



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on September 19, 2024.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - June 6, 2024
- B. Minutes of Layton City Council Meeting - June 6, 2024
- C. Minutes of Layton City Council Work Meeting - June 20, 2024
- D. Minutes of Layton City Council Meeting - June 20, 2024
- E. Minutes of Layton City Council Meeting - August 1, 2024
- F. Minutes of Layton City Council Work Meeting - August 15, 2024

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

- A. Youth Court Graduation and Swearing In

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Restrictions of the Use of Fireworks Within Certain Areas of the City for the Year 2025 – Ordinance 24-27
- B. Plat Amendment – Country Oaks No. 3 Subdivision, Lot 302 – 1884 North 2700 East
- C. Preliminary Plat – Anderson’s Legacy Subdivision – Approximately 2650 East Gentile Street

6. PUBLIC HEARINGS:

- A. Rezone Request – Barlow Rezone – From A (Agriculture) to R-1-8 (Single Family Residential) – Ordinance 24-26 – 529 West Gentile Street
- B. Proposal to Amend Requirements in Title 19 Zoning, Chapter 19.05 General and Specific Development Regulations, Section 19.05.000 Tables 5-1 and 5-2 to Amend the Height Restrictions in the M-1 (Light Manufacturing/Industrial) Zone – Ordinance 24-25
- C. Annexation Request – Layton City Annexation – Ordinance 24-28 – Approximately 3925 North and 3945 North Fairfield Road

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- 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.

Citizen Comment Guidelines

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

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

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

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

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

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

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

Thank you.

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

JUNE 6, 2024; 5:35 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, TRACY PROBERT, STEPHEN JACKSON, DAVID PRICE, ISABEL LIMON, AND KIM READ

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro provided an update on the following:

- She mentioned the update she had provided to the Council from North Davis Sewer District (NDSD) regarding the construction and improvement projects throughout the City.
- Wasatch Front Regional Council (WFRC) would be determining its allocation of funding for projects. She reminded the Council, the City had been the recipient of this funding for the Kays Creek overpass. She indicated WFRC had requested the City share a presentation/report regarding that project during a future committee meeting.
- Wasatch Integrated Waste Management District's (WIWMD) Board had adopted the revised or amended resolution pertaining to recycling during its meeting on Wednesday, June 5, 2024. She clarified participating cities had a choice of two options: the bundling program or the opt-out program; however, both of those were tied to the incentive.
- Davis County's Homeless Task Force had been tasked with identifying its plans to address Code Blue situations by Thursday, August 1, 2024. She reported the Committee had concluded to utilize the three Senior Citizen Centers within the County; however, there was still some pushback and the request was for each City to identify a warming center within its boundaries to be used for this purpose. She identified those things which the County had agreed to provide with the proposal. Lorene Kamalu, Davis County Commissioner, emphasized the Winter Response

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Task Force was requiring the Plan and warming facilities and not Davis County, although the County had one representative on that Task Force.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham informed the Council UIA (Utah Infrastructure Agency)/UTOPIA had reported 65,000 subscribers, with 1/6 of those from Layton; equivalent to an approximate 43% take rate, which continued to increase. He announced a rate increase was proposed and clarified this would be specific to 'user fees'; there would be no additional obligation to the City. He requested Alex Jensen, City Manager, provide an update regarding revenues. Mr. Jensen explained circumstances anticipated to take place within the next two or three years and the projected result that the City's contribution would decrease and a discussion followed. Councilmember Bloxham reassured the Council the plan had worked as originally intended and the discussion continued.

Councilmember Smith Edmondson mentioned the following associated with Communities that Care (CTC):

- Utah Prevention Conference was scheduled for Wednesday, June 12, 2024 through Friday, June 14, 2024 in Bryce Canyon.
- Community Board Meeting was scheduled for Monday, June 10, 2024.
- Key Leader Meeting was scheduled for Wednesday, June 19, 2024.

'A Bolder Way Forward', a coalition working toward closing the equality gap in Utah and explained this was a concerted effort throughout the State of Utah working to close that gap in 18 key areas. She reported she had been designated the co-lead for Davis County and would be identifying groups/organizations and connecting them to work together.

Councilmember Thomas announced the Youth Council had begun recruiting new members. He reported the organization had decided to attend the Youth Council Conference every other year. He mentioned Laura Ott was the new advisor.

Councilmember Roberts stated Parks and Recreation were very busy and highlighted the following events:

- Sunday, June 30, 2024 – Voices of Liberty concert
- Full day of events were scheduled for Thursday, July 4, 2024.
- Popsicles would begin being distributed before the parade around 10:15 AM and instruction

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would be provided to the volunteers on how distribution should take place to ensure those at the end of the parade would receive popsicles. Mayor Petro indicated she had increased the number by 2,500 popsicles.

He reported George Wilson's (Planning Commissioner) time serving on the Planning Commission would be expiring. His last Planning Commission Meeting would be Tuesday, June 11, 2024.

He also mentioned residents should visit the Mosquito Abatement's website to request fogging during the summer months.

UPDATE – DAVIS COUNTY

Lorene Kamalu, Davis County Commissioner, and Ashleigh Young, Davis County Animal Care Director, shared an update regarding the need for a new animal shelter. Ms. Kamalu introduced Ms. Young to the Council and announced she was highly respected in her field of expertise and not only recognized within the State, but Nationally, as well.

Ms. Young reminded the Council the agency was working to construct a new shelter and shared information regarding the feasibility study. She reported the County was moving forward and was in the current RFP (Request for Proposal) process and was anticipated to break ground toward the end of the calendar year. The County would be paying for the construction of the new facility; however, it intended to proceed through Truth in Taxation for shelter operations, resulting in an increase of approximately \$11 per year, per household. She indicated construction of the new facility was proposed for the current property and described how that would take place and what that would look like.

Mayor Petro requested an update specific to the issue of nuisance animals. Ms. Young stated the Animal Control Officers' vehicles weren't equipped to collect/pick-up deer carcasses along roadways. She added the facility quit interacting with raccoons around 2021 and reported the 10 full-time Animal Control Officers had been picking up approximately 4,000 raccoons every year, diverting them from more critical animal issues. She reported the facility experienced a 95% adoption rate for shelter animals; one of the highest in the State and explained the new shelter would provide a better situation for adoption to take place. She also explained other benefits of a larger lobby for the facility. She reported the shelter had a robust volunteer program with 900 volunteers in a variety of capacities.

The Council expressed appreciation for the update and the shelter staff for their efforts in providing care to animals within the County.

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Ms. Kamalu and Ms. Young left the meeting at 6:12 p.m.

PRESENTATION – VICTIMS OF CRIME ACT (VOCA) GRANT

Isabel Limon, Victim Services Coordinator, shared an update regarding the Victims of Crime Act (VOCA) Grant.

Ms. Limon provided an update regarding housing funding and announced as of May there currently were no available funds until the beginning of the fiscal year in July.

She distributed the ‘Safe at Home’ handout and explained the program provided confidentiality of an actual address for survivors of domestic violence, human trafficking, sexual assault, abuse, and stalking. She explained what this would like and how it worked. She reported the program began in May and two victims had already requested participation in the program. She asked if there were any questions and a discussion followed.

Ms. Limon reported she had been notified by HUD (Department of Housing and Urban Development) the grant specific to housing would be decreased by approximately 20% for this next fiscal year. She reminded the Council, the City had run out of funds this current fiscal year and pointed out the decrease would most certainly impact services offered by the City to victims.

Ms. Limon left the meeting at 6:22 p.m.

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON THE LAYTON CITY BUDGET FOR FISCAL YEAR 2024-2025

Tracy Probert, Finance Director, reminded the Council a public hearing had been set and noticed for the City Council Meeting, immediately following the Work Meeting, to accept public comment on the proposed budget, property tax rate, and changes to the schedule of compensation for elective, statutory, and appointed officers for Fiscal Year 2024-2025. He clarified the Council would be accepting public comment.

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He identified and reviewed the following changes from the Tentative Budget adopted by the Council on Thursday, May 2, 2024:

- (\$500,000) – Use of General Fund balance for the EOC (Emergency Operations Center/Dispatch Building
- \$500,000 – Use of EMS (Emergency Medical Services) funding for the EOC/Dispatch Building
- \$32,800 – Tier II hybrid employee retirement stipend
- \$129,477 – Emergency Manager position in EMS Fund
- \$8,548 – Additional crossing guard at Angel and Weaver
- \$915,735 – Sewer rate increase – 8.2% increase

The Council requested clarification regarding the Emergency Manager position and Mr. Jensen identified the individuals who had previously filled this position and explained his proposal to move forward with hiring for the position. He pointed out there was Staff within the Fire Department who would be qualified for this position and reviewed some of those duties.

He also explained the process used to determine the need for the crossing guard at Angel and Weaver and a discussion followed.

He also mentioned a long term solution regarding the Tier II retirement issue would be addressed next year by the State and believed this would be a good short-term solution.

He informed the Council of the separate public hearing regarding compensation for certain positions, due to recent legislation. He also reminded the Council of the process used to determine the market survey adjustment for the Mayor and City Council positions and distributed a handout.

Councilmember Roberts inquired whether the comparison cities had the same form of government as Layton City and a discussion regarding the proposed increase followed.

Clint Drake, City Attorney, clarified the public hearing was required to take place tonight; however, the Council could table adoption of the Ordinance to the City Council Meeting scheduled for Thursday, June 20, 2024, and the discussion continued.

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ADOPTION OF THE SANITARY SEWER MANAGEMENT PLAN AND WASTEWATER MASTER PLAN UPDATE – RESOLUTION 24-20

This meeting was not addressed during the Work Meeting.

The meeting adjourned at 6:59 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

JUNE 6, 2024; 7:02 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, STEPHEN JACKSON, TRACY PROBERT, DAVID PRICE, AND KIM READ

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Petro opened the meeting and welcomed the public. Councilmember Roberts offered the invocation and led the Pledge of Allegiance.

Youth Councilmember Lydia Garza was in attendance and introduced herself.

MINUTES:

MOTION: Councilmember Roberts moved and Councilmember Thomas seconded to approve the minutes of:

**Layton City Council Work Meeting – March 21, 2024; and
Layton City Council Meeting – April 4, 2024.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced Liberty Days was approaching and a full list of events celebrating the Fourth of July could be found on the City's website and on the flyer received with the City's utility bill. He reminded the Council of the Voices of Liberty Concert on Sunday, June 30, 2024, at which time Hometown Heroes would be honored. He mentioned nominations for Hometown Heroes were still being accepted via the City's website with Parks and Recreation. He also mentioned Weber State's Wild Seven's, seven on seven

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football tournament on Friday, June 7, 2024, beginning at 8:00 a.m. at Ellison Park.

Mayor Petro announced the Sounds of Freedom car show would take place Saturday, June 8, 2024, 9:00 a.m. through 5:00 p.m. in Constitution Circle. She explained how members of the public could enter their old cars and/or motorcycles. She mentioned in addition to the car show there would be food trucks, raffles, auction items, and live music. She announced proceeds from the car show would benefit the City's Freedom Plaza near the Vietnam Veterans Memorial Wall Replica.

Councilmember Bloxham acknowledged today was the 80th Anniversary of the D-Day invasion at Normandy Beach in France.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

Ross Marshall, Davis Arts Council, expressed appreciation to the Council for its financial support to the organization for appropriating funds during the budget process and RAMP (Recreation, Arts, Museum, and Parks) grant funding. Mayor Petro also expressed appreciation to the Davis Arts Council for its coordination in providing a variety of events to the community.

Tom Tudor, 1757 Gregory Drive, inquired how he could find the new location of the Davis Arts Center. He expressed interest in identifying the Sunday Night performances, Summer Nights with the Stars performances, and Free Friday Night Movies. Councilmember Thomas indicated information could be found on its website and Mayor Petro suggested Mr. Marshall, could also provide the information Mr. Tudor was seeking. Councilmember Smith Edmondson provided the website address to the Arts Council.

CONSENT AGENDA:

ADOPTION OF THE SANITARY SEWER MANAGEMENT PLAN AND WASTEWATER MASTER PLAN UPDATE – RESOLUTION 24-20

Stephen Jackson, City Engineer, informed the Council the consulting engineers at Bowen Collins and Associates, Inc. had provided recommendations for improvements, to resolve existing deficiencies, as well

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as, project future improvement requirements in the Sanitary Sewer System. Bowen Collins and Associates, Inc., with the assistance of City Engineering Staff, had completed revisions to the Sanitary Sewer Management Plan and Wastewater Master Plan. The establishment and periodic revisions of both plans were required by the Utah Department of Environmental Quality, as part of the Utah Sewer Management Program.

Mr. Jackson shared a visual presentation and identified what was addressed within the Sanitary Sewer Management Plan:

- General requirements for management of Sanitary Sewer System
- Operations and Maintenance Program
- Sewer design standards
- Sanitary Sewer Overflow Action Plan
- Grease, Oil, and Sand Management Program
- Layton City System Evaluation and Capacity Assurance Plan (SECAP)
 - Wastewater Master Plan

He identified what was addressed within the Wastewater Master Plan:

- Existing system
- Existing conditions and future growth
- Hydraulic modeling
- System evaluation and capacity assurance
- Proposed system improvements
- Rate analysis

He shared a map which identified the different sized pipes of the existing system and also identified those lines which belonged to the City and trunk lines of North Davis Sewer District (NDSD). He addressed the existing conditions within the City and future growth based on data provided by WFRC (Wasatch Front Regional Council). He reviewed a hydraulic modeling graph with the Council which identified the times of low and high sewer production. He also reviewed the system evaluation and existing capacity assurance and also in the future. This data reflected there were areas which the City should monitor to determine if the data of anticipated densities materialized in order to allow for proper capacities.

He identified a map reflecting proposed system improvements for the wastewater master plan and identified and reviewed those locations. He identified the estimated cost for each project which resulted in a recommendation to evaluate potential sewer impact fees to assist in funding system improvements related to growth.

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He reported one of the recommendations from the consultants centered on the need to enact a Sewer Impact Fee in order to improve the system to accommodate additional volume associated with housing density. He explained up until now the City didn't need such a fee because NDSD owned and maintained those larger sized pipes. He reported the analysis would be completed and would report back to the Council for discussion sometime in the future.

He shared an illustration related to system renewal and replacement within the City pointing out rehabilitation was much more cost effective than replacing the entire system.

He shared a rate analysis which identified a recommended rate increase for the City's sewer system and reviewed what that would look like on the City's utility bill to both residential customers, churches, schools, commercial, hotels, motels, and similar uses. He pointed out it was the City's goal to provide a reliable sewer service at an affordable rate and emphasized this would allow the City to maintain the current system and minimize long term costs by completing improvements without having to bond and incur debt. He stated Staff recommended approval of the Resolution, authorizing an 8.2% increase, recommended by the consultants. He announced this would reflect a new residential rate of \$31.86. He clarified if a Sewer Impact Fee was adopted rates would be evaluated to adjust for those revenues. He asked if there were any questions.

Councilmember Smith Edmondson requested clarification whether adoption of the resolution would accept the Plan at this time, not adopting the rate increase. Mr. Jackson responded the Plan included recommended rate increases; however, rate increases were associated with adoption of the Budget.

Councilmember Roberts inquired how data was gathered regarding system renewal improvement recommendations and mentioned in Mr. Jackson's presentation specific to assessment of underground pipes. Mr. Jackson responded the City contracted with a third party which used an acoustic sound wave system to assess the condition of the pipes. Additionally, a cleaning and televising program was used in identifying an appropriate assessment rating to make a determination for proper maintenance and treatment. He explained the benefits and significant savings these processes provided to the City. A discussion took place regarding the City's current system and Mr. Jackson expressed his opinion adoption of the Plan and approval of the proposed rate structure was needed to continue to provide an efficient level of service in the most cost effective way possible. This would provide adequate reserves to complete appropriate maintenance and rehabilitations which would conserve future expenses of the system.

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Councilmember Bloxham inquired about the financial impact associated with implementing the Sewer Impact Fee and whether it could potentially alleviate the need for the proposed rate increase. Mr. Jackson stated there was a process required of the City prior to implementing an impact fee and pointed out the time frame the City would be allowed to begin collecting the fee. He concluded the City would need additional revenue in order to recognize a healthy fund balance.

A discussion regarding implementation of a Sewer Impact Fee took place and Mr. Jensen explained discussions had taken place regarding the most fair and responsible avenue associated with the City's sewer system. He pointed out historically, improvements had previously been taken care of by North Davis Sewer District (NDSD), however, with growth and densities taking place, the volume required larger lines than the City's standard 8-inch sized lines. Staff determined the need for lines above the minimum standard to carry the volume from the residential areas to the bigger lines, and the City needed to determine how best to fund these improvements. He believed it would be an unfair burden to existing residents to fund these improvements which new growth should pay for. He suggested the new modeling justified the Sewer Impact Fee.

MOTION: Councilmember Roberts moved to approve the Consent Agenda, Resolution 24-20 as presented. Councilmember Thomas seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

CITY COUNCIL OF THE CITY OF LAYTON, UTAH ENACTING COMPENSATION INCREASES FOR SPECIFIC OFFICERS – ORDINANCE 24-15

Tracy Probert, Finance Director, stated during the 2024 General Session, the Utah State Legislature passed Senate Bill 91 which amended the code regarding City employee salaries. The bill required each municipality to publicly notice and hold a separate public hearing on proposed compensation increases for executive municipal officers prior to adopting the proposed increases. He clarified the rate increases were adopted as part of the Budget. He suggested holding the public hearing and adopting the compensation increases as part of the Budget. Clint Drake, City Attorney, expressed agreement and emphasized Ordinance 24-15 would still need to be adopted with the Budget.

Mayor Petro opened the public hearing at 7:48 p.m.

Mayor Petro called for public comment.

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There were no public comments.

Councilmember Bloxham stated he had the opportunity to research some public data regarding market survey data specific to salaries for members of the Council. He believed the salaries were comparable with other entities and expressed his opinion the proposed increase for the Council wasn't needed at this time. He mentioned although the Mayor's salary was comparable, it was a little on the lower end and believed that proposed increase would be justified.

Councilmember Morris expressed his opinion the current compensation was reasonable and fair and indicated he also wasn't comfortable increasing the Council's salary at this time. He emphasized he was in agreement with the proposed increase for all other identified positions.

Councilmember Smith Edmondson inquired if Councilmember Morris was suggesting Appendix A addressing City Employee increases and Appendix B addressing elected officials increases. She suggested not implementing any increase would definitely flatten the pay scale for these positions. She also suggested a comparison of the salaries for the three cities with the same form of government should be used. She emphasized the increase was designated for 'positions' rather than a certain individual and suggested a discussion should be based on how to benefit future Councils'.

Councilmember Thomas expressed his opinion the proposed increase wouldn't compel him to do more as a Councilmember. He stated he wasn't aware of any compensation he would receive when he chose to run for elected office. He also stated this put the Council in an awkward position in approving a pay increase; however, he was also concerned about compensation for future Councils'.

Mr. Drake clarified the public hearing was appropriately published and a public hearing was taking place; therefore, the City had met the obligations required by the new law. Any increases for the identified positions could be addressed in approval of the budget.

Councilmember Roberts stated he wasn't comfortable with a cost of living increase; however, he believed the compensation should be comparable to 'like' cities. He also expressed a desire for fair compensation for future Councils'.

Mayor Petro commented although the Mayor position was part-time, it did consume a considerable amount of time. She was appreciative of previous increases and believed the compensation could assist with people from different walks of life being able to run for public office.

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MOTION: Councilmember Bloxham moved to close the public hearing at 8:09 p.m. and approve the compensation increases for specific officers, with the modification of removing the City Council proposed increases, Ordinance 24-15. Councilmember Thomas seconded the motion.

Mayor Petro called for discussion.

MOTION: Councilmember Roberts provided a substitute motion to separate the exhibit into two: Appendix A – Mayor and Council and Appendix B – all other positions. The motion failed due to a lack of a second.

A discussion took place. Councilmember Smith Edmondson identified what the proposed market adjustment would be for the three identified cities.

Councilmember Bloxham’s original motion passed with the following vote: **Voting AYE – Councilmembers Roberts, Bloxham, Morris, Smith Edmondson, and Thomas. Voting NO – None.**

Councilmember Morris stated the City Council was spoiled because of the great Staff which managed and operated the City on a daily basis.

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON THE LAYTON CITY BUDGET FOR FISCAL YEAR 2024-2025

Mr. Probert reminded the Council a public hearing was set to accept public comment regarding the Fiscal Year 2024-2025 Budget during the City Council Meeting of Thursday, May 2, 2024. He clarified no action was required by the Council other than to accept public comment. He added the Council had the option to either close the public hearing tonight or continue the public hearing to Thursday, June 20, 2024.

He briefly reviewed the proposed budget highlights:

- The General Fund Budget was just over \$46 million
- The City-wide budget, including all utility funds, was just over \$138 million
- Included Market, Merit, and Cost of Living Adjustments
- \$2.4 million in Capital Equipment
- \$13.8 million in Capital Projects (included Utilities, Streets, Parks, Dispatch, etc.)
- Sales Tax Revenue was anticipated to be slightly lower than previous years

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Major Projects included:

- Emergency Communications Dispatch Center (intergovernmental funding)
- West Hill Field Road: 2700 West to 3200 West
- Public Works shop expansion – potential land purchase
- Sugar Street realignment – potential land purchase
- Utility projects

He reviewed City Revenue sources and pointed out no property tax increase was being proposed. He also reviewed City Expenditures, with the largest portion being compensation.

He also reviewed proposed changes since the Tentative Budget which was adopted on May 2, 2024:

- \$500,000 – Use of General Fund balance for the EOC (Emergency Operations Center)/Dispatch Building
- \$500,000 – Use of EMS (Emergency Medical Services) Funding for the EOC/Dispatch Building
- \$32,800 – Tier II employee retirement stipend
- \$129,477 – Emergency Manager position in EMS Fund
- \$8548 – An additional crossing guard at Angel and Weaver Streets
- \$915,735 – 8.2% sewer rate increase

Mayor Petro opened the public hearing at 8:30 p.m.

