. A waste transfer station facility may also include processes for solid waste management including the recovery, processing and sorting for recycling and reutilization by a public or commercial recycling or energy recovery facility. The term shall not include junkyards or salvage yards.

Guidelines and Regulations

A waste transfer station, and associated solid waste management activities, may be allowed in the M-1 and M-2 zoning districts based on the following guidelines and regulations

- A waste transfer station shall be operated by a public entity and be located on property contiguous to the existing Davis Energy Recovery Facility operated by the Wasatch Integrated Waste Management District.
- All solid waste management activities associated with a waste transfer station shall be operated within a fully enclosed building.
- The site on which the waste transfer station is located shall be enclosed by a minimum six-foot (6’) perimeter, view-obstructing fence. In addition to the landscape buffer requirements of this Title, the Planning Commission may require additional landscaping and/or trees to screen the waste transfer station from adjacent areas.
- Development of the site shall take into account effective means to control the harborage of rodent, insects and birds on the site based on appropriate industry standards.
- Development of the site shall incorporate appropriate pollution control measures to protect surface and ground waters through the use of State and City approved run-off collection and treatment systems.
- A waste transfer station shall operate consistent with the rules and regulations of Utah Administrative Code R315-313-2 entitled “Transfer Station Standards”.
- A waste transfer station proposed within any of the Layton City Drinking Water Protection Zones shall comply with the regulations for potential contamination sources outlined in Chapter 19.20 of the Title.
- A waste transfer station proposed within the Air Installation Compatible Use Zones (AICUZ) or Accident Potential Zone (APZ) of Hill Air Force Base (HAFB) shall be subject to the HAFB land use

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compatibility guidelines for noise zones and APZ's and any associated perpetual land use easement owned by the State of Utah.

- Scavenging on the site shall be prohibited.

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

Item Number: 4.

Subject:

Rezone Request – Wiggill Estates PRUD – A (Agriculture) to R-1-6/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-12 – Approximately 255 South Fairfield Road

Background:

On March 3, 2016, the Council opened the public hearing for this rezone request and accepted public comment. The Council left the public hearing open and tabled this rezone to April 21, 2016, to allow the applicant the opportunity to meet with residents from the surrounding neighborhoods. The applicant met with the neighborhood residents on March 17, 2016, to review and discuss design options for the rezone area. Based on guidance from the Council and input from the residents, the applicant has completed a design for the site of all single family detached homes in a PRUD. The revised conceptual PRUD plan includes 31 detached units with common area around the footprint of the homes. The original conceptual PRUD plan proposed 41 units with a combination of mostly two and three attached unit buildings.

The property proposed for rezone includes 7.41 acres located on the east side of Fairfield Road at approximately 255 South. The rezone area has frontage on Fairfield Road with stub streets connecting into the property from the north and south. The rezone parcel is located directly south of Indian Springs Subdivision and north of Estates at Mutton Hollow Subdivision.

The rezone area is surrounded by R-M1 and R-1-8 zoning (Rose Lane and Creekside Oaks Apartments and Indian Springs Subdivision) to the north; R-1-8 and A zoning to the east; R-1-6 zoning (Estates at Mutton Hollow Subdivision) to the south; and R-1-8 and R-2/PRUD zoning (Fiddlers Creek Subdivision and Residences at Holmes Creek Condos) to the west.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-12 approving the rezone request from A to R-1-6/PRUD based on consistency with General Plan recommendations for medium density developments as a transitional use between arterial streets and single family neighborhoods; or 2) Not adopt Ordinance 16-12 denying the rezone request.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 16-12 approving the rezone request from A to R-1-6/PRUD based on consistency with the General Plan recommendations for medium density developments as a transitional use between arterial streets and single family neighborhoods.

Staff supports the recommendation of the Planning Commission. In addition, Staff supports approval of the revised conceptual PRUD plan as proposed by the applicant.

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

Item Number: 5.

Subject:

Discussion - Secondary Water

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 6.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A