

**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 public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on March 21, 2024.**

AGENDA ITEMS:

1. Mayor's Report
2. Councilmember Report
3. Accept a Proposal for an Agreement Between Layton City and Hogan & Associates Construction for Construction Management/General Contractor Services for a New 9-1-1 Emergency Communications Center and Emergency Operations Center – Resolution 24-10
4. Gordon Avenue and Highway 89 Town Center Master Plan, Amending and Updating the General Plan – Ordinance 24-06
5. Closed Session to Discuss the Character and/or Competency of an Individual(s), Pending or Reasonably Imminent Litigation, Purchase, Sale, Exchange or Lease of Real Property, Water Rights or Shares, and/or Deployment of Security Personnel, Devices or Systems as Permitted under Utah Code §52-4-205

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- 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:** _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

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

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 2.

Subject:
Councilmember Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 3.

Subject:

Accept a Proposal for an Agreement Between Layton City and Hogan & Associates Construction for Construction Management/General Contractor Services for a New 9-1-1 Emergency Communications Center and Emergency Operations Center – Resolution 24-10

Background:

Layton City has had ongoing discussions with Davis County and other city administrators, police chiefs, and fire chiefs since early 2021 about the countywide provision of dispatch services. It was determined that the best system design was two dispatch centers, one in Bountiful, and one serving the north end of the County. Upon further discussion in the ensuing months, Layton was selected as the agency to provide dispatch services for the agencies located in the northern part of the County. To accommodate this need, plans were developed for a new building. The new building includes a 9-1-1 Emergency Communications Center (ECC) capable of serving multiple agencies, a larger, dual-purpose Emergency Operations Center (EOC)/training room, and evidence storage capable of meeting the City's needs for many years to come.

A Request for Proposal (RFP) for construction management / general contractor services for the new building was issued 6 February 2024 with responses required by 5 March 2024. Included in the RFP was a scope of work including pre-construction services, cost estimates, schedule, fees, and management approach. The RFP was advertised on the City's website, the Utah Public Notice website, and Utah's "U3P" public procurement website, and QuestCDN, in accordance with City practice. Six companies submitted proposals.

The proposals were evaluated by eight City employees using a predetermined, weighted scoring criteria. Galloway, our contracted architectural and engineering firm, assisted in the selection process through their experiences with the candidate firms. The technical proposal was evaluated in five categories with the following point values: Overall Qualifications (10), Project Team (15), Relevant Construction Experience (15), Management Plan (30), and Schedule and References (25). A separate, sealed fee proposal was evaluated at a 5 point value. Based on the predetermined criteria, three companies were selected to participate in a follow-up interview on 13 March 2024. Hogan & Associates Construction received the highest overall rating and was recommended by the selection team.

Alternatives:

Alternatives are to: 1) Adopt Resolution 24-10 accepting the proposal for an agreement between Layton City and Hogan & Associates Construction for construction management / general contractor services for a new 9-1-1 Emergency Communications Center and Emergency Operations Center conditionally approving the selection team's recommendation, subject to successful negotiation of an agreement acceptable to the City, authorizing the City Manager to conduct said negotiations, and execute an agreement between Layton City and Hogan & Associates Construction for construction management / general contractor services for the new building; 2) Adopt Resolution 24-10 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 24-10 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 24-10 accepting the proposal for an agreement between Layton City and Hogan & Associates Construction for construction management / general contractor services for a new 9-1-1 Emergency Communications Center and Emergency Operations Center, authorizing the City Manager to conduct negotiations and execute an agreement between Layton City and Hogan & Associates for construction management / general contractor services for the new 9-1-1 Emergency Communications Center and Emergency Operations Center.

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

Item Number: 4.

Subject:

Gordon Avenue and Highway 89 Town Center Master Plan, Amending and Updating the General Plan – Ordinance 24-06

Background:

The Layton General Plan was adopted in September of 2019 after a 5-year public process involving substantial input from residents. One of the key components of the General Plan was the creation of town and urban centers, versus a standard commercial center. A Town Center is a walkable designed oriented mixed-use center that integrates a variety of land uses, such as residential, commercial, and recreational, in a compact environment. Within a Town Center, buildings are brought closer to the street with shops and services on the ground floor and residential units and/or offices above. Town Centers create vibrant communities where people can live, work, and play in close proximity. On the other hand, a standard commercial center is typically designed primarily for automobile access, with little emphasis on the pedestrian or a mix of uses and often consist of standalone retail stores surrounded by parking.

The General Plan has identified six Town Centers distributed throughout Layton. Town Centers are the local centers for everyday life that provide convenience access to goods and services with diverse housing options, shopping, and jobs that are closer to where people live. As housing costs continue to rise and demand for more compact housing increases, Town Centers provide variety and a sense of community. The development focuses on creating a viable mix of commercial, office, and residential uses. While the Gordon Avenue and Highway 89 Town Center is surrounded by development, it has yet to be developed. The City has a rare opportunity to plan a Town Center to match the needs of the surrounding community.