Mayor Petro called for public comment.

There were no public comments.

Mayor Petro explained the Council had the option of either closing the public hearing or continuing it to the next meeting on Thursday, June 20, 2024. The Council requested clarification regarding benefits or disadvantages of continuing the public hearing. Mr. Probert explained the pros and cons and emphasized the City was required to adopt the Budget before June 30, 2024.

MOTION: Councilmember Roberts moved to close the public hearing at 8:36 p.m. Councilmember Thomas seconded the motion.

Mayor Petro asked if there was any discussion.

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Councilmember Bloxham expressed his opinion it would be beneficial to continue the public hearing.

Mayor Petro pointed out the public hearing had been appropriately noticed and believed Staff would be responsive to any questions within the next weeks regarding the budget document.

Councilmember Smith Edmondson clarified if the public hearing was closed during this meeting, adoption of the budget would then be a Consent Item and the public could still make comments to that agenda item during the Citizen Comment portion of the meeting. Mayor Petro responded in the affirmative.

Councilmember Morris also expressed his opinion the public hearing should remain open.

The motion failed to close the public hearing with the following vote: **Voting AYE – Councilmembers Roberts and Smith Edmondson. Voting NO – Thomas, Morris, Bloxham.**

Mayor Petro clarified the public hearing would remain open until the next City Council Meeting scheduled for Thursday, June 20, 2024.

UNFINISHED BUSINESS:

Mayor Petro announced she had requested Staff provide updates regarding public comments expressed during the Citizen Comment portion of some previous meetings.

Mr. Jensen pointed out Staff had reached out and communication had taken place with those individuals which had expressed concerns during the City Council Meetings.

Mr. Jackson addressed the following items:

150 West road conditions

He reported the City was currently in the design process for replacing the waterline within the road. He added the City wouldn't repair the roadway driving surface if there was the possibility a waterline under the roadway could break. He was hopeful the improvements could be completed this year.

Light at Hill Blvd/Gordon Avenue

He reported on the status of completed lighting improvements at this location stating the City was ready to raise the light and connect to power. He pointed out following a study, nothing was warranted.

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2125 East Gordon

He reported preliminary numbers of traffic data was currently being collected and suggested preliminary numbers didn't yet warrant a signaled intersection. He explained this was identified on the Traffic Master Plan for a signaled intersection once warranted. Staff in the Police Department would be enforcing the posted speed along the roadway. He mentioned it was a tighter distance than most roads; however, it currently met standards and Staff would continue to monitor this particular roadway.

Mayor Petro mentioned there was an additional egress for that area and Mr. Jackson pointed out vehicles could exit 2125 to Oakridge Drive and take alternate routes either East or West.

Councilmember Morris mentioned the thru U turns on Hill Field Road and inquired whether UDOT (Utah Department of Transportation) had evaluated them to determine their effectiveness. Mr. Jackson responded data collected immediately after the implementation indicated significant volumes of traffic had moved through the intersections. He believed there was some follow-up after a few years of implementation. He expressed his opinion the innovative design had solved the majority of traffic problems in that area and more cars were being moved through the intersection than ever before.

Mayor Petro mentioned one of the comments expressed was related to striping and notification for vehicular traffic heading west at Main Street. Mr. Jackson responded it was UDOT's opinion, following an evaluation, the current road striping met standards and a discussion took place. Mr. Jackson indicated he would again reach out to UDOT to determine other options for consideration.

Councilmember Roberts inquired whether a designated East/West corridor had been identified for truck traffic in the event of a significant event on Interstate 15 to the recently opened Davis Highway. Mr. Jackson indicated Antelope Drive was the only roadway approved for semi-trucks. Councilmember Roberts suggested a future discussion regarding this issue and the possibility of designating 2700 West.

The meeting adjourned at 8:54 p.m.

Kimberly S Read, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL WORK MEETING

JUNE 20, 2024; 5:38 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, LON CROWELL, TRACY PROBERT, MORGAN CLOWARD, SCOTT MAUGHAN, JOELLEN GRANDY, ED FRAZIER, AND KIM READ

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced North Davis Sewer District (NDSD) would be having an open house/ribbon cutting in August for its new large pipeline extending to Gilbert Bay. She would provide further information as it became available. She also reported NDSD would be providing tours of the facility to elementary school children and explained the benefits of the public tours.

She reported the Homeless Task Force was still trying to identify locations appropriate for a 'warming center' during 'Code Blue' designated days/nights and indicated she hadn't provided any suggested locations for Layton City to Davis County. Councilmember Morris suggested the library and Mayor Petro stated the requirements associated with the 'warming center'. Councilmember Smith Edmondson suggested reaching out to the Interfaith Council for possibly using church buildings and Mayor Petro mentioned she had reached out to Faith Baptist Church. She pointed out the Davis Conference Center and the Golf Course could also be considered. Councilmember Thomas also suggested the Armory. Councilmember Morris requested Mayor Petro describe how using buses to transport the homeless to a designated 'warming center' would look like and a discussion followed. Mayor Petro mentioned she would make the Council aware of the Teen Center's grand opening upon its completion.

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COUNCILMEMBER'S REPORT

Councilmember Smith Edmondson stated she had attended the Utah Prevention Coalition Association Summit in Bryce Canyon and reported there were a number of representatives working with various 'prevention effort' platforms and provided a brief summary on what she had learned.

She announced CTC (Communities that Care) Key Leader meeting was scheduled for next Friday, June 28, 2024, at 1:00 p.m. and mentioned the Council should have received an email.

Councilmember Roberts mentioned he was looking forward to the City's 4th of July events.

Councilmember Thomas reminded the Council the Voices of Liberty concert was scheduled for Sunday, June 30, 2024, in the Kenley Amphitheater. Mayor Petro also mentioned the Hometown Heroes would be recognized at the concert.

AMEND TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 24-18

Tracy Probert, Finance Director, reviewed and discussed the following proposed changes to the Consolidated Fee Schedule:

- Police security
- Rental costs associated with the new pavilion in Commons Park
- Meter costs
- Increases specific to the Sanitary Sewer
- Street lighting fixture fees
- Review fees based on square footage for the Fire Department

He asked if there were questions and there were none.

AMEND THE BUDGET FOR FISCAL YEAR 2023-2024 – ORDINANCE 24-16

Mr. Probert directed the Council to the FY 2023-2024 Budget Amendment Summary and inquired whether there were any questions; and there were none. He then reviewed amendments specific to the General Fund identified on the summary with the Council and there were no questions. He reviewed amendments to other funds identified on the summary. Councilmember Morris asked about the

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privatization of janitorial services for City facilities and Mr. Probert indicated it had been positive. Councilmember Bloxham requested clarification how the Council should track the different amendments when they were all included in one line item on the summary. Mr. Probert directed the Council to the different line items specific to each fund and shared an illustration.

ADOPT THE BUDGET, PROPERTY TAX RATE, AND COMPENSATION SCHEDULE FOR ELECTED, STATUTORY, AND APPOINTED OFFICERS FOR FISCAL YEAR 2024-2025 – ORDINANCE 24-17

Mr. Probert shared the FY 2025 Proposed Budget and briefly reviewed the following highlights:

- General Fund budget \$46,072,966
- Total City-Wide budget \$138,482,106
- Market and Cost of Living Adjustment (COLA) for the Mayor, Officers, and employees. Merit adjustment for employees
- \$2,439,000 in capital equipment
- \$30,860,000 in capital projects (Utilities, Streets, Parks, Dispatch, etc.)
- New Positions: 4 full-time and 3 part-time

Major projects include:

- Emergency Communications Dispatch Center – Intergovernmental funding
- West Hill Field Road: 2700 West to 3200 West
- Public Works shop expansion – land purchase
- Sugar Street realignment – land purchase
- Utility projects

He also shared an illustration which identified the following proposed changes to the Tentative Budget since being adopted during the Council Meeting on Thursday, May 2, 2024:

- (\$500,000) Use of General Fund balance for the EOC/Dispatch Building
- \$500,000 Use of EMS funding for the EOC/Dispatch Building
- \$ 32,800 Tier II employee retirement stipend
- \$129,477 Emergency manager position in EMS fund
- \$ 8,548 An additional crossing guard at Angel and Weaver
- \$915,735 Sewer rate increase – 8.2% increase

He asked if there were any questions and recommended approval.

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Councilmember Bloxham inquired when Staff could recognize whether the proposed Sanitary Sewer increase this year would have the desired results in order for the Council to consider whether the next suggested increase would be necessary next fiscal year. Mr. Probert responded he frequently monitored that account and could provide a report to the Council. Councilmember Bloxham requested an update be provided prior to the all-day budget meeting in March.

ANNEXATION AND REZONE REQUEST – LAYTON CITY ANNEXATION AND REZONE – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCE 24-21 AND ORDINANCE 24-22 – APPROXIMATELY 3925 NORTH AND 3945 NORTH FAIRFIELD ROAD

Chad Wilkinson, Community and Economic Development Director, shared an illustration which identified the location of the parcel. He reminded the Council the City had purchased the property several months ago from Wasatch Integrated Waste Management District (WIWMD) pointing out the purchase allowed the City to further its objective with the East Gate Development Area and would also facilitate the extension of Fairfield Road. He explained the reason for the zone change. He identified the existing and adjacent structures within the East Gate Development and identified the EDA (Economic Development Area) boundary. Staff recommended approval and asked if there were any questions. There were no questions from the Council.

INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY, LAYTON CITY, AND CLEARFIELD CITY FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), FISCAL YEARS 2025-2026 – RESOLUTION 24-22

Mr. Wilkinson introduced representatives from Davis County, Dakota Wurth and Chanel Flores.

Mr. Wilkinson introduced the agenda item and requested Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, provide a background regarding HUD's (Housing and Urban Development) HOME Investment Partnerships Program which was similar to the CDBG program.

Mr. Cloward explained the City had been approached by Davis County regarding a new grant opportunity, outside the normal CDBG funding, which could accomplish many of the same housing activities and provide additional resources to accomplish new housing opportunities within the City. He announced the federal grant funding from HUD was specific to affordable housing activities and pointed out the City wouldn't be able to qualify for the funding on its own; therefore, Davis County requested

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Layton and Clearfield Cities form a consortium to sign an agreement to work together in order to receive the funding. He mentioned the rental assistance component appealed to City Staff which compelled the City to join the consortium; rental assistance was a top priority to the City. He shared an illustration identifying the priorities included in the Interlocal Agreement:

Mr. Wilkinson explained the concerns City Staff had addressed within the agreement:

- Equal representation of voting members on the Committee
- Potential non-voting members to provide advisement to Committee members
- Guidelines or guardrails associated with the administering of funds by Davis County
- County had requested the City take a more global view for projects
- Unanimous consent from the consortium would be required for any changes to the priorities
- County Commission couldn't vary from identified priorities when making funding recommendations without unanimous consent from the consortium members

He reported City Staff had worked closely with County Staff in developing the agreement with Davis County and Clearfield City and Staff recommended approval. A discussion followed.

Mr. Wilkinson clarified the Davis County Commission would have a final vote as it was the lead jurisdiction; however, that vote would be based on the Consortium/Committee's recommendation based on the identified priorities. He further explained the benefits associated with the County being the lead agency and the discussion continued. Mr. Wilkinson added the City would be obligated to participate in the consortium for a minimum of two years.

Councilmember Bloxham inquired about the dollar amount of the available funding and Mr. Wilkinson responded Davis County estimated approximately \$545,000.

Mr. Wurth and Ms. Flores, Davis County, explained how the consortium would be representing all 15 cities within Davis County and would be considering large low-income housing projects for all communities, not just Clearfield and Layton Cities. Mr. Wilkinson emphasized this wouldn't affect the City's CDBG funding it received as an entitlement City and the discussion continued regarding who would benefit from this specific funding. Mr. Wilkinson referenced numbers 6-8 of the Interlocal Agreement Priorities which were directly related to housing affordability. Councilmember Smith Edmondson requested clarification whether Davis County had already expressed agreement to the Agreement Priorities and Mr. Wilkinson responded in the affirmative.

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Ms. Flores and Mr. Wurth continued to share examples/scenarios which illustrated how the funding could be distributed to benefit the community and the discussion continued.

Councilmember Smith Edmondson requested clarification whether the funding could be designated toward a homeless shelter and Ms. Flores responded the funding couldn't be used for the homeless. Councilmember Bloxham stated that was also one of his questions regarding this funding source and read a statement he was able to locate regarding the partnership program from HUD. He continued to express concern the invitation extended to Layton City might not benefit Layton City; rather, Davis County needed Layton City's buy-in and signature in order for the program to exist. Mr. Wilkinson responded nothing in the program had led City Staff to believe the funding would be used toward a homeless shelter.

Councilmember Morris expressed concern regarding unintended consequences with entering into the Agreement, as well as the abrupt timing associated with the program. Mr. Wurth clarified if Layton didn't participate in the consortium neither the County or any other city would receive any of this funding based on the formula designated by HUD. He clarified the HUD deadline was June 30, 2024, which accounted for the short notice regarding approval. Ms. Flores emphasized there would be no risk to Layton City by entering into the Agreement. The discussion continued.

Councilmember Morris asked if there were any other consortiums within the State of Utah. Morgan Cloward, CDBG Coordinator, responded he wasn't aware of any. Ms. Flores responded both Salt Lake and Provo City had participated with the HOME Program. Mr. Wurth clarified this Agreement had been loosely based on Provo City's framework.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

JUNE 20, 2024; 7:04 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, LON CROWELL, MORGAN CLOWARD, TRACY PROBERT, JOELLEN GRANDY, AND KIM READ

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Petro opened the meeting and welcomed the public. Councilmember Roberts offered the invocation and led the Pledge of Allegiance.

MINUTES:

MOTION: Councilmember Roberts moved and Councilmember Thomas seconded to approve the minutes of:

**Layton City Council Work Meeting – April 4, 2024;
Layton City Council Meeting – May 2, 2024; and
Layton City Council Work Meeting – May 16, 2024.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the City's Parks and Recreation Department had been tirelessly working to provide a full schedule of events for the Fourth of July and directed the public to the City's website for a list of the Liberty Days events.

He also mentioned the Voices of Liberty concert, during which Hometown Heroes would be announced and honored, was scheduled for Sunday, June 30, 2024. He expressed his opinion this was always a great event

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with patriotic music and the opportunity to honor deserving Layton City residents.

Mayor Petro announced parade applications were still being accepted by the Parks and Recreation Department.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

Claude Young 1198 North 100 East, expressed concern about the speed of vehicular traffic along 100 East where it connected to 1150 North and 1250 North. He mentioned this might be used as a cut-off and requested the radar speed trailer or police officer be placed near that location. He indicated his home was in the middle of the block and witnessed the speeding from both directions. He stated this was a safety issue and expressed concern with the number of children in the area riding bicycles and skateboards sharing the road with speeding vehicles.

Mayor Petro mentioned speeding seemed to be an issue throughout the entire City and suggested the mobile radar speed trailer had benefitted other areas experiencing similar issues.

CONSENT AGENDA:

Councilmember Smith Edmondson requested Item C be removed from the Consent Agenda in order to allow discussion by the Council.

AMEND TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 24-18

Tracy Probert, Finance Director, briefly reviewed the proposed changes to the Consolidated Fee Schedule:

- Event security for uniformed Police Officers
- Fire inspection fee for development in the Wildland Urban Interface
- Fire inspection fees for large commercial developments specific to Firefighter Air Replenishment System (FARS)
- Pavilion rental fee for the new Layton Commons Round Pavilion in Constitution Circle for both Summer and Winter timeframes

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- Increase of water meter fees
- Increase in sanitary sewer rates of 8.2%
- Increase in light fixture fees associated with development

Mr. Probert announced the proposed fees, if approved by the Council, would be effective beginning Monday, July 1, 2024 and asked if there were any questions.

Mayor Petro inquired about the illumination of the light fixtures used within the City. Alex Jensen, City Manager, responded the City's philosophy would be to strike an appropriate balance with directional downward lighting avoiding light pollution, yet still providing safety and navigability.

Councilmember Morris inquired whether Layton City was still the only entity for the FARS Fire Protection Systems for large structures. Assistant Fire Chief Scott Maughan responded he was not aware of another entity which had adopted this standard. He explained what the FARS fire protection was and how it benefitted the City's firefighters.

Mr. Probert recommended adoption of Resolution 24-18

AGREEMENT BETWEEN LAYTON CITY AND THE STATE OF UTAH TO ACCEPT UTAH OUTDOOR RECREATION GRANT FOR THE KAY'S CREEK TRAIL PEDESTRIAN OVERPASS AT THE LAYTON FRONTRUNNER – RESOLUTION 24-21 – APPROXIMATELY 150 SOUTH MAIN STREET

Mayor Petro announced JoEllen Grandy, Parks Planner, shared a presentation specific to this pedestrian overpass with Wasatch Front Regional Council (WFRC) earlier today illustrating the City's efforts in being proactive with identifying grant funding opportunities.

Ms. Grandy introduced the agenda item and explained on March 15, 2024 the City submitted a grant proposal through the State of Utah's Utah Outdoor Recreation Grant requesting funds to help construct the Kay's Creek Trail Pedestrian Overpass proposed to span the width of the Union Pacific/FrontRunner railway corridor and touch down immediately next to the FrontRunner Station. The overpass proposed would connect the east and west alignment of the Kay's Creek Trail to the FrontRunner Station and the downtown area of Layton.

On April 29, 2024, the City was notified it had been awarded \$750,000 through the Utah Outdoor Recreation Grant. A fiscal assistance agreement had been issued by the State of Utah to formalize the awarded funds. The resolution would authorize the execution of an agreement between Layton City and the State of the Utah for

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the funding assistance with the construction of Kay's Creek Trail Pedestrian Overpass.

Ms. Grandy shared some visual illustrations identifying the location of the proposed pedestrian overpass. She also shared an illustration which identified the various funding sources being used to construct the overpass.

Councilmember Smith Edmondson commented she was pleased to see the collaboration with different entities to secure funding for the project.

Mayor Petro requested Ms. Grandy explain how the bicycle runnel would provide ease to cyclists using the overpass and shared an illustration.

ACCEPT BID AWARD – LEON POULSEN CONSTRUCTION CO., INC. FOR ELLISON PARK PARKING LOT EXPANSION, PROJECT 23-02 – RESOLUTION 24-23 – 725 NORTH COLD CREEK WAY

Ms. Grandy introduced the agenda item and explained the resolution would authorize the execution of an agreement between Layton City and Leon Poulsen Construction for the Ellison Park Parking Lot Expansion, Project 23-02, located at 725 North Cold Creek Way. The project included the installation of a new parking lot, parking lot light poles, and landscaping improvements.

Five bids were received on May 16, 2024 with Leon Poulsen submitting the lowest responsive responsible bid in the amount of \$745,415. Staff recommended approval and she asked if there were any questions.

Councilmember Morris requested clarification where expansion for pickleball courts would take place on the illustration and Ms. Grandy identified those would be located just east of the existing pickleball courts.

MOTION: Councilmember Thomas moved to approve items A, Ordinance 24-18, B, Resolution 24-21, and D, Resolution 24-23 of the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed unanimously.

INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY, LAYTON CITY, AND CLEARFIELD CITY FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), FISCAL YEARS 2025-2026 – RESOLUTION 24-22

Chad Wilkinson, Community and Economic Development Director, introduced the agenda item,

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acknowledged representatives from Davis County, Chanel Flores and Dakota Wurth, and requested Morgan Cloward, CDBG (Community Development Block Grant Coordinator) address the Council.

Mr. Cloward informed the Council this program would be separate from the City's CDBG annual funding received from HUD (Housing and Urban Development) and explained this HOME partnership program was federal grant funding for affordable housing activities and reviewed some examples. He shared an illustration which identified the eight different priorities in the Interlocal Agreement. He pointed out Layton City wouldn't qualify to implement the HOME Program on its own and mentioned the need to create a consortium with Davis County, Layton and Clearfield Cities.

Mr. Wilkinson addressed specifics of the Interlocal Agreement which provided equal representation for funding recommendations on behalf of the consortium. He also indicated there would be non-voting committee members intended to provide additional advisement. He addressed the eight different priorities and emphasized any changes to the eight priorities would require unanimous consent of the three voting committee members.

Staff recommended adoption of the Agreement and he asked if there were any questions.

Councilmember Thomas expressed concern regarding priority number 3 specific to property acquisition and inquired whether there would be a time limit associated with when development would be required. Mr. Cloward responded there would be time parameters designated by HUD to complete certain activities.

Councilmember Bloxham requested clarification from Clint Drake, City Attorney, regarding language in the Agreement which allowed the consortium to make determinations and preventing legislative action on behalf of the Davis County Commission. Mr. Drake responded in the affirmative. Councilmember Bloxham then requested clarification regarding language in the Agreement which provided authority to the Davis County Commission in the event of a dispute. Mr. Drake indicated he was concerned with that language. Mr. Wilkinson mentioned Staff was also concerned with the language, however, HUD required a lead jurisdiction and he believed the identified priorities provided adequate limits regarding the Commission's powers.

Councilmember Morris suggested this would be similar with the authority of the RAMP (Recreation, Arts, Museum, and Parks) Commission and City Council. He believed he was voted into office to represent Layton City residents and expressed concern the Commission could overrule and/or determine how the funding could be appropriated. He continued to express concern Davis County could potentially appropriate this funding for projects which could then allow the opportunity for it to redirect other funds originally appropriated for these type of projects. Mr. Wilkinson pointed out this was constrained funding and believed the program could

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provide benefits to the City and suggested the guidelines were appropriate.

Councilmember Thomas believed the Agreement didn't obligate or commit the City to appropriate funds in order to complete any of the priorities. He clarified this was a two-year commitment on behalf of the City and suggested the possibility of receiving some type of housing benefit outweighed the alternative of not participating.

Councilmember Bloxham stated he still had concerns with the HUD statement he previously read and inquired whether any of the funding could be appropriated for homeless benefits. Mr. Drake believed that would be quite a stretch.

Councilmember Smith Edmondson expressed concern legislation could change and the identified list of priorities could be mandated to change as well. She pointed out this wouldn't be a significant impact to Layton City residents and inquired whether there were potential projects which had already been identified for funding appropriation.

Dakota Wurth, Davis County Housing Coordinator, responded he wasn't aware of specific projects at this time. He believed the focus would facilitate larger development projects which would be most beneficial to provide affordable housing. He pointed out funding could be 'banked' from year to year to complete large projects and clarified the funding would be distributed by application.

Councilmember Roberts stated he appreciated equal voting of members of the consortium and inquired how many non-voting members could be placed on the committee. Mr. Wilkinson responded there was a limit identified in the Agreement and believed it designated four additional members. Councilmember Roberts believed the safeguards protected Layton residents and suggested this would be an additional avenue for the City being able to do more for those low to moderate income residents.

Mayor Petro expressed appreciation to Staff for explaining the Program and Agreement and also expressed her support for the Program.

Councilmember Morris stated he still had concerns regarding the Agreement; however, he appreciated the wisdom of other councilmembers and expressed his desire the Program could benefit at least one Layton family. He appreciated the deliberation associated with the agenda item.

MOTION: Councilmember Thomas moved to adopt Resolution 24-22.

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Mr. Wilkinson identified additional proposed language to the Agreement and read it the Council:

- There was no obligation for any party to renew or amend the Agreement for an additional term
- Any new term shall be negotiated and agreed upon in writing, unanimously by all parties
- No amendments shall apply or take effect unless made pursuant to the amendment section in the Agreement
- Clarified that only new, non-voting members could be added to the consortium, upon consent of a simple majority of the committee
- Any modification or amendment to the Agreement would require unanimous written agreement signed by all parties

He requested this be addressed in the motion.

MOTION: Councilmember Thomas re-stated the motion to adopt Resolution 24-22, approving the Agreement with the identified amended language as stated by Mr. Wilkinson, seconded by Councilmember Roberts. The motion passed unanimously.

PUBLIC HEARINGS:

AMEND THE BUDGET FOR FISCAL YEAR 2023-2024 – ORDINANCE 24-16

Tracy Probert, Finance Director, shared a visual illustration which identified proposed budget amendments to the FY 2023-2024 Budget. He briefly reviewed the amendments specific to the General Fund and other Funds.

Councilmember Thomas requested clarification about the appropriation of RAMP (Recreation, Arts, Museum, and Parks) funding for interns at the Museum and Mr. Probert explained the appropriation was specific to temporary staff/contractor to complete specific tasks for a project as compared to hiring part-time Staff.

Councilmember Morris spoke to the water line project under I-15. He pointed out how beneficial it was that reserve funds could be appropriated to complete this un-planned project.

Mayor Petro opened the public hearing at 8:10 p.m.

Mayor Petro called for public comment.

There were no public comments.

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MOTION: Councilmember Smith Edmondson moved to adopt Ordinance 24-16 approving the amendments to the FY 2023-2024 Budget as presented. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Roberts, Bloxham, Morris, Smith Edmondson, and Thomas. Voting NO – None.**

ADOPT THE BUDGET, PROPERTY TAX RATE, AND COMPENSATION SCHEDULE FOR ELECTED, STATUTORY, AND APPOINTED OFFICERS FOR FISCAL YEAR 2024-2025 – ORDINANCE 24-17

Mr. Probert shared a visual illustration which identified the highlights of the FY 2024-2025 Budget and pointed out a Property Tax increase was not being proposed. He emphasized the Budget included adoption of the Certified Tax Rate proposed by Davis County and the State of Utah. He briefly shared the following highlights:

- General Fund Budget just over \$46,072,966
- Total City-Wide Budget just over \$138,482,106
- Market and Cost of Living Adjustments for the Mayor, Officers, and Employees. Merit Adjustments for Employees.
- \$2,439,000 in Capital Equipment
- \$30,860,000 in Capital Projects (Utilities, Streets, Parks, Dispatch, etc.)
- 4 full-time and 3 part-time positions

Major projects included:

- Emergency Communications Dispatch Center – Intergovernmental Funding
- West Hill Field Road: 2700 West to 3200 West
- Public Works Shop expansion – land purchase
- Sugar Street Realignment – land purchase
- Utility projects

He reviewed changes since the Tentative Budget was adopted:

- Use of General Fund balance for the EOC (Emergency Operations Center)/Dispatch Building
- Use of EMS funding for the EOC/Dispatch Building
- Tier II Employee retirement stipend
- Emergency Manager position in EMS Fund
- Additional crossing guard at Angel and Weaver
- Sewer Rate increase – 8.2% increase effective July 1, 2024

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He asked if there were any questions.

Councilmember Morris requested Alex Jensen, City Manager, explain the different compensation increases. Mr. Jensen responded the increases were merit or performance based as opposed to longevity and were consistent throughout the City. He indicated the City also completed a market study analysis to identify appropriate pay scale for positions. He also explained how the COLA (Cost of Living Adjustment) was identified.

Councilmember Bloxham was pleased the pie chart, respective to City Revenue, reflected ‘charges for services’ in place of ‘fees’.

Councilmember Roberts requested clarification regarding the additional crossing guard position. Mr. Jensen clarified one additional crossing guard was recommended after approval of the Tentative Budget.

Councilmember Smith Edmondson inquired whether Mr. Probert had completed the analysis comparison with the three specific cities regarding possible pay increases for Councilmembers. Mr. Probert responded he hadn’t yet had the opportunity to review those figures. She requested that comparison be completed, as well as a comparison for other Staff/Employees, and provide to the Council.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Roberts moved to adopt the Budget, Property Tax Rate, and Compensation Schedule for Elected, Statutory, and Appointed Officers for Fiscal Year 2024-2025 as presented, – Ordinance 24-17. Councilmember Thomas seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris, Bloxham, Smith Edmondson, Thomas, and Roberts. Voting NO – None.**

ANNEXATION AND REZONE REQUEST – LAYTON CITY ANNEXATION AND REZONE – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – APPROXIMATELY 3925 NORTH AND 3945 NORTH FAIRFIELD ROAD ORDINANCE 24-21 AND ORDINANCE 24-22

Mr. Wilkinson shared a visual presentation which identified the location of the parcel and reviewed adjacent

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parcels and uses. He stated the proposed annexation was consistent with the General Plan and would facilitate the extension of the East Gate EDA (Economic Development Area). He reminded the Council the City recently exercised its option to purchase the property, which had been in existence for many years, from Wasatch Integrated Waste Management District. He explained the purpose for the rezone from Agriculture to Manufacturing, was compatible with existing uses in the vicinity and consistent with the General Plan. He pointed out the two parcels totaled approximately 24 acres and also pointed out the annexation would also facilitate the extension of Fairfield Road. Staff recommended approval and inquired if there were any questions.

Councilmember Bloxham inquired whether there were additional requirements of the City associated with the annexation and Mr. Wilkinson responded nothing more than what would be required for any other annexation.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Smith Edmondson moved to close the public hearings at 8:32 p.m. and approve the Annexation and Rezone Request – Layton City Annexation and Rezone – A (Agriculture) to M-1 (Light Manufacturing/Industrial) – Approximately 3925 North and 2945 North Fairfield Road as presented – Ordinance 24-21 and Ordinance 24-22. Councilmember Bloxham seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Thomas, Smith Edmondson, Morris, Bloxham, and Roberts. Voting NO – None.**

UNFINISHED BUSINESS:

Mr. Jensen informed the Council Mr. Terry Coburn, Public Works Director, had submitted a resignation and would be retiring on Tuesday, June 28, 2024, which happened to be his birthday. He announced he had been employed with and served the City for almost 50 years. He stated a recruitment process would take place to fill the vacant position and also indicated Mr. Coburn had requested no formal celebration or open house take place acknowledging his departure.

The meeting adjourned at 8:34 p.m.

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Kimberly S Read, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL MEETING

AUGUST 1, 2024; 7:00 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

TRACY PROBERT, JADYN APPLONIE, CHAD WILKINSON, STEPHEN JACKSON, DAVID PRICE, AND KIM READ

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Petro opened the meeting and welcomed the public. Mayor Petro offered the invocation and led the Pledge of Allegiance.

MINUTES:

There were no minutes submitted for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts mentioned the following:

- Commented July was a busy month for many departments in the City and expressed appreciation to the employees attending the meeting, and others, for their efforts with Liberty Days over the Fourth of July and Pioneer Day on the 24th.
- Layton F.E.S.T. (Farmers, Entertainment, Shopping, and Trucks) would take place every Friday evening from 5:30 – 9:00 PM in Constitution Circle.
- Free Friday Films were still being offered by the Davis Arts Council in the Kenley Amphitheater and announced ‘Lyle, Lyle Crocodile’ would be the movie on Friday, August 2, 2024.
- Family Recreation activity, End of Summer Bash, was scheduled for Friday, August 30, 2024.

Councilmember Smith Edmondson announced Thursday, August 22, 2024, 7:00 PM in the Kenley Amphitheater, Communities that Care would be sponsoring a free movie screening, ‘Screenagers’; bringing awareness of issues regarding vaping and how the digital age affected that issue. She mentioned snacks and gift card raffles would also be available and indicated Citizenship Recovery Credit would be available for

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participating through their respective school counselors. It was intended for an audience of teenagers, parents, and community members. Those interested in attending should RSVP by emailing meganh@dbh.utah.gov. Additional information could be found on the Davis Behavioral Health website and she was hopeful to get something placed on the City's website.

Mayor Petro announced the City would be hosting a watch party on Tuesday, August 6, 2024, to watch Courtney Wayment, a local Olympian, participate in the Steeplechase final medal run. The watch party would take place in the new pavilion located in Constitution Circle around 12:30 PM. She explained Ms. Wayment would need to qualify for the final medal run by participating in a timed trial at 2:00 AM on Sunday, August 4, 2024; however, it was anticipated she would qualify. Mayor Petro invited anyone and everyone from the area, with a special invitation extended to the school's track teams, to unite and support a local athlete. She mentioned Ms. Wayment hailed from Layton City, attended local schools, Weber State, and Brigham Young Universities.

She also mentioned NDSD's (North Davis Sewer District) pump-house project which had taken place over the past two years was completed and an open house was scheduled for Wednesday, August 21, 2024, from 1:00 – 3:00 PM. The public was invited to tour the facility in conjunction with the open house and she encouraged the public's participation.

PRESENTATIONS:

PRESENTATION – YEARS OF SERVICE AWARDS

Tracy Probert, Finance Director, excused Alex Jensen, City Manager, and apologized for his absence since this was one of his favorite meetings. He announced employees which had 20, or more, years of service to the City would be recognized. He expressed appreciation to the employees for their dedication to the City and expressed his opinion they were outstanding individuals. He also recognized the families of the employees for also supporting the City. He read a small background respective to each of the following employees:

Michael Beavers	Police Department	20 years
Tracy Hokum	Police Department	20 years
Isabelle Puefua	Police Department	20 years
Kristen Ecklund	Police Department	25 years
Kevin Ward	Fire Department	20 years
Ryan Pickup	Parks & Recreation	20 years
Johnny Gallegos	Public Works	40 years

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Mr. Probert announced the following employees weren't able to be in attendance during the meeting and recognized the following:

Karen Nilsen	Fire Department	20 years
Jean Park	Finance/Facilities	20 years
Darrin Taylor	Public Works	25 years

Mayor Petro expressed appreciation to the employees for their dedication to Layton City and shared some personal experiences regarding her association with some of the employees. She commented on the peer support for each of the recognized employees as there were few available chairs in the Council Chambers. Each Councilmember expressed appreciation to and acknowledged the achievement of the recognized employees and each expressed its continued support of City Staff.

CITIZEN COMMENTS:

There were no citizen comments.

CONSENT AGENDA:

CONCEPT PLAN – ANDERSON'S LEGACY SUBDIVISION – APPROXIMATELY 2650 EAST GENTILE STREET

Chad Wilkinson, Community and Economic Development Director, shared a visual illustration and announced the agenda item. He explained the item was a concept plan approval for a subdivision located within the Sensitive Lands Overlay, an area within the City experiencing a slope, flood plain, or similar issue requiring special consideration. He informed the Council the slope of the parcel was the issue and identified the location and referenced an aerial illustration which identified the parcel in relation to the Holmes Creek Irrigation Reservoir.

He informed the Council the ordinance required some rigorous reviews of these types of lots located within the Sensitive Lands Overlay. He pointed out this was a one lot subdivision and referred to another exhibit which reflected a slope over 30% toward the reservoir and which also identified where a home could be constructed. He reported the request had advanced through a thorough review process which required a geotechnical report submitted by the applicant's representative, to then be reviewed by the City's third party geotechnical consultant, and after some back and forth efforts for corrections, the third-party consultant

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approved the report. He stated approval of the conceptual plan was the first step in the approval process and assured the Council multiple reviews would be required to ensure success of a home constructed on a steep slope area.

He added the request had been thoroughly reviewed by City Staff and its' third-party consultant. The Planning Commission also reviewed the request during its meeting on Tuesday, July 9, 2024, which unanimously forwarded a positive recommendation to the City Council.

He asked if there were any questions.

Councilmember Smith Edmondson inquired about the timing of when the subdivision process started and referenced the dates on documents included in the packet. Mr. Wilkinson responded this had been going on for quite some time.

Mr. Wilkinson clarified the strike-through text on the report included in the packet were items which had been resolved or addressed.

Councilmember Roberts clarified the existing home to the east had been in existence for quite some time. He inquired about the foundation process required by the geotechnical study for the buildable area. Mr. Wilkinson responded specific recommendations related to observations by the geotechnical engineer and explained prior to issuing a building permit observation and review by the owner's consultant would be required.

Councilmember Bloxham requested clarification regarding the need for the use of a third-party consultant. Mr. Wilkinson explained the City's Engineering Staff was very skilled; however, this required specific type of specialty engineering and also ensured fairness by a neutral third party. Councilmember Bloxham asked about any liability to the City in approving the request upon recommendations of a third-party. Mr. Wilkinson clarified the geotechnical professionals accepted that responsibility. Additionally, City ordinance required additional scrutiny due to the slope and he continued to explain the responsibilities of the geotechnical engineer's reports on behalf of each party.

Councilmember Smith Edmondson clarified additional information would be provided to the Council during the approval process and Mr. Wilkinson stated a one lot subdivision would proceed rapidly through the approval process with limited additional information being provided to the Council. Councilmember Smith Edmondson expressed concern about a portion of the buildable area reflected in the exhibit and Mr. Wilkinson responded the current ordinance allowed the structure to be constructed within the 30% slope area, subject to

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the recommendations in the geotechnical report.

Mr. Wilkinson informed the Council, Staff would be completing a comprehensive review of the City's Sensitive Lands Ordinance and suggested an update would come before the Council within coming months.

Jadyn Applonie, Assistant City Attorney, clarified City ordinance specified Development Staff would rely on qualified geotechnical engineer advisors when necessary.

Mayor Petro expressed concern about the potential of any natural springs on the sloped property and Mr. Wilkinson responded this particular issue was one considered by the geotechnical engineer and also identified other issues it reviewed to protect the homeowner

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed unanimously.

Mr. Wilkinson mentioned approval of the subdivision would come before the Council two more times: Preliminary Subdivision and Final Subdivision approval.

Councilmember Bloxham requested Mr. Wilkinson address the update regarding the Sensitive Lands Ordinance. Mr. Wilkinson responded changes had been made to street standards and the Sensitive Lands Ordinance needed to be consistent with those. Staff also wanted to identify appropriate building areas within the City based on 'best practice'. He mentioned there were other communities which prohibited construction of homes on parcels with 30% slope. Definitions of how average slope for a property was calculated also needed to be addressed and provided an example.

PUBLIC HEARINGS:

There were no scheduled public hearings.

UNFINISHED BUSINESS:

Nadine Goseland, applicant, stated she was in the process of purchasing the lot at 2650 East Gentile and clarified the purchase was contingent upon approval of obtaining a building permit and informed the Council of the things she accomplished in the past eighteen months. She inquired about the City's ordinance requiring connection to Weber Basin Water and informed the Council she would probably be seeking a variance.

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Councilmember Roberts suggested Ms. Goseland provide the ordinance number she had referenced to Ms. Applonie.

Mr. Wilkinson believed this would be specific to an engineering requirement for water exaction which would be resolved prior to the two approvals required of the Council.

The meeting adjourned at 8:01 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

AUGUST 15, 2024; 5:34 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, CHAD WILKINSON, STEPHEN JACKSON, SCOTT MAUGHAN, ED FRAZIER, AND KIM READ

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro reminded the Council she had informed it regarding the homeless situation and expressed her opinion the Homeless Task Force would most likely proceed with option B – tents or option C - the alternate properties. She mentioned a meeting was scheduled for next week. She stated the next meeting for Wasatch Integrated Waste Management District wasn't scheduled until next month, September. She mentioned the last meeting with North Davis Sewer District Board was a simple business meeting and provided a brief update on the Gordon/Hill Field project. Said it was proceeding well with two crews. She reported the Teen Center was anticipated to be operational sometime this fall but no date had been provided. The Council would like to tour the facility prior to the ribbon cutting.

COUNCILMEMBER'S REPORT

Councilmember Thomas announced Jaycee Day was designated for Saturday, August 17, 2024 at the Heritage Museum. He stated live audio recordings regarding Layton's history would be taking place.

Councilmember Smith Edmondson distributed a flyer advertising for the 'Screenagers' free movie screening for Thursday, August 22, 2024, at the Kenley Amphitheater. She announced its emphasis would be regarding substance abuse in the digital age. This was a free event geared toward teenagers, parents, and community members. She mentioned there would be gift card raffles, donated prizes, and announced

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citizenship recovery would be available for participating youth. She suggested if these special free events were successful they could be advertised on the City's reader boards. She also inquired about the possibility of an announcement being made by the Davis Arts Council (DAC) prior to the concerts in the amphitheater. Mr. Thomas directed her to DAC Staff regarding that request.

She informed the Council Amelia Williams, CTC (Communities that Care) Coordinator, had accepted a new position and would be moving on. She mentioned this shouldn't affect Layton City's CTC chapter and indicated Megan was doing a great job. She reported Alisa had returned to the Community Board and would be serving as a Board member.

Councilmember Bloxham announced UIA (Utah Infrastructure Agency) had met and passed a resolution which authorized the offering of \$19 million in Revenue Bonds designated for additional infrastructure improvements. He briefly explained the decision which had taken place. He reported subscribership had continued to grow by approximately 1,000 per month. He continued to explain this was needed to help build out the network to be able to attract new subscribers. He reported it was unanimously passed by the Board and a public hearing was scheduled for Monday, September 9, 2024, at 8:30 AM to accept public comments.

Alex Jensen, City Manager, provided statistics and announced the revenue was in a good position. He further explained how the funding would benefit the return on investment. Councilmember Bloxham continued to provide additional subscriber and user statistics.

Councilmember Morris announced the RAMP (Recreation, Arts, Museum, and Parks) Commission was continuing to improve the grant funding application process and reviewed the new process which would be implemented this next year. He expressed his opinion the new process would be beneficial to the applicants.

VALLEY VIEW PROJECT UPDATE

Stephen Jackson, Public Works Director, shared a visual illustration which identified the section for proposed improvements to Valley View Drive. He explained the project would be completed in two phases due to proposed development near Phase II.

Mr. Jensen informed the City's approach with identifying possible options which could provide a better and safer travel, biking, and walking experience along Valley View Drive.

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Mr. Jackson identified the project needs:

- Water and sewer utility work
 - Move 65 service connections to 12-inch waterline
 - Abandon 6-inch waterline
 - 6-intersection connections
 - 10-fire hydrant upgrades
 - Remove sags in pipe
 - 160 feet of sewer line replacement
- Restoration of pavement surface
 - Widen narrow pavement sections with minimum 30 feet of pavement
 - Provide area for pedestrians and bikes with a consistent path on West side of roadway
 - 7 foot shoulder where no existing curb or sidewalk exists
 - Full removal and replacement of asphalt
- Enhance lighting along roadway
 - 10 new lights on Rocky Mountain Power poles

He reviewed the projected time schedule and was hopeful to complete the project this fall, weather permitting, or early spring 2025. He explained what the finished project would resemble and identified the challenges. Mr. Jensen believed the project could be completed with the existing budget schedule with no additional funding be requested. A discussion followed. Mr. Jackson emphasized the City wouldn't need to acquire any property from the current residents in order to complete the project; however, there could be right-of-way encroachments. A discussion followed regarding the speed limit once the new pavement has been completed.

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

CLOSED MEETING:

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:17 p.m. to discuss the Pending or Reasonably Imminent Litigation and to Discuss the

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Purchase, Sale, Exchange, or Lease of Real Property, including any form of a Water Right or Water Shares. Councilmember Roberts seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 7:01 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:01 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **15th day of August, 2024**, was to Discuss Pending or Reasonably Imminent Litigation and to Discuss the Purchase, Sale, Exchange, or lease of real property, including any form of a water right or water shares.

Dated this 19th day of September, 2024.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

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

Item Number: 3.A.

Subject:

Youth Court Graduation and Swearing In

Background:

Those who have graduated from Youth Court training will be recognized, and new members will be sworn in to act as judges for the Layton Youth Court.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.A.

Subject:

Restrictions of the Use of Fireworks Within Certain Areas of the City for the Year 2025 – Ordinance 24-27

Background:

The Utah Legislature grants authority to local governments to regulate the sale and discharge of Class “C” fireworks. The Utah Code empowers Fire Code Officials to evaluate fire hazards and risks and make recommendations to legislative bodies regarding the use of fireworks and fire restrictions. The Layton City Fire Chief, in his role as the City Fire Code Official, has determined under the International Fire Code, Chapter 3, Section 310.8, that hazardous environmental conditions in and around certain mountainous areas, brush-covered areas, trails, canyons, washes, dry grass covered areas, and/or wildland interface areas that pose a significant risk to the people, structures, and infrastructure of the City that necessitate controlled use of ignition sources.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 24-27 adopting restrictions of the use of fireworks within certain areas of the City for the Year 2025 2) Adopt Ordinance 24-27 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 24-27 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 24-27 adopting restrictions of the use of fireworks within certain areas of the City for the year 2025 of the Layton Municipal Code, and authorize the Mayor to sign the necessary documents.