The Town Center area contains approximately 44 acres, all of which are owned by the Utah Department of Transportation (UDOT). UDOT has used the site as a staging area for the Highway 89 construction project over the past several years. This project included creating an off-ramp to Gordon Avenue, which previously did not have a connection to Highway 89. It is expected that UDOT will sell the property and in anticipation, the City has been working with a team of consultants that includes Psomas, LRB Public Finance Advisors, and Wall Consultant Group (WCG) to help put together a market study and traffic impact study (TIS) to better understand the land use issues, market demand, and traffic impacts.

In July of 2023, the City held an open house at Fire Station 54, to receive public comment on how the Town Center should be developed. The City used a preference survey to help collect feedback on the development of the Center. In addition, the City mailed out an online preference survey to every home within 1,500 feet of the Town Center. It is estimated that over 300 residents attended the open house, with over 4,400 aggregated responses received during the event and 229 individuals participating in the online survey. Based on the in-person and online preference survey the most selected land uses for the Town Center included: mixed-use development, multi-use paths, pedestrian bridge/tunnel across Gordon Avenue, restaurants, grocery store, gas station, retail space, green space, day-lighted stream, outdoor seating, and plaza space.

Under the framework of the existing General Plan designation of a Town Center, Staff has worked with the project consultants to compile the feedback received from the community, the market study, and traffic impact study. The information was then used to create a Town Center Plan that can be adopted as an addendum to the General Plan and provide more specific direction on how the area can develop. The Plan was presented to the public for review during the November 14, 2023 Planning Commission meeting. During the public comment, residents expressed concern regarding the proposed density. In particular, residents of the neighborhood expressed concern over the two and three unit attached dwellings proposed abutting existing single-family homes on the west boundary of the town center. Residents also expressed concern over the proposed height of one of the mixed-used buildings, which was shown in the plan with a maximum of 4-stories. The updated plan includes replacing the two and three unit dwellings that border homes fronting onto 2575 East with single-family lots and decreasing the 4-story mixed-use building to a maximum of 3-stories. Additional questions and topics

were raised during the public meeting, which Staff will address during this public hearing.

As a part of the Town Center Plan an assessment was conducted on the City's existing zones that could be used within a Town Center. It was identified that the current municipal code provides for a variety of zones that allow for various residential densities and commercial uses. However, the majority of both residential and commercial zones have minimum design standards, and require large setbacks, making it difficult to establish a cohesive pedestrian-friendly development.

To create a cohesive Town Center, the Town Center Plan recommends the City create an overlay zone that would regulate building design, height, densities, and setback standards. The overlay zone will allow for creativity in the development and highlight the unique natural characteristics of the site and surrounding area. The overlay zone will also focus on providing safe pedestrian connections through the development and to surrounding outdoor amenities. The appendices of the proposed Town Center Plan include design guidelines and recommendations the City can use for a basis in creating a new overlay zone.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 24-06 approving the Gordon Avenue and Highway 89 Town Center Master Plan and updating and amending the General Plan; or 2) Adopt Ordinance 24-06 approving the Gordon Avenue and Highway 89 Town Center Master Plan with modifications; or 3) Not adopt Ordinance 24-06, denying the Town Center Master Plan and not updating and amending the General Plan.

Recommendation:

On January 20, 2024, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the Gordon Avenue and Highway 89 Town Center Master Plan, updating and amending the General Plan.

Staff supports the Planning Commission's recommendation.

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

Item Number: 5.

Subject:

Closed Session to Discuss the Character and/or Competency of an Individual(s), Pending or Reasonably Imminent Litigation, Purchase, Sale, Exchange or Lease of Real Property, Water Rights or Shares, and/or Deployment of Security Personnel, Devices or Systems as Permitted under Utah Code §52-4-205