ORDINANCE 24-27

AN ORDINANCE ADOPTING RESTRICTIONS OF THE USE OF FIREWORKS WITHIN CERTAIN AREAS OF THE CITY OF LAYTON, UTAH, FOR THE YEAR 2025

WHEREAS, the Utah Legislature grants authority to local governments to regulate the sale and discharge of Class “C” fireworks; and

WHEREAS, the Utah Code empowers fire code officials to evaluate fire hazards and risks and make recommendations to legislative bodies regarding the use of fireworks and fire restrictions; and

WHEREAS, the Layton City Fire Chief, in his role as the City Fire Code Official, has determined under the International Fire Code, Chapter 3, Section 310.8, that hazardous environmental conditions in and around certain mountainous areas, brush-covered areas, trails, canyons, washes, dry grass covered areas, and/or wildland interface areas that pose a significant risk to the people, structures, and infrastructure of the City that necessitate controlled use of ignition sources;

WHEREAS, the City Council finds it is in the best interest of the municipality and the general health, safety and welfare of the public that this Ordinance should be passed;

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

SECTION 1. Enactment. The following sections of the Layton City Municipal Code are amended and enacted:

9.64.110 Prohibited Acts.

1. It shall be unlawful to discharge fireworks:
 - a. Within one hundred fifty feet (150') of any place where fireworks are sold or offered for sale;
 - b. Within three hundred feet (300') of any church, hospital, rest home, retirement center, school building, or similar institution;
 - c. In such a manner that the fireworks project over or onto the property of another person without the consent of the person owning or controlling such property; or
 - d. In any public park except when approved in writing by the Fire Chief and the Parks and Recreation Director ~~as a location authorized for the discharge of fireworks.~~
2. It shall be unlawful to ignite, discharge, or throw any fireworks from or into any motor vehicle or at or near any person.
3. It shall be unlawful to make, sell, or offer to sell or to discharge any type of homemade fireworks.
4. It shall be unlawful to sell or to offer to sell fireworks:
 - a. Without a permit;
 - b. In violation of any requirement of this Chapter or any regulations adopted by the Utah State Fire Prevention Board;
 - c. At a location not specified in the permit application;
 - d. Without the insurance coverage required in the permit application; or
 - e. In violation of Section 9.64.100.
5. It shall be unlawful to conduct a commercial fireworks show or demonstration that is for public or private display, or any event involving the use of fireworks for large gatherings, without first obtaining a special event permit from the City.
6. Except as provided in Section 9.64.060, it shall be unlawful for any person, firm, or corporation to at any time own, possess, control, sell or offer to sell any fireworks other than as set forth in Section 53-7-222 of the Utah Code (as amended).

9.64.150 Prohibition of Discharging Fireworks

1. **All Fireworks Prohibited.** Due to hazardous environmental conditions, including but not limited to, mountainous, brush-covered, forest-covered, and wildland urban interface areas, no person shall ignite, discharge, or otherwise use any firework in the area east of U.S. Highway 89 that is within the boundaries of Layton City, ~~as this area is mountainous, brush-covered, forest-covered, and a wildland urban interface.~~
2. **Aerial Fireworks Prohibited.** Due to hazardous environmental conditions, including but not limited to, mountainous, brush-covered, forest-covered, and wildland urban interface areas, no person shall ignite, discharge, or otherwise use any aerial firework in the following areas:
 1. West of U.S. Highway 89 and East of Fairfield Road from the south City Border to Church Street;
 2. West of U.S. Highway 89 and East of Church Street from the intersection of Church Street and Fairfield Road North to State Highway 193; and
 3. North of State Highway 193 to the City / Hill Air Force Base Border.
3. **Fire Chief Authority to Prohibit Fireworks.** The Fire Chief, during times of adverse fire and hazardous environmental conditions, may review information regarding meteorological conditions, moisture content of plants and soil, and other information related thereto, and, is hereby authorized to exercise discretion based thereon, in the protection of the health, safety, and welfare of the public, to prohibit the ignition or use of all fireworks. Such a prohibition is to be for a defined period of time and may be limited to identified areas of the City, or may be applicable throughout the City in mountainous, brush-covered, forest-covered, or wildland urban interface areas.
4. **Penalty.** A person who violates any of the provisions of this Section is guilty of an infraction, punishable by a fine of up to \$1,000.

SECTION 2. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This ordinance amendment shall become effective immediately upon adoption by the Layton City Council.

****Signatures on next page****

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Tyson Roberts	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

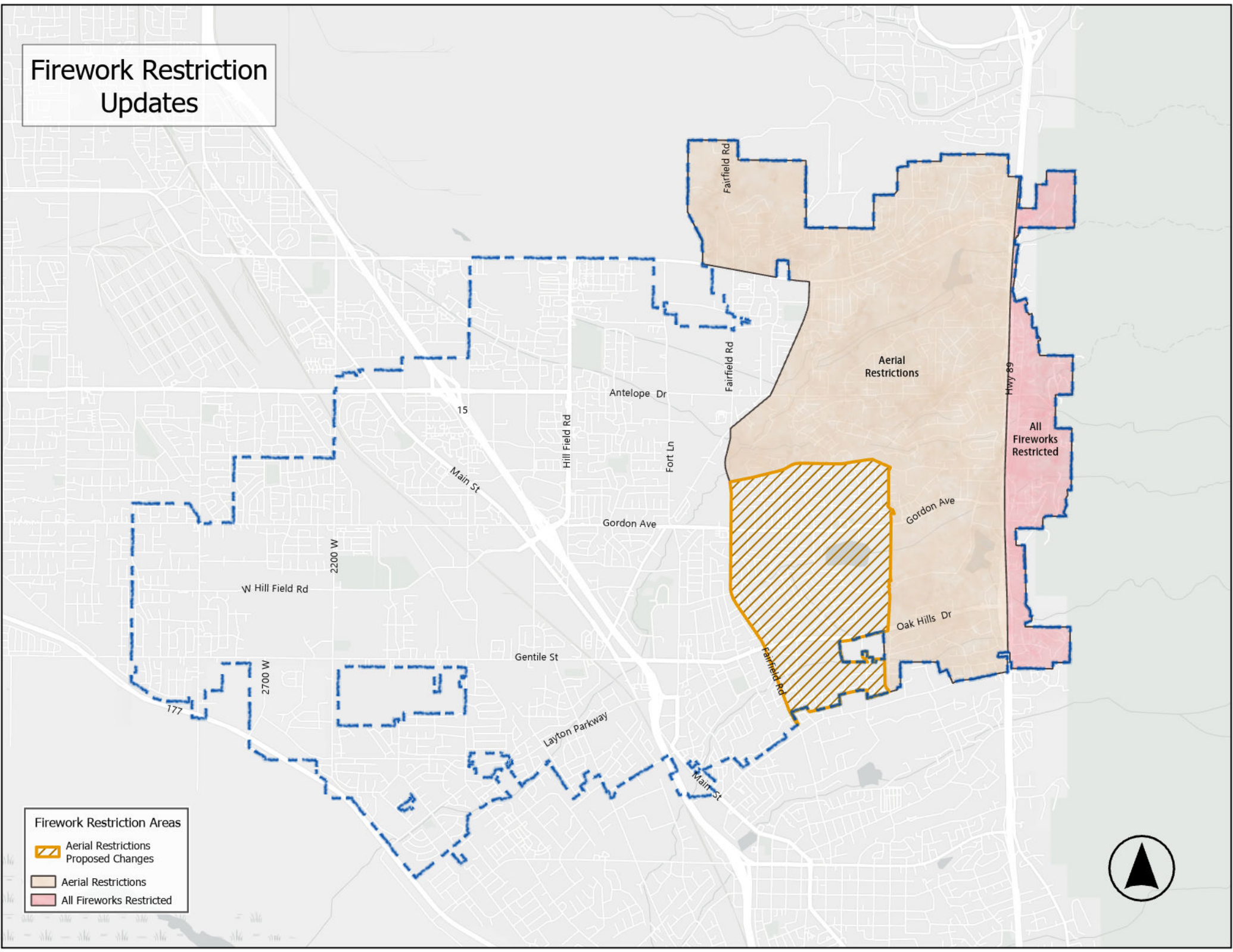


CLINTON R. DRAKE, City Attorney






KEVIN WARD, Fire Chief

Firework Restriction Updates



Firework Restriction Areas

-  Aerial Restrictions
Proposed Changes
-  Aerial Restrictions
-  All Fireworks Restricted



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

Item Number: 5.B.

Subject:

Plat Amendment – Country Oaks No. 3 Subdivision, Lot 302 – 1884 North 2700 East

Background:

The applicant, Ammon Mauga, is requesting to amend Lot 302 of the Country Oaks No. 3 Subdivision.

The purpose of this plat amendment application is to divide Lot 302 into two R-1-10 parcels. The existing home would remain on the first lot and a new single-family home could be constructed on the second lot. The new lots will be labeled Lot 307 and Lot 308 of the Country Oaks No. 3 Subdivision.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to Lot 302 of the Country Oaks No. 3 Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed plat amendment for Lot 302 of the Country Oaks No. 3 Subdivision.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to recommend the City Council approve the amended plat for Lot 302 of the Country Oaks No. 3 Subdivision, subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council

From: Whittney Black, Planner II

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

Date: September 19, 2024

Re: Country Oaks No. 3 Subdivision, Lot 302 Plat Amendment

Location: 1884 North 2700 West

Zoning: R-1-10 (Single Family Residential)

Description:

The applicant, Ammon Mauga, is requesting to amend Lot 302 of the Country Oaks No. 3 Subdivision. The existing lot is surrounded by R-1-10 to the north, east, and west, and R-S (Residential Suburban) to the south.

Background:

The purpose of this plat amendment application is to divide Lot 302 into two R-1-10 parcels. The existing home would remain on the first lot and a new single-family home could be constructed on the second lot. The new lots will be labeled Lot 307 and Lot 308 of the Country Oaks No. 3 Subdivision.

In order to meet the development standards for an R-1-10 lot, the applicant has explained that he will be demolishing the garage on the southern end of the existing home and rebuilding it on the north side. The applicant has also demonstrated that an existing shed will be relocated to the lot with the existing home. Both of these tasks will be accomplished before the amended plat is recorded.

The current lot has existing public utility and drainage easements along the north, east, and west property lines. There is a sewer easement along the south property line. Both proposed lots will need to have easements along all four-property lines as directed under Layton Municipal Code 18.25.040. The sewer easement will remain as existing.

With the proposed site alterations and conditions mentioned in the staff memos, both lots will meet the development standards for an R-1-10 lot listed under Table 5-1 of the Layton Municipal Code 19.05.000 and the requirements for an amended plat explained in Layton Municipal Code 18.10.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to recommend the City Council approve the amended plat for Lot 302 of the Country Oaks No. 3 Subdivision, subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Ammon Mauga; ammonmauga@gmail.com
Mike Staten; mike.staten.pe@gmail.com

CC: CED Department; Fire Marshal; Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: July 31, 2024

SUBJECT: Country Oaks No 3 Lot 302 AMD
Final Plans – Cycle 1, review 2
1884 North 2700 East

I have reviewed the dedication plat, civil plans, and title report distributed on July 17, 2024 for the Country Oaks No 3 Lot 302 subdivision amendment located at 1884 North 2700 East. The plans have been stamped "Approved as Corrected." The following comments will need to be addressed prior to scheduling a preconstruction meeting or the recording of the dedication plat whichever takes place first. All other City Staff review items will also need to be addressed.

Municipal Code (MC) and Development Guidelines and Design Standards (DG) references provided in parenthesis. Items that have been addressed are striken-through and new comments based on changes to the drawings are in red.

General Notes –

1. Water Exaction - ~~The Developer should be aware that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre feet per acre. This is required for all development regardless of secondary water use.~~ With the addition of one new culinary service for lot 2, the water exaction required is 1 acre feet. The following three companies have water shares acceptable to Layton City: Kays Creek Irrigation (A or B stock), Holmes Creek Irrigation, and Davis & Weber Canal Company. The shares will need to be dedicated to the City prior to scheduling a preconstruction meeting or recording of the dedication plat whichever takes place first. (MC 19.23.010)
2. Bonding – A cost estimate from a contractor will need to be submitted for review. The cost estimate will be used to determine the bonding amount. The sanitary sewer will need to be bonded for prior to scheduling a preconstruction meeting or recording of the dedication plat whichever takes place first. Bonding or a letter in lieu will need to be signed for all other site infrastructure. Dena Hyatt in the Engineering office (801-336-3700) will need to be contacted for bonding requirements.
3. ~~Based on the water model, there is 3,400 gpm with a static pressure of 120 psi at the intersection of Country Oaks Drive and 2700 East. The Fire Marshal will determine the required fire flow and the requirement for any additional fire hydrants. (DG 4.06.H)~~
4. ~~Due to the scope of the project, an NOI, SWPPP, and Storm Water Quality Report will not be required.~~

5. Prior to beginning work in 2700 East, a right-of-way permit will need to be completed on-line at <https://www.laytoncity.org/secure1/Applications/StreetCutApplication>.
6. The attached Construction Permit will need to be completed, signed and returned to shansen@laytoncity.org.
7. Upon approval from all City Departments, a stamped and signed PDF set of construction plans that address all comments will need to be submitted for distribution at a preconstruction meeting.

Dedication Plat –

- ~~1. The City, County, and State will need to be added to the title. (DG 9.02.A.3)~~
2. The basis of bearing shall be established between two found Davis County section monuments. (DG 9.02.A.a and b.) **The section monuments will need to be labeled as “found”**
- ~~3. The lot numbers shall use the phase number as the first digit. (DG 9.02.D.1)~~
4. The survey shall include a rotation to NAD 83 to conform to the Utah Coordinate System. (DG 9.02.F.7)
- ~~5. The address for each lot will need to be added to the plat. (MC 18.16.050.1.c) The Planning Department will need to be contacted for an address for Lot 2.~~
- ~~6. To establish the sewer easement location, the lengths between the boundary corners and the north sewer easement line will need to be labeled.~~
- ~~7. The south setback line on lot 2 will need to be outside the sewer easement.~~
- ~~8. The “Town of Hideout” is used in the City signature blocks. These will need to be changed to “Layton City”.~~
- ~~9. The City Engineer signature block language will need to be changed to match the signature block language used in the Planning Commission and City Attorney blocks.~~
- ~~10. The lot is referred to as “lot 3023” in the Narrative Note 1.~~
- ~~11. The Davis County Surveyor signature block will need to be removed.~~
- ~~12. The public utility easements will need to be expanded to be public utility and drainage easements.~~
13. **Not Addressed** – The widths of the PU&DEs will need to be added to lot 1. **The PU&DE dimensions should be labeled as such for clarity.** The side lot easement between lot 1 and 2 can be reduced to 10 feet total, with a minimum width of 3 feet on one side. (MC 18.25.040).
14. **Not Addressed** – **the correspondence referenced below will need to be received for the PU&DE widths to be reduced.** The standard PU&DE widths have been reduced since the original dedication plat was recorded. The PU&DEs can be reduced if letters or emails are provided from the utility companies indicating their willingness to abandon a portion of the easements.

It is helpful to include the PDF file of the drawing in your request, to allow them to easily identify the property and the location of portion of the easements to be vacated. Also include the property address, subdivision name, your contact info, and the reason for the request. You may forward their responses to me, or ask them to include me on their response emails (shansen@laytoncity.org).

Rocky Mountain Power – Ian.Barker@rockymountainpower.net

Century Link – nre.easement@centurylink.com (include “Easement Release” in subject line of email)

Dominion Energy/Questar Gas – pauline.caraveo@dominionenergy.com

15. **There is no discernable difference between the easement lines and the tie lines.**

Construction Drawings –

Cover Sheet (C-0.0) –

- ~~1. General Notes 1 will need to be modified to prioritize the use of Layton City standards and guidelines above APWA standards. APWA standards should only be used if the City does not have an applicable standard or drawing.~~
- ~~2. Utility Note 3 will need to be modified to be in accordance with Layton City standards rather than with “Sewer District” standards.~~
- ~~3. Utility Note 9 will need to be modified to reflect the Layton City standard pipe materials of C-900 DR14 PVC for pipes 3-inch to 12-inch (DG 4.12.A.1) and type “K” copper or HDPE CTS-OD SDR-9 poly tubing for service lines (DG 4.10.E.2)~~
- ~~4. Traffic Control and Safety Note 2 will need to be modified to be per permission from the “City” Engineer rather than the “County” Engineer.~~

Site and Demolition Plan (C-1.0) –

1. The driveway for lot 2 will need to be a minimum of 4.5 feet from the property line as measured at the back of walk. (MC 19.12.170.11) **Partially addressed – The drive approach will also need to be removed and replaced with standard curb and gutter to match the width of the reduced driveway.**
- ~~2. The developer should be aware that the shed will need to be relocated and the garage will need to be demoed prior to the recording the dedication plat.~~

Grading and Utility Plan (C-2.0) –

- ~~1. The sewer main label is obstructed by the asphalt patch hatching.~~
2. **Not Addressed –** A portion of the SMH#1 label is obstructed by line work.
- ~~3. The existing sewer services will need to be disconnected at the main. (DG 1.08.Sanitary Sewer.7)~~
- ~~4. The standard culinary water lateral size is 3/4” with a 5/8” meter. (DG 4.10.A.1) The developer can request an increase to 1 inch lateral and meter (DG 4.10.B) if fixture unit counts warrant the increase. If the increase is approved, a note will need to be added to the dedication plat indicating the increased meter size. (DG 4.10.B.1)~~
5. And on sheet PP-1 – The new sewer main shall match the top of the existing sewer mains in SMH#2. (DG ST-SS-02) **Partially addressed with a note; the new flow elevation will need to be updated to reflect this standard.**
6. And on sheet PP-1 – The Keynote numbers 6 & 7 are not lined up with the sentences of explanation because an additional line was added to Keynote 5. 6 is lined up with “City records. Disconnect at Main.” 7 is lined up with “Preserve existing culinary service and meter.”

-
4. FIELD LOCATE SEWER OUT OF EXISTING HOME AND RECONNECT TO NEW LATERAL
 5. FIELD LOCATE EXISTING SEWER SERVICE SHOWN PER CITY RECORDS, DISCONNECT AT MAIN.
 6. PRESERVE EXISTING CULINARY SERVICE AND METER
 7. INSTALL 3/4" CULINARY SERVICE LATERAL WITH METER YOKE FOR 5/8" METER AND BOX, COMPLETE. METER BY CITY
 8. MATCH THE FLOWLINE OF NEW PIPE TO TOP OF EXISTING SEWER MAIN



Community • Prosperity • Choice


Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Country Oaks No. 3, Lot 302 Subdivision Amendment

CC: 1) Engineering
2) Mike Staten
3) Ammon Mauga, ammonmauga@gmail.com

DATE: August 13, 2024

I have reviewed the final plat submitted on July 17, 2024 for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

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

GM#1 subdivision site plan:sh
Plan #S24-126 District #22
Project Tracker #LAY2406143375
ERS #12977



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

MEMORANDUM

TO: Applicant et al.

CC: CED Department/Fire Marshal

FROM: Darren Curtis, Assistant City Attorney – Legal

DATE: July 26, 2024

Subject: Country Oaks No. 3 – Lay2406143375

I have reviewed the materials transmitted to my department for the subdivision noted above. Besides those issues noted by other departments I have identified the following issues in the title report that should be remedied:

1. Exceptions 11: This exceptions indicate easements within the plat. They should be added to the plat, if not there already, or a label added to clarify including book and page numbers. Also, the easement holder should be added as a signer on the plat to consent to dedication of a public easement over their easement. Alternatively, remove the easements from the title report, or have the holder subordinate.
2. Exception 13-14 indicates a trust deeds on the property, as such the trustees or beneficiaries for both trust deeds need to sign or acknowledge the plat in order to recognize and accept the dedication of public rights and easements on the property.

Memorandum

To: Mike Staten
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: July 2, 2024
Re: Country Oaks No. 3, Lot 302 Subdivision Amendment, Final Approval – 1884 N. 2700 E.
Review: Review 1

The Country Oaks No. 3, Lot 302 Subdivision Amendment located at 1884 North 2700 East is within the existing service area of Oak Forest Park and the future service area of Snow Canyon Park.

The Parks & Recreation Department has reviewed the plans submitted on June 14th and has no comments or concerns regarding the Country Oaks No. 3, Lot 302 Subdivision Amendment.

Attention Engineers & Developers: *Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.*











COUNTRY OAKS NO.3
LOT 302

APPROX.
1884 NORTH 2700
EAST

SUBDIVISION
AMENDMENT

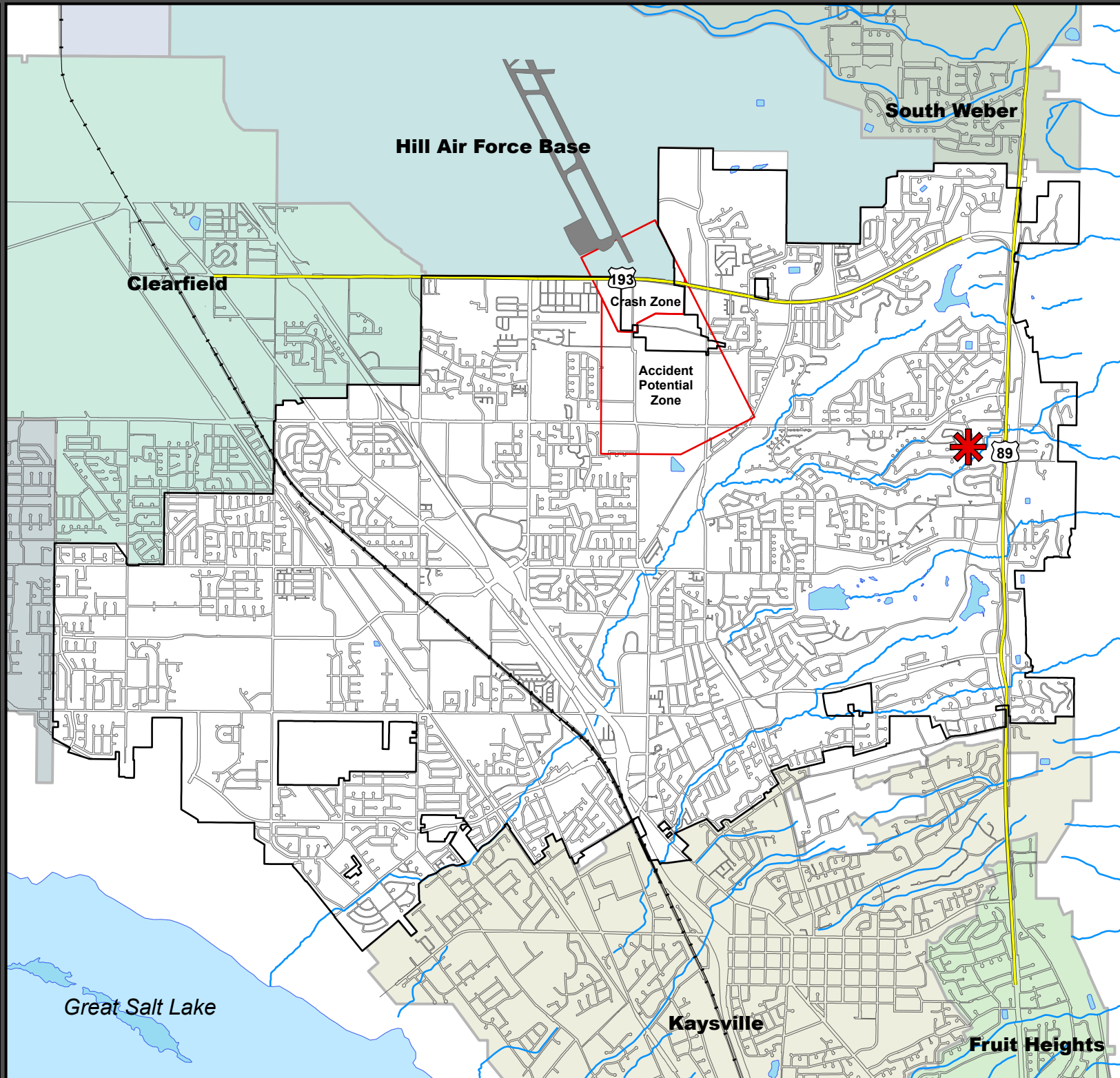
Legend

-  City Boundary
-  Rail Lines
-  Interstate 15
-  APZ
-  Lakes
-  Streams

 - Project Site



Map 1










**COUNTRY OAKS NO.3
LOT 302**

**APPROX.
1884 NORTH 2700
EAST**

**SUBDIVISION
AMENDMENT**

Legend

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

 - Project Area



Map 2










**COUNTRY OAKS NO.3
LOT 302**

**APPROX.
1884 NORTH 2700
EAST**

**SUBDIVISION
AMENDMENT**

Legend

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

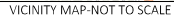
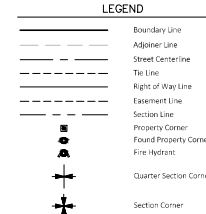
 - Project Area



Map 3



LOCATED IN THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

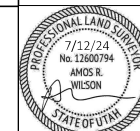
[illegible]

NOTE: THIS PROJECT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE AND REQUIRES A SEVERITY ASSESSMENT TO BE COMPLETED ON ALL BUILDABLE LOTS PRIOR TO BUILDING PERMIT APPROVAL.

AMOS R. WILSON-PLS 7/8/24
DATE

IN WITNESS WHEREOF HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____
_____, 20____.

DAVIS COUNTY RECORDER



CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER _____ DATE _____

CITY ATTORNEY

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

Item Number: 5.C.

Subject:

Preliminary Plat – Anderson’s Legacy Subdivision – Approximately 2650 East Gentile Street

Background:

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. The parcel is within the City’s Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The preliminary plat is before the Planning Commission at this time.

The parcel is zoned R-1-10 and backs onto the Holmes Creek Irrigation Reservoir. Single-family homes surround the parcel with the same R-1-10 zoning designation. The single lot is 0.36 acres that slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The applicant has submitted geotechnical studies to the City, which have been reviewed by the City’s third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the concept plan that addresses how the home is to be constructed on the lot.

Alternatives:

Alternatives are to: 1) Grant preliminary plat approval to Anderson’s Legacy Subdivision subject to meeting all Staff requirements and geotechnical recommendations; or 2) Deny the proposed preliminary plat to Anderson’s Legacy Subdivision.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the preliminary plat for Anderson’s Legacy Subdivision subject to meeting Staff requirements and geotechnical recommendations.

Staff supports the Planning Commission’s recommendation.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council

From: Kem Weaver, Planner II

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

Date: September 19, 2024

Re: Anderson's Legacy Subdivision – Preliminary Plat

Location: Approximately 2650 East Gentile Street

Zoning: R-1-10 (Single-Family Residential)

Description:

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. Single-family homes surround the parcel with the R-1-10 zoning designation.

Background:

On August 1, 2024, the City Council approved the concept plan for the subdivision. The applicant is now requesting preliminary plat review and approval from the Planning Commission and City Council.

The parcel is zoned R-1-10 and backs onto the Holmes Creek Irrigation Reservoir. The single lot is 0.36 acres and slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The parcel is within the City's Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The preliminary plat is before the City Council at this time. The applicant has submitted geotechnical studies to the City, which have been reviewed by the City's third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the preliminary plat that addresses how the home is to be constructed on the lot.

The notes on the preliminary plat address compliance with all geotechnical studies and recommendations, structural engineering of the home, notification of the reviewed and approved geotechnical studies and how they can be accessed, and further studies are required if there are to be any changes to the preliminary plat. These same notes will transfer to the final plat of the single lot subdivision. Once the building permit is approved by the City, the homeowner or their general contractor must sign an indemnification agreement acknowledging they understand and will comply with all geotechnical requirements.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to recommend the Council approve the preliminary plat for Anderson's Legacy Subdivision, subject to meeting all Staff requirements and geotechnical recommendations.

Staff supports the recommendation of the Planning Commission.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Andy Hubbard; andyh@greatbasinengineering.com
Gwen Anderson; lanakila1958@gmail.com
Nadine Goaslind; dcrwnadine@hotmail.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: August 19, 2024

SUBJECT: Anderson's Legacy – Cycle 1, Review 1
Preliminary Plan
2692 East Gentile

I have reviewed the preliminary plans and title report received in Engineering on August 19, 2024 for the proposed Anderson's Legacy Subdivision located at 2692 East Gentile. The plans have been stamped "Approved as Corrected." The following will need to be addressed with the submittal of the final subdivision application. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

General Notes –

1. Fire flow – Based on the water model, the available fire flow in front of the home is 6,100 gpm with 80 psi. The Fire Marshal will determine the required fire flow as well as the need for any additional fire hydrants. (DG 4.06.H)
2. The vacation of the Gentile right of way will need to be approved by the City Council. The City will not vacate the ROW until the dedication plat has been submitted for City signatures and recording. With the change in the first locating call in the boundary description from 1320.85 feet to 1322.66 feet, the legal description submitted with the Concept application for the vacation area no longer matches to the boundary description. It is approximately 1.75 feet to the east of the boundary location. This will need to be addressed with the final subdivision application.

Preliminary Plat –

1. Lot 1 will need to have the "-R" designation indicated in Note 4 on the plat.
2. The area of the lot is indicated to be 15,735 sq. ft. in the boundary description, 16,135 sq. ft. in note 2, and 13,919 sq. ft. in the area label in the lot. I calculate the area to be 15,735 sq. ft. This will need to be verified and the necessary corrections made.
3. The label for the Found Monument at Witness for the Corner to East ¼ Corner is partially obstructed by the right of way linework. The County Recorder has been returning plats for obstructed text. It is recommended that the label be adjusted or a background mask used to avoid possible delay at the County.

4. A signature block for UDOT for easement Entry 3200977 will need to be added to the final dedication plat.
5. Measurements along the boundary to place the UDOT easement Entry 3200977 will need to be added to the final dedication plat.
6. Easement Entry 3273784 (Item 17 in the title report) appears to be a temporary easement and can possibly be removed from the report. If the easement remains in the report, the easement will need to be added to the dedication plat.

Preliminary Plan –

1. The driveway location for the new home will need to be provided at final. The driveway will need to be 80 feet from the intersection. (DG 3.16.D.2)
2. The water meter may need to be shifted to avoid placement within the drive approach.
3. The water meter is labeled as a water valve. The meter size will need to be labeled.

General Notes - Applicable to future stage of development

1. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre-feet per developed acre for single family residential. This is required for all development regardless of secondary water use. The final water exaction amount will be based on the final dedication plat. (MC 19.23.010)
2. Due to the size of the development, the development will not need to comply with the Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards.
3. Weber Basin has indicated that secondary water is not available to this lot. Therefore, culinary water will need to be used for any outdoor watering.



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Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Anderson's Legacy

CC: 1) Engineering
2) Andy Hubbard. andyh@greatbasinengineering.com
3) Gwen Anderson, lanakila1958@gmail.com
4) Nadine Goasline, dcrownadine@hotmail.com

DATE: August 20, 2024

I have reviewed the plat submitted on August 19, 2024 for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

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

GM#1 subdivision site plan:sh
Plan #S24-136 District #33
Project Tracker #LAY2305033266
ERS #12660

Memorandum

To: Andy Hubbard, Gwen Anderson, Nadine Goaslind
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: June 14, 2024
Re: Anderson's Legacy, Conceptual Approval – 2692 E. Gentile St.
Review: Review III

Anderson's Legacy located at 2692 East Gentile Street lies within the City's future Snow Canyon Park service area and Holmes Creek Reservoir.

The Parks & Recreation Department has reviewed the plans submitted on June 13th and has no comments or concerns regarding Anderson's Legacy.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

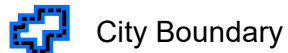


ANDERSON'S LEGACY SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

PRELIMINARY PLAT

Legend



City Boundary



Rail Lines



APZ



Interstate 15



Lakes



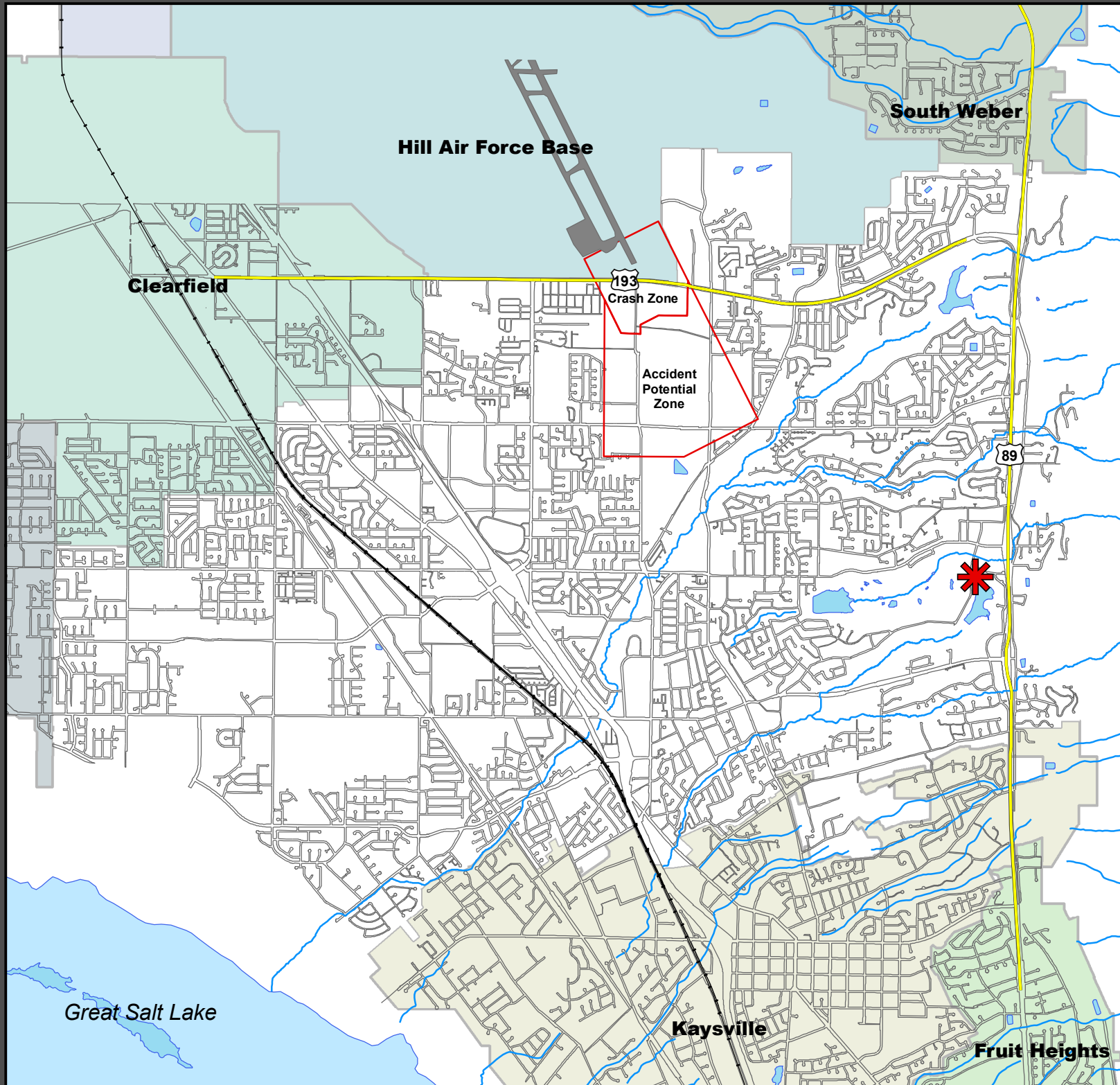
Streams



- Project Site



Map 1










**ANDERSON'S LEGACY
SUBDIVISION**

**APPROXIMATELY
2650 EAST
GENTILE STREET**

PRELIMINARY PLAT

Legend

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

 - Project Area



Map 2










ANDERSON'S LEGACY
SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

PRELIMINARY PLAT

Legend

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

 - Project Area



Map 3



Anderson's Legacy

A part of the Southeast Quarter of Section 14, Township 4 North,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Layton City, Davis County, Utah
July 2024

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Anderson's Legacy in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this _____ Day of _____, 2024.

13 Jun, 2024

6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, and streets as shown on this plat, and name said tract Anderson's Legacy, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Layton City.
Signed this _____ day of _____, 2024.

Gwen N Anderson

ACKNOWLEDGMENT

State of Utah }
County of Davis } ss
The foregoing instrument was acknowledged before me this
day of _____ 2024 by _____
Residing at: _____
Commission Number: _____ A Notary Public commission in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Ms. Gwen Anderson for the purpose of creating a buildable parcel.

Brass Cap Monuments were found at the Southwest Corner, the West 1/4 Corner, and the Center of Section 14, T4N, R1W, SLB&M, U.S. Survey. A line bearing S 0°13'30" W between said Southwest Corner and said West 1/4 was used as Basis of Bearings. Property Corners were monumented as depicted on this drawing.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Commencing at the Southeast corner of said Section 14, thence 1320.85 feet South 89°55'07" West along the Section line to the Point of Beginning, being the beginning of a curve to the right of which the radius point lies South 65°42'44" East; thence two (2) courses along the East Right of Way Line of 2625 East Street (Gentle Street) recently widened as follows: (1) Northeasterly along the arc of a 328.50 feet radius curve a distance of 13.35 feet (Central Angle equals 02°19'43" and Long Chord bears North 25°27'07" East 13.35 feet); to a point of reverse curvature to the left with a radius of 371.50 feet; and (2) Northeasterly along said arc a distance of 26.64 feet, Central Angle equals 04°06'29" and Long Chord bears North 24°33'43" East 26.63 feet concentric with the right of way control line for Gentle Street (Project No. S0089(406)398) to the Existing Easterly Right of Way Line of Gentle Street being a point on a non-tangent curve to the right having a radius of 373.50 feet; thence along said arc a distance of 26.01 feet, Central Angle equals 03°59'25" and Long Chord bears North 30°38'56" East 26.01 feet to a point 9.00 feet perpendicularly distant Easterly from the back of curb line being a point on a non-tangent curve to the left having a radius of 234.07 feet; thence four (4) courses along a line 9.00 feet perpendicular distant Easterly and Southerly from the back of curb line as follows: (1) Northeasterly along said arc a distance of 55.20 feet, Central Angle equals 13°30'47" and Long Chord bears North 16°43'19" East 55.08 feet; (2) North 09°57'55" East 19.40 feet to a point on a non-tangent curve to the right having a radius of 21.53 feet; (3) Northeasterly along said arc a distance of 28.54 feet, Central Angle equals 75°56'27" and Long Chord bears North 44°52'13" East 26.49 feet to a point of non-tangency; and (4) North 83°05'58" East 24.74 feet to a point 0.50 feet West of an Existing concrete driveway, being a point on a non-tangent curve to the left having a radius of 18.97 feet; thence Southeasterly along said arc a distance of 19.70 feet, Central Angle equals 59°29'21" and Long Chord bears South 41°11'29" East 18.83 feet to the South right of way line of Gentle Street to a point of non-tangency; thence North 60°50'18" East 1.72 feet along said Southerly right of way line; thence South 74°57'18" East 36.55 feet; thence South 00°04'51" East 129.23 feet to said Section Line; thence South 89°55'07" West 141.90 feet along said Section line to the Point of Beginning.
Containing 15,735 square feet
or 0.3612 acres, more or less.
(Rotate 0°21'16" Clockwise for NAD 83 Bearings)

NOTES

- Public Utility and Drainage Easement (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- Subdivision total Area 16,135 sq.ft.
- Verify location of existing sewer lateral if not in place, new lateral will need to be installed per Layton City standards.
- Lots with -R designation are on Geotechnical requirements from reports and studies prepared by CMT technical services. (See Geotechnical Notes.)

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney
this _____ day of _____, 2024.

Signature

LAYTON CITY ENGINEER

Approved by the Layton City Engineer
this _____ day of _____, 2024.

Signature

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this _____ day of _____, 2024.

Attest _____
Title _____

Mayor

LEGEND

Found Section Monument
Calculated Section Position
Record
Davis County Surveyor
Centerline Road
Existing Parcel Line
Survey Monument Line
P.U.E
Lot Line
Boundary Line
Set Back Lines

Set 5/8"x 24" Long
Rebar & Cap w/ Lathe

West 1/4 Corner of
Section 14, T4N, R1W,
SLB&M, U.S. Survey (Found
Brass Cap Monument)

Center of Section 14, T4N,
R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Fire Hydrant

East 1/4 Corner of Section 14,
T4N, R1W, SLB&M, U.S. Survey
(Not Found - Positioned Using
Witness Corner)

2644.56' Calc'd (2646.36' D.C.S.)