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS

CM/GC SELECTION PROCESS



SELECTION PROCESS - TIMELINE

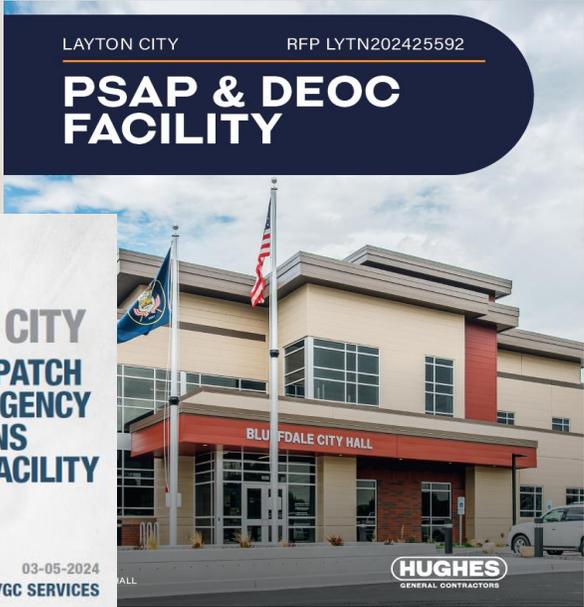
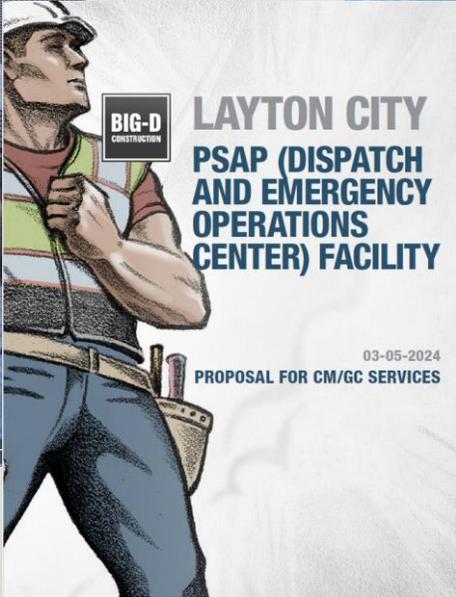
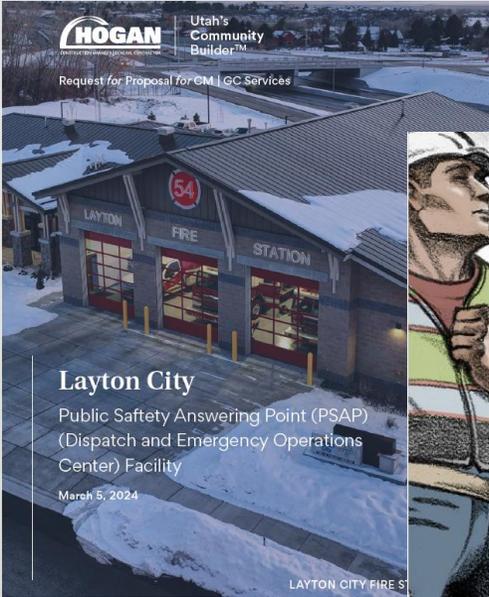
- RFP released February 8
- Mandatory pre-proposal meeting February 22
- Proposal deadline March 5
- Interviews with top candidates March 13
 - Hogan, Big-D, Hughes
- Recommendation to City Council March 21

SELECTION PROCESS – PROPOSALS

- Overall Qualifications (10%)
- Experience with Similar Projects (15%)
- Proposed Project Team (15%)
- Management Plan (30%)
- Schedule and References (25%)
- Fees – Preconstruction and Construction/Management (5%)

SELECTION PROCESS – EVALUATORS

- City Administration
- Engineering
- Parks & Rec
- Police
- Facilities
- Finance
- Galloway (advisory only)



SELECTION PROCESS – RECOMMENDATION



SCHEDULE

- Design Phase: Now – October 2024
- Construction: November 2024 – May 2026
- Subject to change due to Weather, Change Orders, Unknown Utilities, Long-Lead Items, etc.