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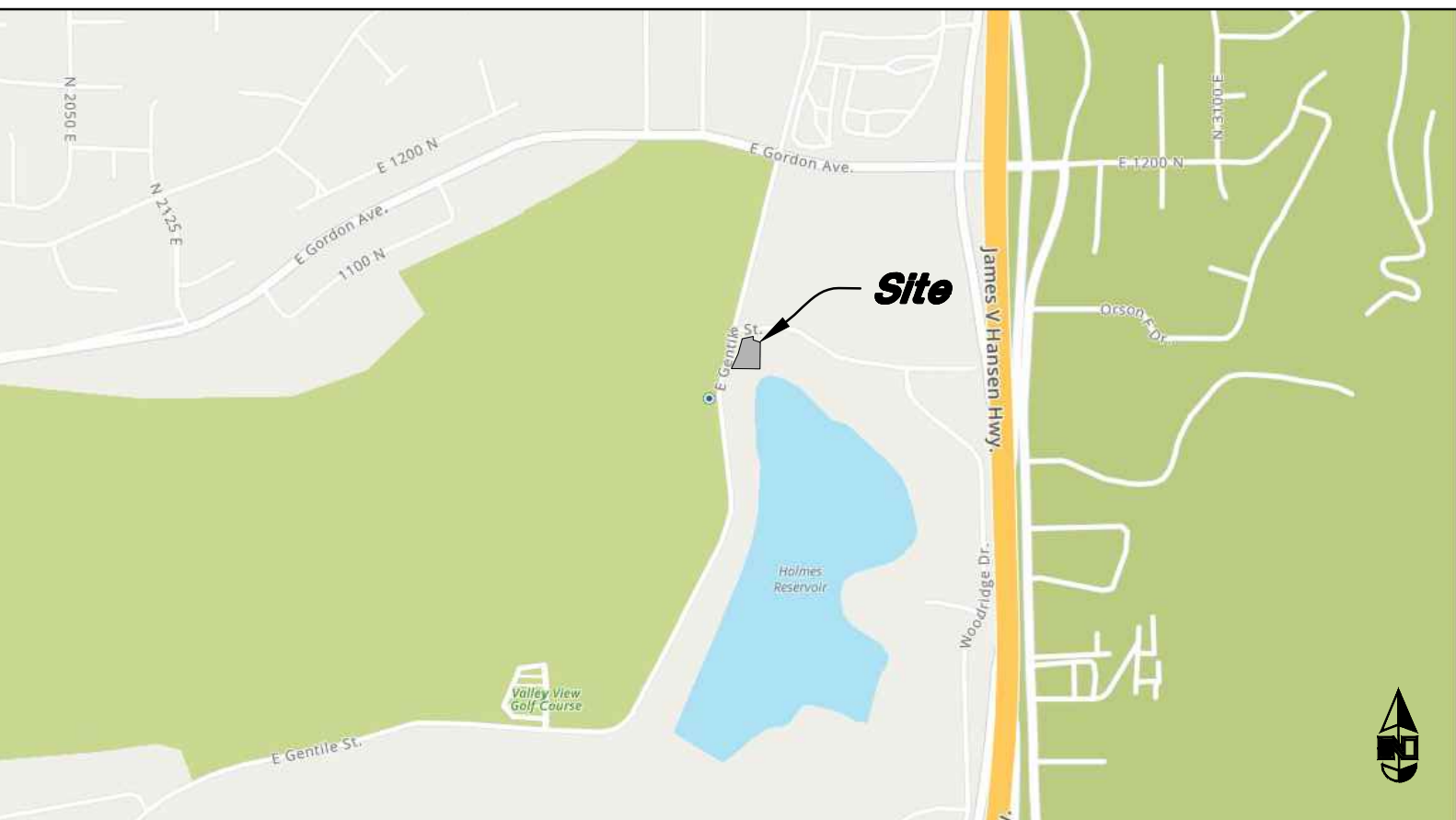
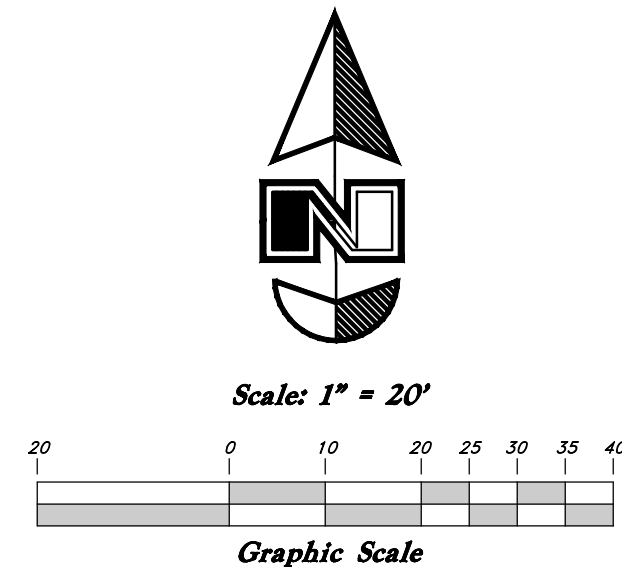
2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)



VICINITY MAP
Not to Scale

Geotechnical Notes:

- Each individual lot owner/building contractor/purchaser is responsible for complying with the geotechnical studies and reports completed by CMT Technical Services and peer review comments by GeoStrata. Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, public interest in property, public improvements, or public facilities in the subdivision, by either a failure to comply with the referenced reports, shall be repaired by the party failing to comply therewith. Each lot owner/building contractor will be required to sign a document prepared by Layton City that indicates the existence of geotechnical reports regarding the subdivision and will comply with said reports.
- The project structural engineer shall provide adequate structural reinforcement for the building design to accommodate additional settlement resulting from seismic deformation on the order of 4 inches (10 centimeters) to ensure that the life-safety egress requirements are met for the structure.
- The lot owner/building contractor shall allow a CMT geotechnical engineer preform observations of the site grading prior to initiation of any construction and that CMT document their observations in a report submitted to Layton City for review prior to the City issuing a building permit. The lot owner/building contractor shall also allow a CMT geotechnical engineer preform a foundation excavation observation for the foundation of the proposed residential structure prior to forming the foundation to allow CMT to assess the condition of the foundation subgrade and document their observations and assessments in a report submitted to Layton City for review prior to the City issuing a building permit. (See CMT response to review letter dated March 13, 2024 and CMT Geotechnical Engineering Study November 7, 2023 for additional information.)
- The lot owner/building contractor shall provide any changes to the approved grading site plan to Great Basin Engineering Inc and CMT for review so they can assess the feasibility of the changes and whether the final conclusions and recommendations from CMT remain applicable.

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	75°56'27"	21.53'	28.54'	N 44°52'13" E	26.49'
C101	13°30'47"	234.07'	55.20'	N 16°43'19" E	55.08'
C102	3°59'25"	373.50'	26.01'	N 30°38'56" E	26.01'
C103	4°06'29"	371.50'	26.64'	N 24°33'43" E	26.63'
C104	2°19'43"	328.50'	13.35'	N 25°27'07" E	13.35'
C105	59°29'21"	18.97'	19.70'	S 41°11'29" E	18.83'

HOLMES CREEK IRRIGATION CO.

Approved by Holmes Creek Irrigation Company
this _____ day of _____, 2024.

Signature

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission
on the _____ day of _____, 2024.

Chairman

Mayor

Tentative Final

DAVIS COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND	
RECORDED _____	AT _____
IN BOOK _____ OF OFFICIAL	
RECORDS, PAGE _____, RECORDED	
FOR _____	
DAVIS COUNTY RECORDER	
BY: _____	DEPUTY

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

Item Number: 6.A.

Subject:

Rezone Request – Barlow Rezone – From A (Agriculture) to R-1-8 (Single Family Residential) – Ordinance 24-26 – 529 West Gentile Street

Background:

The applicant, Jennifer Barlow, representing the Debra Barlow Trust, is requesting to rezone 3.31 acres from A to R-1-8 zoning. The subject property is adjacent to R-1-8 zoned properties to the north, east, and west with A zoning to the south and further west.

The reason for the rezone is to subdivide the parcel into three lots. Lot 2 will contain the existing home on the property while a corner lot will be for the development of a single-family home. Lot 3 will be created as a flag lot for a single-family home.

The applicant will be required to go through the subdivision process to subdivide the 3.31 acre parcel to create two additional buildable lots. The General Plan designates this area of Layton City for single-family residential development.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 24-26 approving the rezone request from A (Agriculture) to R-1-8 (Single Family Residential); 2) Adopt Ordinance 24-26 approving the rezone request from A (Agriculture) to R-1-8 (Single Family Residential) with modifications; or 3) Not adopt Ordinance 24-26, denying the rezone request.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the rezone request from A (Agriculture) to R-1-8 (Single Family Residential).

Staff supports the Planning Commission's recommendation.

ORDINANCE 24-26
(Barlow – 529 West Gentile Street Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL 11-075-0169 DESCRIBED HEREIN, LOCATED AT 529 WEST GENTILE STREET FROM A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from A to R-1-8 be approved; and

WHEREAS, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

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

SECTION 1. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. The zoning map is hereby amended by changing the zone classification of the following property from A to R-1-8:

BEG ON THE S LINE OF A STR AT A PT 466 FT E & 33 FT S OF THE NW COR OF THE NE 1/4 OF SEC 29-T4N-R1W, SLB&M; & RUN TH N 89°53'10" E 120.74 FT ALG SD STR; TH S 0°23'34" W 421.16 FT; TH S 89°53'10" W 255.10 FT; TH N 0°10'10" E 196.15 FT; TH N 89°53'10" E 136.00 FT; TH N 0°10'10" E 225.00 FT TO THE POB. CONT 1.772 ACRES ALSO, BEG AT A PT 8.94 CHAINS E & 33 FT S FR NW COR NE 1/4 SEC 29-T4N-R1W, SLB&M; & RUN TH S 224.7 FT; TH N 88°15' E 256.23 FT; TH N 22°25' W 236.21 FT; TH S 89°53'10" W 169.81 FT TO POB. CONT 1.093 ACRES ALSO, BEG 8.94 CHAINS E & 224.7 FT S FR NW COR OF NE 1/4 SEC 29-T4N-R1W, SLB&M; TH N 88°15' E 256.23 FT; TH S 22°25' E 35.7 FT; TH S 88°15' W 113.68 FT; TH S 77.07 FT; TH W 156.03 FT; TH N 105.3 FT TO POB. CONT 0.467 ACRES LESS & EXCEPT THAT PPTY CONV IN WARRANTY DEED RECORDED 03/31/2023 AS E# 3523165 BK 8224 PG 896 DESC AS FOLLOWS: A PARCEL OF LAND LOC IN THE NW COR OF THE NE 1/4 OF SEC 29-T4N-R1W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE S LINE OF GENTILE STR AS RECORDED IN QC DEED RECORDED 06/10/2010 AS E# 2533240 BK 5043 PG 235-236, SD PT BEING LOC N 89°53'10" E ALG THE N LINE OF SD 1/4 SEC (NAD83 BEARS N 89°46'34" E) 586.74 FT & S 33.00 FT FR THE NW COR OF SD 1/4 SEC; & RUN TH ALG THE S'LY & W'LY LINES OF SD PPTY THE FOLLOWING TWO (2) COURSES & DISTANCES: 1) N 89°53'10" E 169.81 FT; 2) S 22°25'00" E 14.05 FT; TH S 89°53'10" W 107.93 FT; TH N 79°12'08" W 68.45 FT; TH N 0.04 FT TO THE S LINE OF SD GENTILE STR & THE POB.

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This zoning amendment shall become effective immediately upon posting.

Signatures on next page

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON SEPTEMBER 19, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Tyson Roberts	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder



CLINTON R. DRAKE, City Attorney



CHAD WILKINSON, Community &
Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Kem Weaver, Planner II

DATE: September 19, 2024

RE: Rezone Request – Barlow Rezone – From A (Agriculture) to R-1-8 (Single Family Residential) – Ordinance 24-26

LOCATION: 529 West Gentile Street

CURRENT ZONING: A (Agriculture)

PROPOSED ZONING: R-1-8 (Single Family Residential)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 3.31 acres of partially vacant land located in west Layton. The subject property is adjacent to R-1-8 zoned properties to the north, east and west with A zoning to the south and further west.

BACKGROUND INFORMATION

The applicant, Jennifer Barlow, representing the Debra Barlow Trust, is requesting a rezone for the subject property. The purpose for the rezone is to subdivide the parcel into three single-family residential lots under the R-1-8 zoning designation. Lot 2 will contain the existing Barlow home with Lot 1 being created as a corner lot on the corner of Gentile Street and Flint Street. Lot 3 is being proposed as a flag lot with access to Gentile Street.

The applicant will be required to go through the subdivision process with the City to entitle a three lot subdivision. The subdivision will need to be administratively approved before a building permit can be issued by the City.

STAFF REVIEW

General Plan

Utah State Code 10-9a-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for single family residential. The R-1-8 zone is consistent with the General Plan and constitutes single family development as defined in the General Plan.

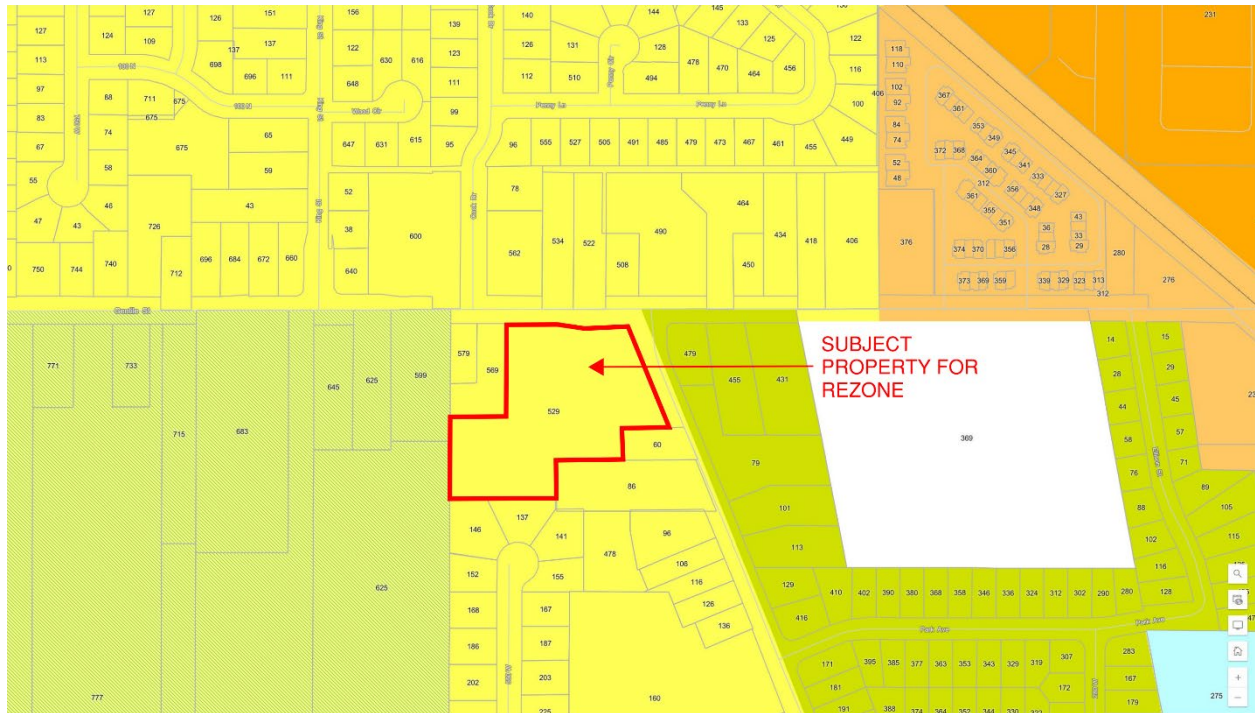


Figure 1 - Layton City General Plan Map

STAFF RECOMMENDATION

On August 27, 2024, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the rezone request from A (Agriculture) to R-1-8 (Single Family Residential). Staff supports the Planning Commission recommendation.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary plan submittal and within 20 business days of a final plan submittal. Thank you.

MEMORANDUM

TO: Mike Staten; mike.staten.pe@gmail.com
Jenn Barlow; jenn.e.barlow@gmail.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: August 1, 2024

SUBJECT: 529 West Gentile Rezone
AKA Barlow Trust

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of ground containing approximately 3.308 acres at 529 West Gentile. The applicant is requesting a zoning change from A to R-1-8 to develop the parcels into single family homes. The Engineering Department has the following comments regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

The following is provided for informational purposes only and may not be inclusive.

Street – Gentile was overlaid in 2021 and is under a three year no cut moratorium until October 2024. If allowed by the City Engineer, the roadway will be rotomilled for a distance of five feet (5') from the edge of each cut. (MC 12.16.100.1)

Access to the new lots will need to be a minimum of 200 feet from the Flint Street and Gentile signal. (DG 3.16.D.4)

Sanitary Sewer –There is an 18-inch North Davis Sewer District line on the north side of Gentile. Any connections will need to be approved by them.

There is an 8-inch City sewer line on the east side of Flint Street.

Culinary Water – There is a 10-inch culinary line on the south side of Gentile and an 8-inch culinary waterline on the west side of Flint Street.

Based on the city water model, the fire flow in the intersection of Flint and Gentile is 8,000 gpm with 80 psi. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants. (DG 4.06.H)

Storm Drain – There is a 21" storm drain on the north side of Gentile.

The development will need to comply with Low Impact Development requirements in Section 6 and Infiltration Testing in Section 8 of the City Development Guidelines and Design Standards. An infiltration test will not be required if infiltration is deemed technically infeasible due to a drinking water protection zone, contaminated soil, soil classification and/or ground water depth.

Land Drain – A land drain system will be required for any home/building as specified in a geotechnical report and as required per Layton City Municipal Code 18.40.020.

Land drain is not installed in Gentile or Flint Street. The land drain main will need to connect to the storm drain system at a point where the rim elevation is lower than the finished floor elevation of the homes. (DG 7.06.F)

Secondary Water – This property is not located within a secondary water service area. The existing gravity irrigation system cannot be used for new lots. Per state law, secondary water needs to be metered and a gravity system cannot be metered.

Miscellaneous –

1. Street lights on public streets may be required. (DG 10.02 & MC 18.50.075)
2. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre-feet per developed acre. This is required for all development regardless of secondary water use. The final water exaction amount will be based on the final dedication plat. (MC 19.23.010)
3. A geotechnical report will need to be submitted with the subdivision application. (DG 1.06.22)
4. Our records indicate that a gravity irrigation line runs through the property. Written approval from the irrigation users and ditch master will need to be submitted for any changes to the existing system. (DG 1.06.21) If an easement for the line does not exist, one will need to be established.

Memorandum

To: Mike Staten, Jenn Barlow
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: August 9, 2024
Re: 529 West Gentile Rezone (Barlow Trust), Rezone – 529 W. Gentile St.
Review: Review 1

529 West Gentile Street lies outside the City's existing Commons Park and Ellison Park service areas. The applicant's proposed rezone from A-1 to R1-8 would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted on July 18th and has no comments or concerns regarding approval of the rezone.

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

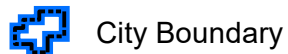


BARLOW REZONE

529 WEST
GENTILE STREET

REZONE FROM
A TO R-1-8

Legend



City Boundary



Rail Lines



APZ



Interstate 15



Lakes



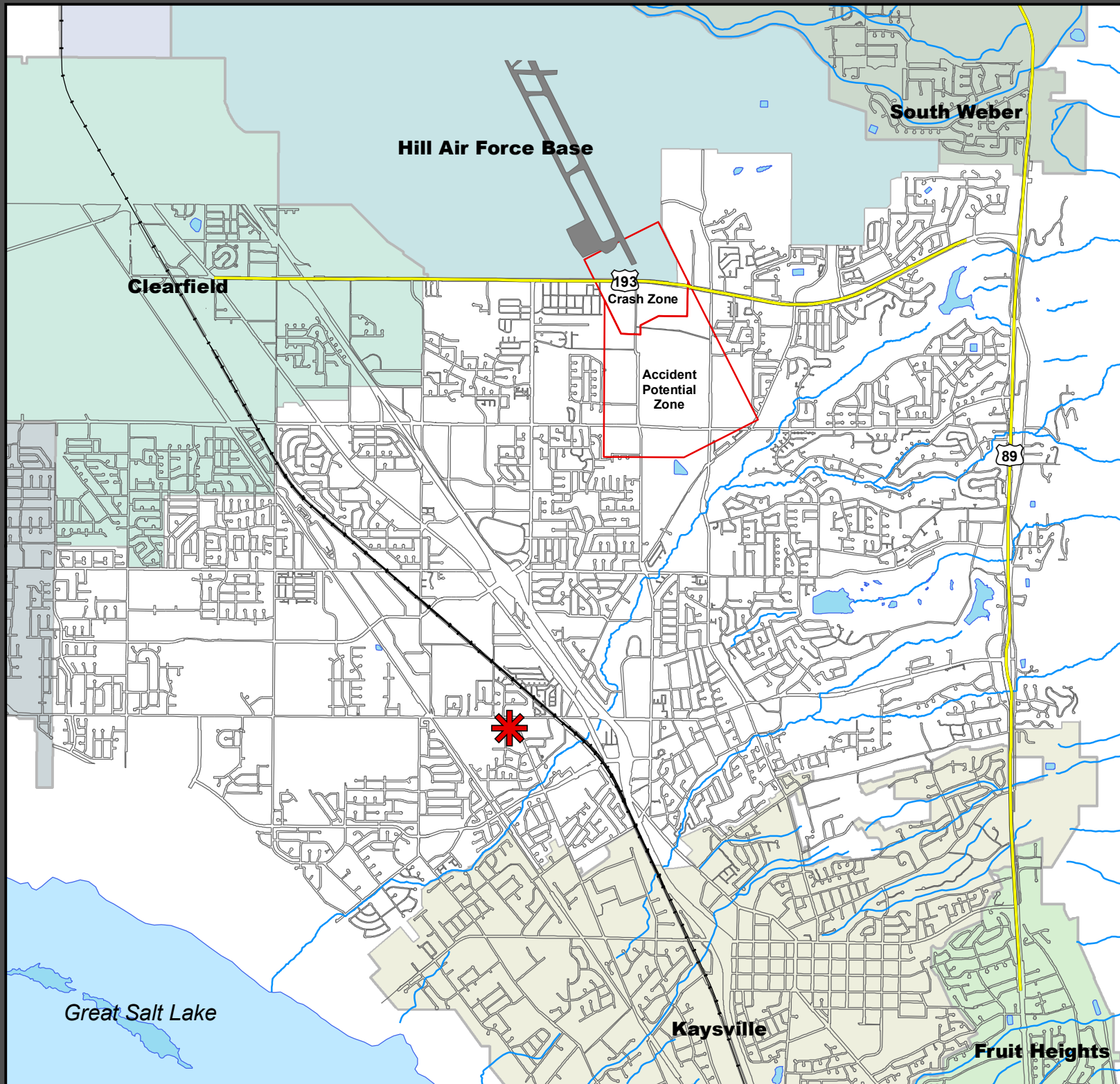
Streams

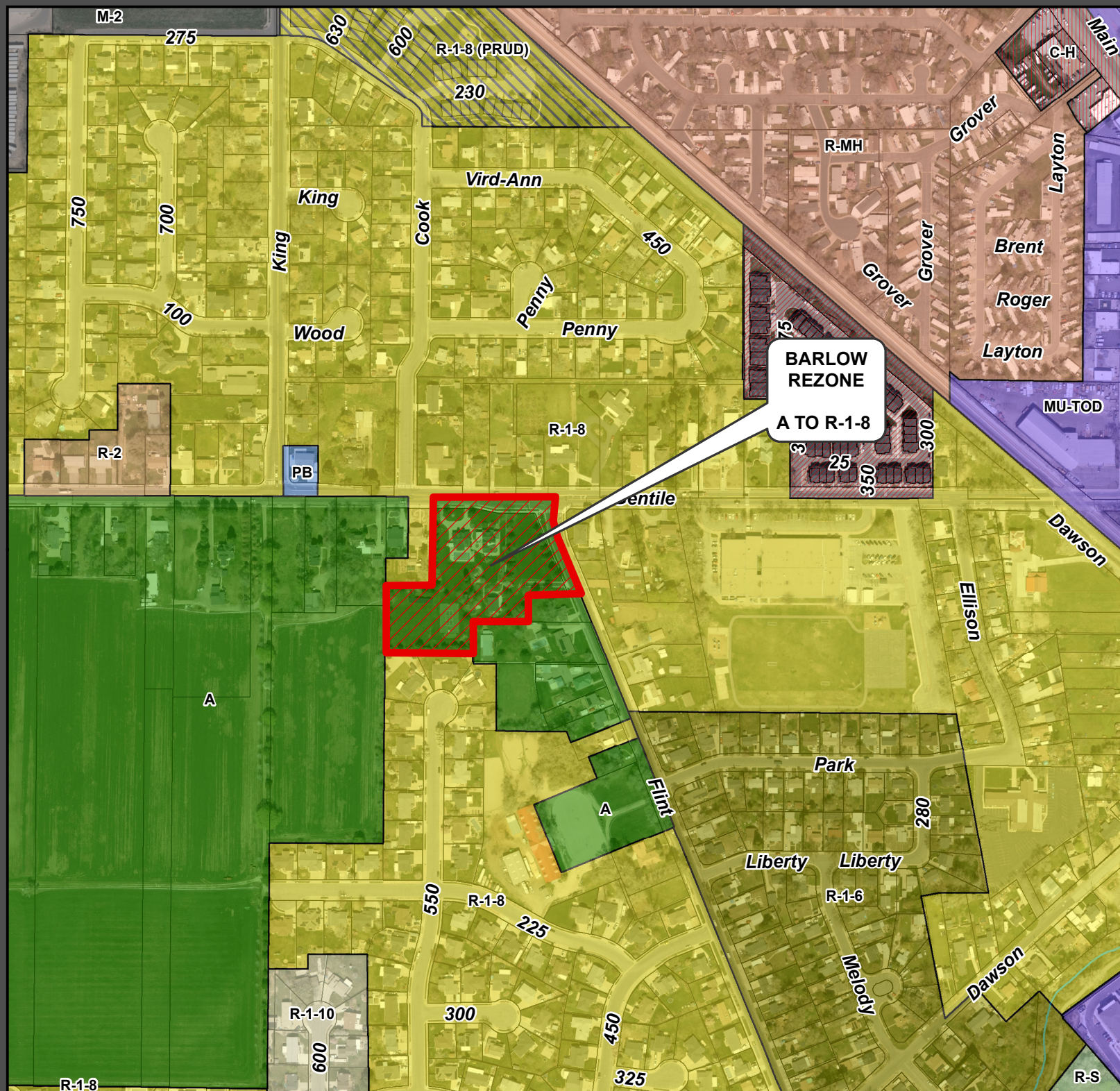


- Project Site



Map 1







BARLOW REZONE

529 WEST
GENTILE STREET

REZONE FROM
A TO R-1-8

Legend

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

- Project Area



Map 3



BARLOW REZONE
AGRICULTURE TO
R-1-8



D

C

B

A

11-075-0047
FELT, JARED
AND TOY, LISA

11-075-0106
SCHROEDER, STEPHAN &
LORI ANN TRUSTEES

LOT 3
58645.66 SQ FT
1.35 ACRES

11-075-0135
DACM
HOLDINGS LLC

11-390-0066
LOT 60, CARRIAGE PARK
NO. 3 SUB.
REVEL, DAREEN & RAELENN

11-390-0061
LOT 61, CARRIAGE PARK
NO. 3 SUB.
PAGE, GREGORY &
ANASTASIA

11-390-0062
LOT 62, CARRIAGE PARK
NO. 3 SUB.
OWENS, WAYNE & SHERRI

11-075-0029
COOK, BRUCE & JOAN
TRUSTEES

11-075-0027
OPEN COUNTRY
INVESTMENTS LC

LOT 2
50200.43 SQ FT
1.15 ACRES

LOT 1
35285.58 SQ FT
0.81 ACRES

GENTILE (PUBLIC STREET)

FLINT STREET (PUBLIC)

LEGENDS AND SYMBOLS

=====	EXISTING BLOCK WALL	---	SETBACKS
=====	PROPOSED BLOCK WALL	---	EXISTING CULINARY WATER
=====	EXISTING CONCRETE WALL	---	PROPOSED CULINARY WATER
=====	PROPOSED CONCRETE WALL	---	EXISTING HYDRANT
=====	PROPOSED ROCK WALL	---	PROPOSED HYDRANT
=====	EXISTING BUILDING	---	EXISTING NATURAL GAS
=====	PROPOSED BUILDING	---	PROPOSED NATURAL GAS
=====	EXISTING CONCRETE FLATWORK	---	EXISTING SANITARY SEWER
=====	PROPOSED CONCRETE FLATWORK	---	EXISTING SANITARY SEWER CLEANOUT
=====	REMOVE CONCRETE	---	EXISTING SANITARY SEWER MANHOLE
=====	EXISTING CURB AND GUTTER	---	EXISTING STORM DRAIN
=====	PROPOSED CURB AND GUTTER	---	PROPOSED STORM DRAIN
=====	PROPOSED REVERSE-PAN GUTTER	---	EXISTING TELECOMMUNICATIONS
=====	TRANSITION TO REVERSE-PAN GUTTER	---	EXISTING TELECOMMUNICATIONS BOX
=====	EXISTING FENCE	---	OVERHEAD POWER
=====	PROPOSED FENCE	---	EXISTING UNDERGROUND POWER
=====	REMOVE EXISTING ASPHALT		
=====	PROPOSED ASPHALT		
=====	PROPOSED EASEMENT		

PROJECT INFORMATION

- CURRENT ZONING IS A-1
- PROPOSED ZONE R1-8
8000 SF MIN. AREA
FRONT SETBACK: 25'
SIDE SETBACK: 8'
REAR SETBACK: 25'



SCALE: 1"=30'
0 15 30 60

MICHAEL STATEN, P.E.
CIVIL ENGINEERING DESIGN
1014 WEST 4175 SOUTH
RIVERDALE, UTAH 84405
(801)589-2686
Mike.Staten.PE@gmail.com

FOR:
BARLOW FAMILY
529 WEST GENTILE
LAYTON, UTAH 84041
CONTACT:
JENN BARLOW
PHONE: 801-544-2121

BARLOW SISTERS SUBDIVISION 529 WEST GENTILE LAYTON, UTAH 84041

SEAL

PROJECT NO.
DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

NO.	DATE	DESCRIPTION
1	06.22.24	FOR REZONE APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

SUBDIVISION CONCEPT PLAN

SHEET NUMBER

1 OF 1

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

Item Number: 6.B.

Subject:

Proposal to Amend Requirements in Title 19 Zoning, Chapter 19.05 General and Specific Development Regulations, Section 19.05.000 Tables 5-1 and 5-2 to Amend the Height Restrictions in the M-1 (Light Manufacturing/Industrial) Zone – Ordinance 24-25

Background:

The proposed text amendment would allow, in specific situations, the height of the M-1 zone to be increased from a maximum of 60' to a maximum of 100'. The majority of M-1 zoned properties are located in the northern portion of the City and bordering Hill Air Force Base (HAFB). The properties that would be affected by this height increase are within the East Gate Business/Research Park, as outlined in the attached map.

The East Gate Business/Research Park is within the Layton City Economic Development Project Plan Area (EDA). The goal of the EDA has been to support and help facilitate the placement of aerospace industrial businesses related to HAFB. As a part of the redevelopment efforts for the East Gate area Staff has found additional height allowances would be helpful to accommodate things such as offices, rooftop access, equipment panels, cranes, etc. The General Plan states that Business/Research Park areas should include adequate building setbacks and building height transitions.

The draft amendment would limit the height increase to properties that meet the following four criteria. First, the structure must be a minimum of 500' from any residential property boundary line. Second, the structure shall comply with Federal Aviation Administration (FAA) and military-restricted air space requirements. Third, the property cannot be located within the Accident Potential Zone (APZ). Fourth, the properties must have a minimum of 4 acres. The draft amendment is intended to provide flexibility for development within the East Gate Business/Research Park while also creating significant separation from residential uses.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 24-25 amending Title 19 Zoning, Chapter 19.05 General and Specific Development Regulations, Section 19.05.00 Tables 5-1 and 5-2; 2) Adopt Ordinance 24-25 with modifications; 3) Not adopt Ordinance 24-25 and deny the proposed amendments.

Recommendation:

On August 27, 2024, the Planning Commission voted unanimously to recommend the Council adopt the proposal to amend requirements in Title 19 Zoning, Chapter 19.05 General and Specific Development Regulations, Section 19.05.000 Tables 5-1 and 5-2 to amend the height restrictions in the M-1 (Light Manufacturing/Industrial) zone.

Staff supports the recommendation of the Planning Commission.

Layton City
ORDINANCE 24-25

M-1 (LIGHT MANUFACTURING/INDUSTRIAL) ZONE HEIGHT AMENDMENT

AN ORDINANCE AMENDING TITLE 19 "ZONING", CHAPTER 19.05 "GENERAL AND SPECIFIC DEVELOPMENT REGULATIONS", SECTION 19.05.000 "TABLES 5-1 AND 5-2" TO AMEND THE HEIGHT RESTRICTIONS IN THE M-1 (LIGHT MANUFACTURING/INDUSTRIAL) ZONE

WHEREAS, Layton City is proposing to increase the maximum height allowance within the M-1 zone from 60' to 100'; and

WHEREAS, the City has found additional height allowances would be helpful to accommodate building components such as offices, rooftop access, equipment panels, and cranes; and

WHEREAS, the maximum height of 100' would only be permitted for properties that are a minimum of 500' from residential, are outside the Accident Potential Zone (APZ) and have a minimum of 4 acres; and

WHEREAS, the structure shall comply with all Federal Aviation Administration (FAA) and military-restricted air space requirements; and

WHEREAS, the Planning Commission has reviewed the proposed ordinances, and after holding a public hearing has recommended approval of this amendment; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that these amendments are rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW THEREFORE, be it ordained by the City Council of Layton City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "19.05.000 " is hereby amended as follows.

...

TABLE 5-2

...

Row											
Neigh boring Dwelli ng											
Row											
HEIG HT											
Row											
Max. Princi pal Struct ure	35'	100'	35'	40'	40'	60'	60'	60' ⁴	100'		
Row											
Max. Access ory Struct ure	25'	20'	35'	40'	40'	40'	40'	60'	100'		
Row											
Permit ted Minim um	10'	10'	10'	10'	10'	10'	10'	10'	10'		

...

2. Commercial uses adjacent ... a minimum of 20'.

3. Each lot or ... of height above 20'.

4. A primary structure located at least 500' from a residential zone boundary or property designated for residential in the General Plan may be increased to a maximum of 100' in height. The structure shall also comply with FAA and/or Military restricted air space, the property shall not be located within the APZ (Accident Potential Zone), and shall be located on a parcel with a minimum of four acres.

HISTORY

...

SECTION 3: Severability. If any section, subsection, sentence, clause, or phrase of this amendment 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 amendment.

SECTION 4: Effective Date. This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th

day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

DRAFT

PASSED AND ADOPTED by Layton City Council this _____.

JOY PETRO, Mayor
Layton City

Attest:

KIMBERLY S READ, City Recorder
Layton City



CHAD WILKINSON, Community Development Director
Layton City



DARREN CURTIS, Assistant City Attorney
Layton City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Tyson Roberts	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Layton City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

- 1. Layton City Center
- 2. Surf 'n Swim Bulletin Board
- 3. Davis County Library - Layton Branch

on the above referenced dates.

KIMBERLY S READ, City Recorder
Layton City

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

Item Number: 6.C.

Subject:

Annexation Request – Layton City Annexation – Ordinance 24-28 – Approximately 3925 North and 3945 North Fairfield Road

Background:

On June 20, 2024 the City Council approved the Annexation and Rezone for the subject properties consisting of approximately 24.5 acres. As a part of the Annexation process the City is required to submit an annexation plat and formal notice of the annexation to the State. Utah State Code section 10-2-425 requires that the application be submitted to the State within 60 days from the City Council's annexation action. Between approval of the annexation by the City Council and submittal to the State, the annexation plat receives a final review by City Staff to ensure accuracy and is then submitted to Davis County for review and approval. Coordination of these reviews took longer than anticipated and the notice to the State was unintentionally submitted after the 60-day deadline in State Code. The State has requested the City adopt a new ordinance approving the requested annexation before the State certifies the annexation. Moving forward, Staff will be tracking the review times of the Mylar to make sure this does not happen again.

The subject property is owned by Layton City and is currently located in unincorporated Davis County. The annexation is a City-initiated effort to prepare the property for future development consistent with the General Plan. The purpose of the annexation is to facilitate the extension of Fairfield Road and to provide additional property to be available for economic development purposes within the East Gate Development Area.

The General Plan identifies the subject properties as a part of the East Gate Business Park which is within the Business/Research Park designation. This area is intended for aerospace industries related to and providing supporting services to Hill Air Force Base (HAFB).

Alternatives:

Alternatives are to: 1) Adopt Ordinance 24-28 approving the annexation of 24.5 acres located at approximately 3925 North and 3945 North Fairfield Road based on consistency with the Annexation Plan; or 2) Not adopt Ordinance 24-28 denying the annexation request.

Recommendation:

Staff recommends the City Council adopt Ordinance 24-28 approving the Layton City annexation request.

ORDINANCE 24-28
(Layton City Annexation)

AN ORDINANCE ANNEXING REAL PROPERTIES LOCATED AT APPROXIMATELY 3925 NORTH AND 3945 NORTH FAIRFIELD ROAD INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF LAYTON CITY; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City has determined that the properties located at approximately 3925 North and 3945 North Fairfield are part of an existing unincorporated parcel of property contiguous to Layton City; and

WHEREAS, these properties are identified in the Layton City Annexation Policy Plan, Expansion Area Two, adopted by the City Council on December 5, 2002; and

WHEREAS, the City Council adopted Resolution 24-06 expressing Layton City's intent to annex said properties; and

WHEREAS, the City Council previously adopted Ordinance 24-21 approving the annexation of the subject area; and

WHEREAS, a plat of said real properties has been prepared under the supervision of a competent surveyor, showing the size and location of said real properties and showing that the same is contiguous to the present corporate limits of Layton City; and

WHEREAS, the City Council has determined that in their judgment, this annexation meets the standards set forth in the Utah State Code, and the noticing requirements therein have been satisfied; and

WHEREAS, the Layton City Council deems it to be in the best interest of the City and its citizens to annex the real property described herein to Layton City.

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

SECTION 1. Repealer. Any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. That the following described rear property is hereby annexed into Layton City, and the corporate limits of the City are hereby extended to include said rear property.

BEG AT A PT N 89°55'29" W 984.66 FT (WEST BY RECORD), ALG THE SEC LINE FR THE NE COR OF SEC 4-T4N-R1W, SLB&M; TH AS FOLLOWS: S 00°11'06" W 538.99 FT, M/L, TO RULON LOVE PPTY (797.599); TH N 89°41'10" W 992.41 FT (W BY RECORD), M/L, TO AN EXIST CHAIN LINK FENCE LINE (WH IS THE E LINE OF US GOVERNMENT PPTY - HAFB); TH N 00°11'06" E 534.85 FT ALG SD CHAIN LINK FENCE LINE TO THE SEC LINE; TH S 89°55'29" E 992.41 FT (E BY RECORD), ALG THE SEC LINE TO THE POB. CONT. 11.95 ACRES

BEG AT THE NE COR OF SEC 4-T4N-R1W, SLM; TH S 00°08'30" W 543.09 FT ALG THE SEC LINE, M/L, TO MORISHITA PPTY (1544-87); TH N 89°41'10" W 985.07 FT (W BY RECORD); TH N 00°11'06" E 538.99 FT TO THE N LINE OF SEC 4; TH S 89°55'29" E 984.66 FT (E BY RECORD) ALG THE SEC LINE TO THE POB. CONT. 12.55 ACRES

SECTION 3: Filing. The City Recorder is directed to file a certified copy of the plat of said real property and a certified copy of this ordinance of annexation with the Davis County Recorder; and within 60 days after the enactment hereof, the City Council shall file with the Lieutenant Governor a notice of

impending boundary action, as defined in Section 67-1a-6.5 UCA that meets the requirements of Section 67-1a-6.5(3) UCA and a copy of an approved final plat, as defined in Section 67-1a-6.5.

SECTION 4. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 5. Effective Date. This ordinance amendment shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON THIS 19th DAY OF SEPTEMBER 2024.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Tyson Roberts	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder


CLINTON R. DRAKE, City Attorney


CHAD WILKINSON, Community &
Economic Development Director



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Chad Wilkinson; cwilkinson@laytoncity.org

CC: CED Dept/Fire Marshal/Legal Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: April 8, 2024

SUBJECT: Layton City East Gate Annexation
3925 North Fairfield Road (approximate)

I have reviewed the annexation plat and title report received in Engineering on April 2, 2024 for the Layton City East Gate property, affecting two parcels of land containing approximately 24.3 acres of property located at approximately 3925 North Fairfield Road and have the following concerns regarding the annexation of the property. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

- 1) While the title of the plat is "Layton City East Gate Annexation" the annexation is referred to as "Wasatch Integrated" in the Boundary Description and Layton City Corporation Acceptance. The title in the boundary description and corporation acceptance will need to be changed.
- 2) The boundary description is written counter clockwise. The boundary description shall be traversed in a clockwise direction (DG 9.02.B.1.a)
- 3) Based on existing contours, the majority of the site will be unable to access the utilities in Fairfield Road. It is assumed that the parcel will have access to the utilities to be constructed with the development of the East Gate subdivision to the south.

The following engineering comments and concerns regarding the development of this property that may need to be addressed in an annexation agreement.

Street – Fairfield Road (80-foot ROW) will need to extend north and east to provide access to the properties to the east. It is anticipated that the parcels shall also have access to 3500 North through the East Gate subdivision to the south.

Public Utility and Drainage Easements will need to be established along all public roads. (MC 18.24.050)

Culinary Water – There are 12-inch mains in Fairfield Road and 3500 North.

A sampling station will need to be constructed on the public water line extension in Fairfield. (DG 4.14.F)

Based on the water model, the available fire flow with a looped system within the development to the south shall be 3,200 gpm with 95 psi. The fire flow will be further refined upon development of the parcels. The Fire Marshal will determine the required fire flow as well as the requirement for additional fire hydrants. (DG 4.06.H)

Sanitary Sewer – There are 8-inch mains in Fairfield Road and 3500 North.

Storm Drain – There is a 48-inch main in 3500 North and a 21-inch main at the north end of Fairfield Road.

The storm drain detention basin and pipes in Fairfield and 3500 North are not sized for this property. Storm water will need to be detained for a 100-year storm with a maximum release rate of 0.2 cfs per acre.

The development will need to comply with Low Impact Development requirements outlined in Section 6.14 of the City's Development Guidelines and Design Standards. Items of note for the Storm Water Quality Report:

1. An infiltration test will not be required if infiltration is deemed technically infeasible due to a drinking water protection zone, contaminated soil, soil classification and/or ground water depth. Any infiltration tests will need to comply with the standards outlined in Section 8.16 of the same design standards.


Miscellaneous –

1. There are 8-inch land drain mains in 3500 North and Fairfield Road.
2. Lighting in the public right of way will be required. (DG 10.02 & MC 18.50.075)
3. Water Exactions requirements will need to be met for all new connections. Commercial projects are based on the culinary water meter size. Water shares from Kays Creek Irrigation, Holmes Creek Irrigation, or DWCCC will need to be submitted at the final stage of development. (MC 19.23.010)
4. There is a sanitary sewer payback on the property. The City shall collect \$2,728.08 per acre from any entity that connects to the sanitary sewer installed with the Greyhawk Development. (Entry 3153375, Bk 7240, Pg 524)

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Layton City Annexation

CC: 1) Engineering
2) Chad Wilkinson, cwilkinson@laytoncity.org

DATE: April 22, 2024

I have reviewed the annexation application received on April 2, 2024 for the above referenced project. The Fire Department, with regard to the annexation, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built.
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided.

3. Where applicable, two means of egress may be required.
4. On site fire hydrants may be required.

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

GM\#4ANNEX/REZONE:sh
Plan #S24-054 District #11
Project Tracker #LAY2403183349
ERS# BMI



Memorandum

To: Chad Wilkinson
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: April 5, 2024
Re: Layton City Annexation, Annexation – 3925 N. Fairfield Rd.
Review: 1st Cycle, 1st Submittal

3925 North Fairfield Road lies outside the City's existing Sandridge Park and Grey Hawk Park service areas.

The Parks & Recreation Department has reviewed the petition submitted and has no comments or concerns regarding approval of the annexation.

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





**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Memo

To: Chad Wilkinson, Layton City

From: Weston Applonie, City Planner

Date: April 18, 2024

Re: 3925 North & 3945 North Fairfield Road – Annexation & Rezone

***Attention Engineers and Developers:** Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days for a preliminary plat application and 20 days for all other applications.*

This review is for plans received on March 14, 2024.

The Planning Staff has reviewed this annexation and rezone submittal and has determined that the annexation request is compliant with the Layton City's Annexation Plan and the rezone request is compliant with the General Plan.









LAYTON CITY ANNEXATION AND REZONE

APPROXIMATELY
3925 & 3945 NORTH
FAIRFIELD ROAD

ANNEXATION AND
REZONE AREA
24.5 ACRES

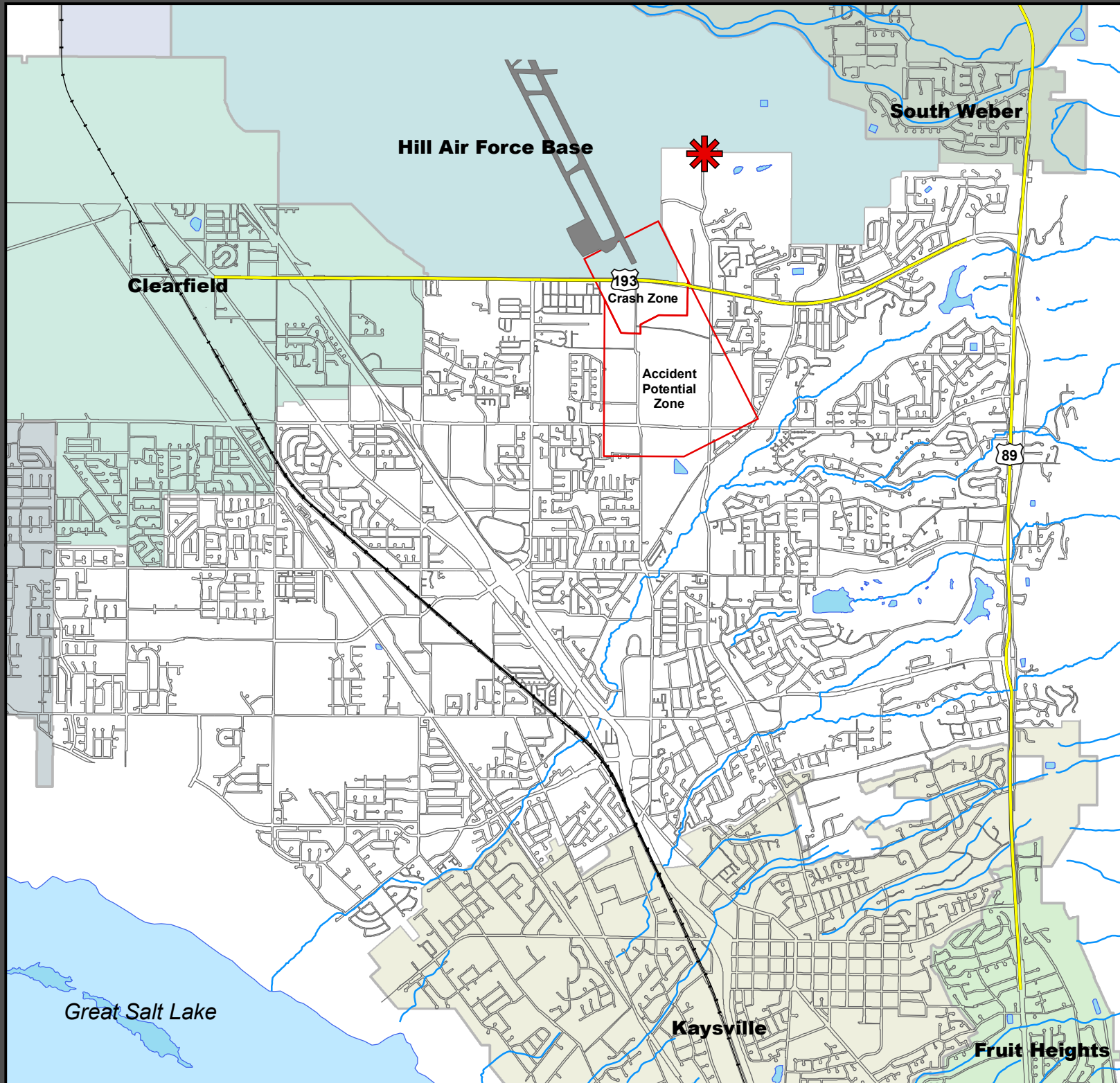
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1










LAYTON CITY
ANNEXATION AND
REZONE

APPROXIMATELY
3925 & 3945 NORTH
FAIRFIELD ROAD

ANNEXATION AND
REZONE AREA
24.5 ACRES

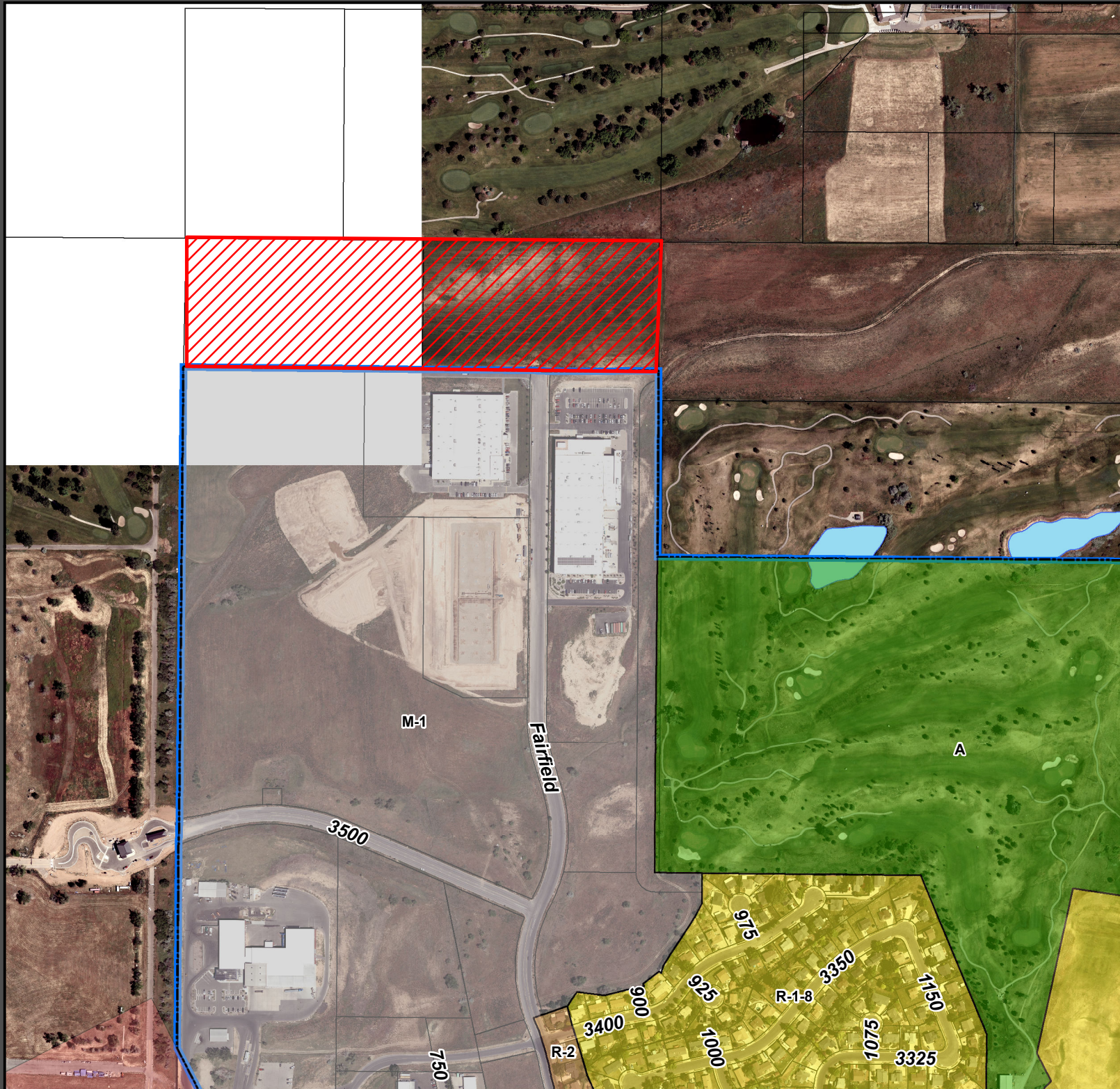
Legend

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

 - Project Area



Map 2










LAYTON CITY
ANNEXATION AND
REZONE

APPROXIMATELY
3925 & 3945 NORTH
FAIRFIELD ROAD

ANNEXATION AND
REZONE AREA
24.5 ACRES

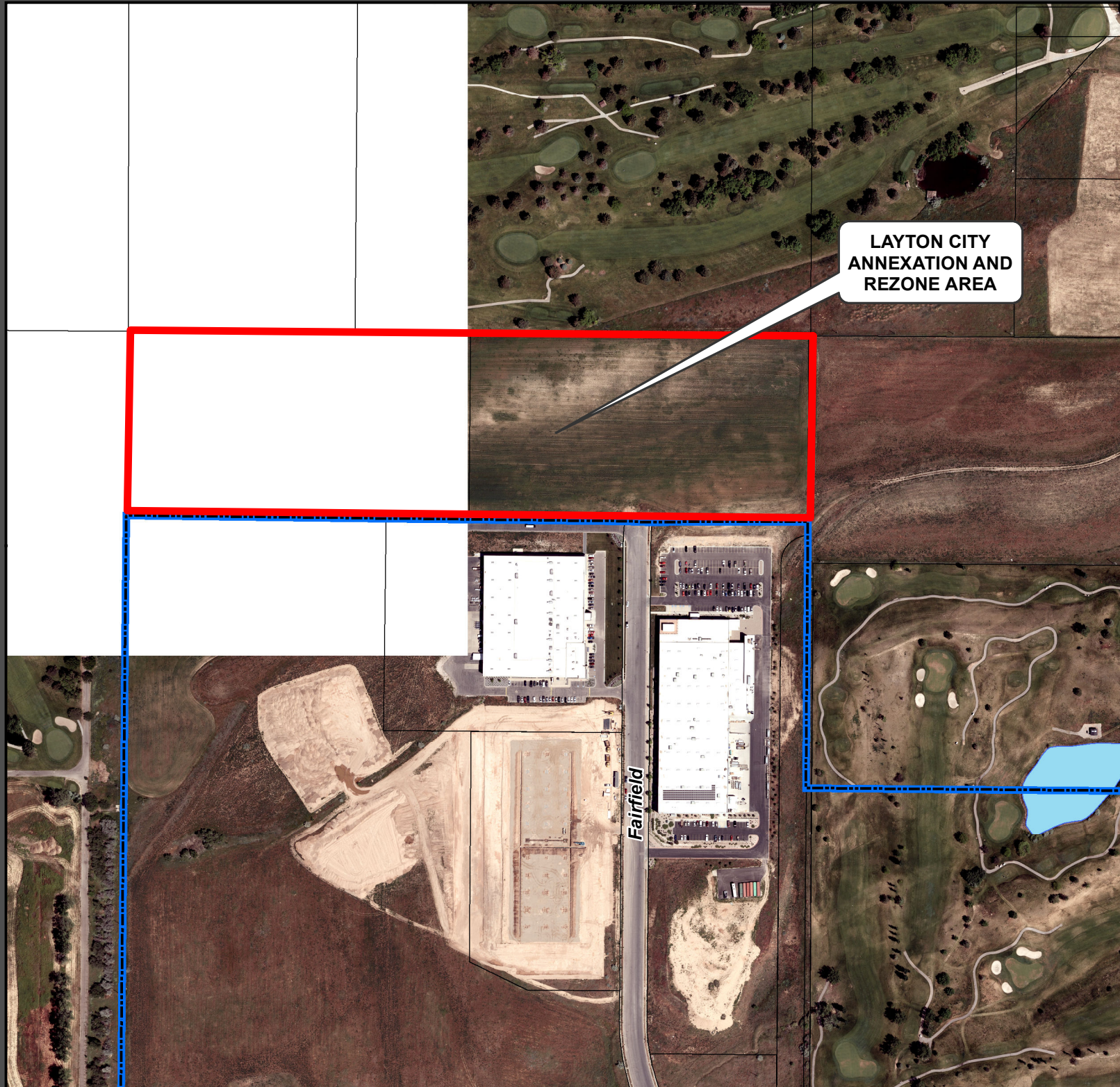
Legend

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

 - Project Area

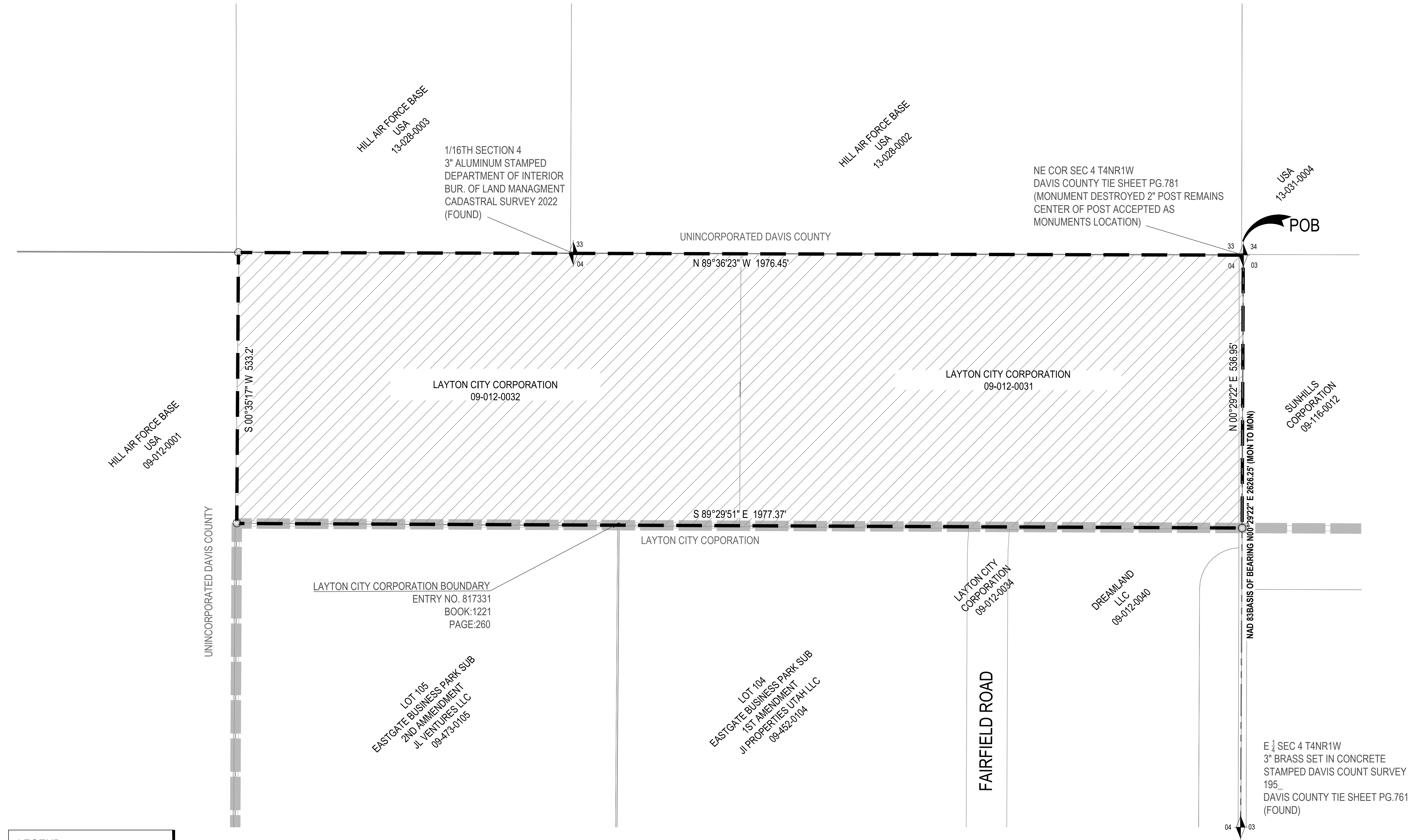


Map 3



LAYTON CITY EAST GATE ANNEXATION TO
THE CORPORATE LIMITS OF LAYTON CITY

PART OF THE NE QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH EAST CORNER OF SECTION 4 T4NR1W, SAID CORNER LIES N00°29'22" E 2626.25' ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 4.

THENCE AROUND THE BOUNDARY OF THE WASATCH INTEGRATED ANNEXATION THE FOLLOWING 4 COURSES.

1.) N 89°36'23" W 1976.45' ALONG THE NORTH LINE OF SECTION 4 TO THE BOUNDARY OF HILL AIR FORCE BASE.

2.) THENCE S00°35'17" W 533.20' ALONG THE BOUNDARY OF HILL AIR FORCE BASE TO THE LAYTON CITY CORPORATION BOUNDARY DESCRIBED BY ENTRY NO. 817331, BOOK 1221, PAGE 260.

3.) THENCE S89°29'51" E 1977.37' ALONG THE LAYTON CITY CORPORATION BOUNDARY TO THE EAST SECTION LINE OF SECTION 4 T4NR1W.

4.) THENCE N00°29'21" E 536.95' ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 1,057,305.8 SF
24.3 ACRES MORE OR LESS

LAYTON CITY CORPORATION ACCEPTANCE

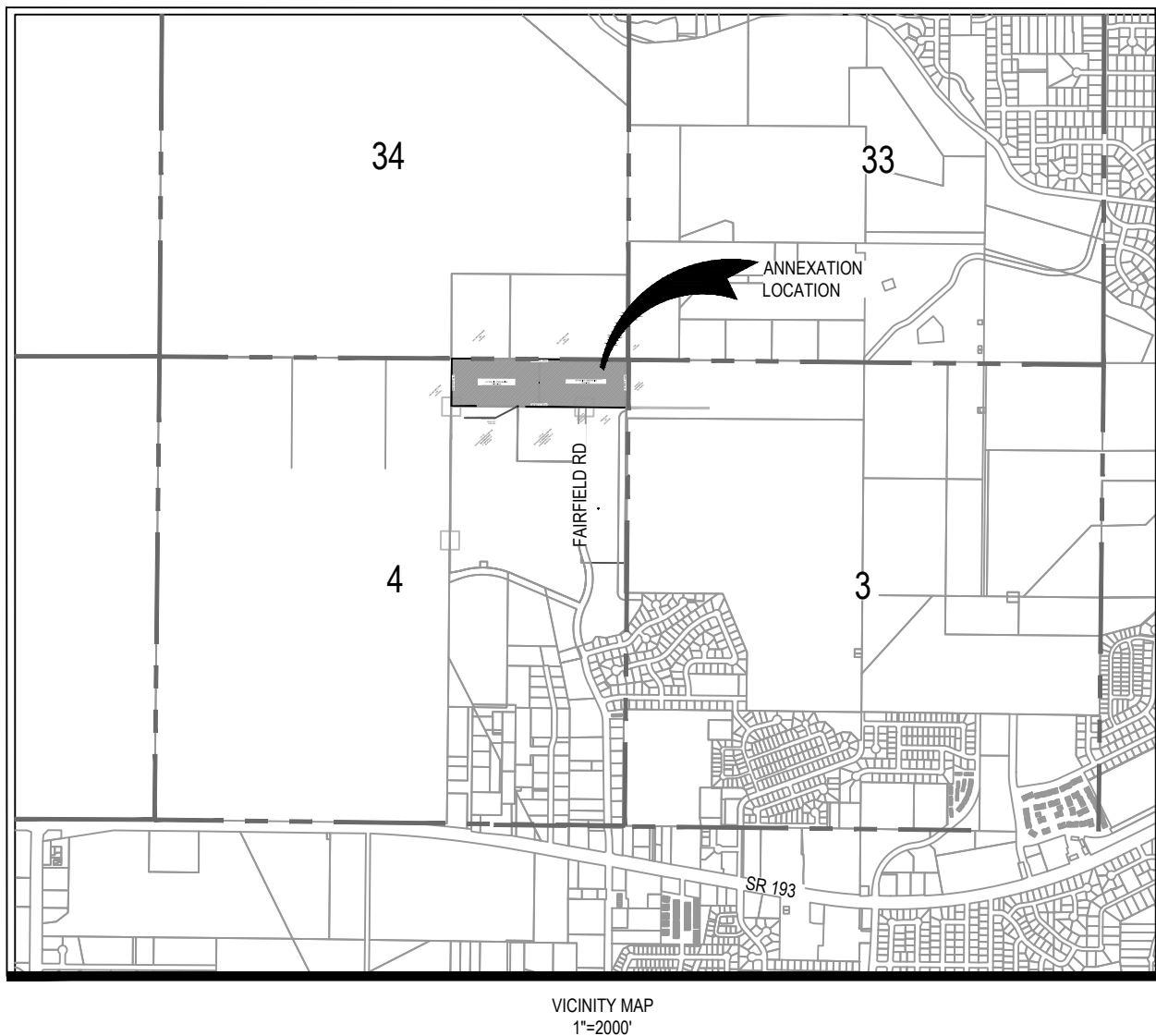
I HEREBY CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LAYTON CITY WAS ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF LAYTON CITY, DAVIS COUNTY UTAH, AS THE WASATCH INTEGRATED ANNEXATION TO THE CORPORATE LIMITS OF LAYTON CITY.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX THE CORPORATE SEAL OF LAYTON CITY.

APPROVED THIS _____ DAY OF _____, 20____

LAYTON CITY MAYOR

CITY RECORDER



LEGEND

SECTION CORNER MONUMENT

BOUNDARY CORNER

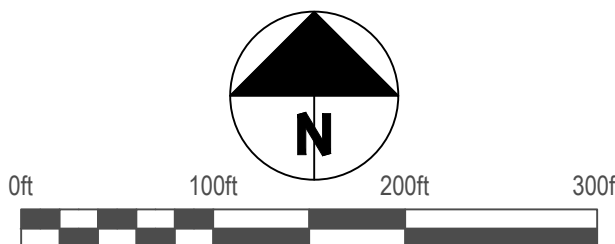
BOUNDARY LINE

PARCEL BOUNDARY

SECTION LINE

LAYTON CITY CORPORATION BOUNDARY

PARCELS ANNEXED BY THIS PLAT



SURVEYOR'S CERTIFICATE

I, NICHOLAS WARDELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT" LICENSE NO. 8885968, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF STEPHEN JACKSON OF LAYTON CITY.

2. THE LAND SURVEY LIES WITHIN THE NE 1/4 OF SECTION 4, T4N, R1W, S18&M AND THE SURVEY WAS COMPLETED ON 12/01/2023.

3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE, AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.



PO BOX #160183
CLEARFIELD, UTAH 84016
WWW.REDTAILUTAH.COM



CITY ENGINEERS APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY _____

THE LAYTON CITY ENGINEER

LAYTON CITY ENGINEER

DAVIS COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____ BY _____

THE DAVIS COUNTY SURVEYOR

DAVIS COUNTY SURVEYOR

DAVIS COUNTY RECORDER

ENTRY NO: _____

FEE PAID _____

RECORDED THE _____ DAY OF _____, 20____

AT _____

IN BOOK NO: _____ OF THE OFFICIAL RECORDS

PAGE NO: _____

DAVIS COUNTY RECORDER

DEPUTY RECORDER