March 21, 2024
City Council Meeting

6A. Gordon Avenue & Highway 89 Town Center Master Plan Ordinance 24-06

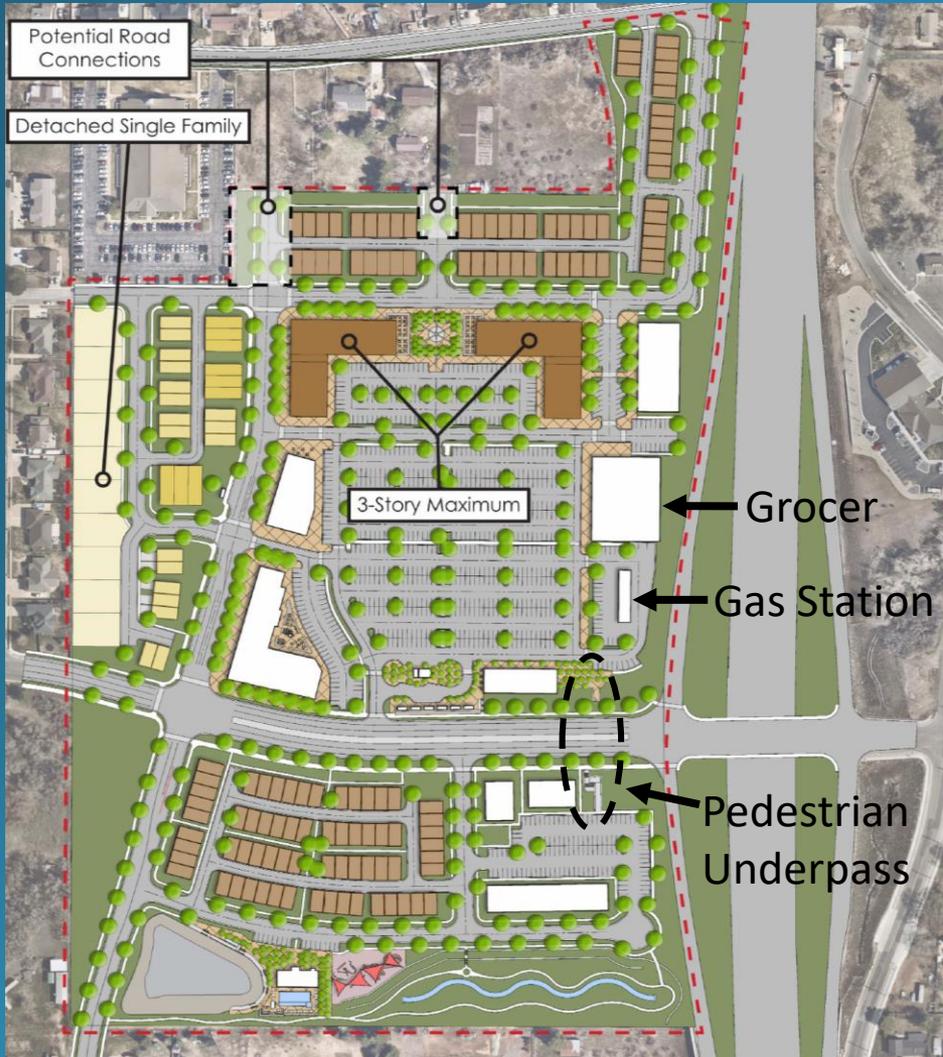
**Corner of Gordon Ave. &
2625 E Facing Northwest**



Artistic renderings of how the Town Center may look - These images do not depict final designs.



Town Center Concept Plan



Preferred Conceptual Plan

STATISTICAL SUMMARY

 Project Total	45.13 ac
 Open Space	
 Plaza Space	
 Roads	
 Commercial/Retail Space	180,000 - 220,000 s.f.
Housing Types	
 6,000 s.f. Single Family Lots	8 - 12
 Duplex	12 - 25
 Mansion Home/Triplex	6 - 15
 Townhomes	116 - 150
 North Density Housing	80 - 105
Total Housing Units	220 - 270
	4.9 - 6.0 (du/ac)

NOTE: This preferred plan is conceptual in nature. Building design, amenities, and road network are all subject to change.

Alternate Conceptual Scenario



 Project Total	45.13 ac
 Open Space	
 Plaza Space	
 Roads	
 Commercial/Retail Space	190,000 - 230,000 s.f.
Housing Types	
 6,000 s.f. Single Family Lots	8 - 12
 Duplex	12 - 25
 Mansion Home/Triplex	6 - 15
 Townhomes	116 - 150
 North Density Housing	80 - 130
Total Housing Units	220 - 270
	4.9 - 6.0 (du/ac)
Off-Street Parking	Spaces
Required Parking Spaces	730 - 760
Provided Parking Spaces	730 - 760

Town Center Core
Facing Northwest



Artistic renderings of how the Town Center may look - These images do not depict final designs.

**Corner of Gordon Ave. &
2625 E Facing Northwest**



Artistic renderings of how the Town Center may look - These images do not depict final designs.



Dining Plaza
Facing Northwest



Artistic renderings of how the Town Center may look - These images do not depict final designs.



Town Square
Facing Southeast



Artistic renderings of how the Town Center may look - These images do not depict final designs.



Dining Plaza
Facing South



Artistic renderings of how the Town Center may look - These images do not depict final designs.



An aerial artistic rendering of a town center development. The scene shows a mix of housing styles: a row of white, two-story townhomes with dark roofs and balconies on the left; a row of similar townhomes with light-colored roofs on the right; and a large, modern multi-story apartment building with white and brick facades on the right side. A central parking lot is filled with various cars. The area is landscaped with several large, mature trees. In the background, a golf course is visible under a clear sky. A text box in the upper right corner identifies the location.

Area South of Gordon Ave. Facing Southwest

Artistic renderings of how the Town Center may look - These images do not depict final designs.



Community & Economic Development Department

Along 1400 N
Facing East



Artistic renderings of how the Town Center may look - These images do not depict final designs.





Area South of Gordon Ave. Facing Northeast

Artistic renderings of how the Town Center may look - These images do not depict final designs.

