

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

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on April 2, 2015.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - February 19, 2015
- B. Minutes of Layton City Council Meeting - February 19, 2015
- C. Minutes of Layton City Council Budget Work Meeting - March 3, 2015
- D. Minutes of Layton City Council Work Meeting - March 5, 2015
- E. Minutes of Layton City Council Meeting - March 5, 2015

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. CITIZEN COMMENTS:

4. VERBAL PETITIONS AND PRESENTATIONS:

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. Agreement with Davis County for Conducting the 2015 Municipal Election under the Oversight of the City Recorder - Resolution 15-21
- B. 2006 Revenue Bond Refunding Parameters Resolution - Resolution 15-22
- C. 2015 Revised Development Guidelines and Design Standards – Resolution 15-09
- D. Bid Award - CraCar Construction Company - Project 14-03 - Talbot Drive Reconstruction - Resolution 15-20 - Talbot Drive from Approximately Gentile Street to Lindsay Street, with Extensions for Talbot Circle and Goddard Circle (100 North)
- E. Request for Proposal (RFP) Award – C&L Water Solutions, Inc. – Project 14-43 – 2015 Sanitary Sewer Lining – Resolution 15-19 – Two Locations: 2600 East and 200 North and Snoqualmie Circle (Approximately 3300 East 2250 North)
- F. Final Plat – Greyhawk Townhomes North PRUD – Approximately 3260 North 1700 East
- G. Holmes Business Park Plat Amendment and Condominium Plat – 952 South Main Street

6. PUBLIC HEARINGS:

- A. Annexation Request – Layton City (Greyhawk Park) – Ordinance 15-10 – Approximately 3500 North Redtail Way (2100 East)
- B. Development Agreement and Rezone Request – Widner-Bastian – R-1-6 (Single-Family Residential) to R-2 (Single and Two-Family Residential) – Resolution 15-18 and Ordinance 15-05 – Approximately 950 North Rainbow Drive
- C. Development Agreement, Annexation and Rezone Request – Morgan-Bone-Allred – A (Agriculture) to R-S (Residential-Suburban) – Resolution 15-15, Ordinances 15-11 and 15-09 – Approximately 200 South 3200 West
- D. Rezone Request – Bone-Destination Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinance 15-08 – Approximately 100 and 202 South 3200 West

7. PLANNING COMMISSION RECOMMENDATIONS:

8. NEW BUSINESS:

9. UNFINISHED BUSINESS:

10. SPECIAL REPORTS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____

By: _____

Thieda Wellman, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

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**

FEBRUARY 19, 2015; 5:33 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, JAMES (WOODY) WOODRUFF,
STEPHEN JACKSON, PAUL APPLONIE, WES
ADAMS, SCOTT CARTER AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

DISCUSSION OF ELECTION OPTIONS

Thieda Wellman, City Recorder, presented information to the Mayor and Council relative to the upcoming election and the options of conducting the election on electronic voting machines or all by mail. Thieda reviewed voter turnout information over the past few years and indicated that the County experienced a substantial increase in voter turnout this past election with a by mail election. She said everyone that did by mail elections experienced substantially higher voter turnout. Thieda indicated that the cost for the 2013 election, which was conducted on machines, was \$45,000. She said the estimated cost of the 2015 election on machines was \$48,000; a by mail election would be about \$85,000, which was a 75% increase in cost. Thieda said the reason for the increase was that ballots had to be mailed to all active voters and there were return postage costs; Layton had approximately 28,000 active voters. She mentioned a bill being considered this legislative session that would not require return postage, which would save about \$10,000.

Thieda gave Council a copy of a survey conducted by the County with fairly positive feedback about by mail voting. She explained the County's hybrid election process for the 2014 election.

Mayor Stevenson said he thought the School District would be putting a bonding question on the ballot.

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He asked if the School District would be paying for part of the election costs if they were included on the City's ballot.

Thieda said yes; that would reduce the City's costs.

Councilmember Petro asked what percentage they would have to pay.

Thieda said it would be approximately 50%.

Mayor Stevenson suggested that the School District be contacted to verify if they were putting something on the ballot.

Thieda indicated that she had not heard anything about it.

Council and Staff discussed some of the questions in the County survey.

Thieda said the County would be conducting the 2016 presidential election by mail. She said the State was headed toward by mail voting. Thieda explained the condition of the voting equipment and the cost to replace it.

Mayor Stevenson said there was also a possibility of a RAMP tax initiative on the ballot and something tied to fiber optics, which would impact voter turnout.

Thieda said the more issues there were on a ballot the higher the turnout would be.

Mayor Stevenson said with by mail voting, the ballots were mailed out early. He said it was hard to know when and how to campaign.

Councilmember Day asked who would make the decision on how the election would be administered.

Thieda said it was the decision of the Mayor and Council. She said the County needed to know by April 1st which way the City would be going.

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MAYOR'S REPORT

Mayor Stevenson asked if the Council had any concerns with the continued study of a RAMP tax, and moving forward with getting it on the ballot this fall.

Councilmember Day asked for an outline to proceed that way.

Mayor Stevenson said they were currently working on timing for getting it on the ballot, and they would be meeting with concerned groups to get input. He said everything would be brought together before making a decision to put it on the ballot.

Councilmember Brown said one decision would be how it would be administered. She said with it being on the ballot, citizens would be making the decision to impose the tax.

Councilmember Petro said the more she learned the more she felt that it would definitely be an advantage for the citizens.

Councilmember Freitag said he hadn't thought much about it. He said he didn't have an opinion.

Councilmember Brown asked if all of the information would be brought back to the Council for a decision to put it on the ballot.

Mayor Stevenson said yes.

Councilmember Day said he felt that it was worth pursuing to that point.

Mayor Stevenson said Layton was one of very few cities in the County that didn't have a RAMP type tax. He said Clearfield and Farmington passed it last year; Centerville, West Bountiful, Bountiful and North Salt Lake all had implemented the tax. Mayor Stevenson said it would be 1/10 of 1%; for every \$10 spent it would generate one cent, and it wasn't included on food.

Councilmember Freitag asked when the recreation survey was going to be completed.

Councilmember Brown said it was already done.

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Councilmember Freitag said he meant the long range park plan.

Alex Jensen, City Manager, said he didn't know what the schedule was, but he would get the information back to the Council.

Councilmember Freitag said that would also involve a lot of public input.

Mayor Stevenson said the RAMP tax would only be used for special projects. He said it wouldn't do away with the parks budget. Mayor Stevenson said the tax would be in effect for only 10 years, and then it would need to be voted on again. He said normal budgets would go on as before; the funding from this tax would be used for specific things such as a recreation center or trails. Mayor Stevenson said a committee would be established to determine where the funds would be spent each year.

Councilmember Francis asked if the Council would ultimately decide on those projects.

Mayor Stevenson said the committee would make recommendations to the Council.

Mayor Stevenson said unless someone had major concerns, they would continue to push forward with the RAMP tax.

Consensus was to move forward.

DISCUSSION ON MASTER TRANSPORTATION PLAN

James "Woody" Woodruff, City Engineer, provided information about the status on the Master Transportation Plan. He said things had been in a holding pattern waiting to hold the public meeting. Woody said the public meeting was the next step in the process, followed by the impact fee calculations. He said in previous meetings Council and Staff had discussed highlighting the area of 2200 and 2700 West where there were questions about the interchange location and indicating that an interchange would be located in this general location, and move forward with the study. Woody said the Master Transportation Plan could be modified internally each year and updated as needed. He said Staff would like to move forward and set a date for the public meeting.

Mayor Stevenson asked, based on the West Davis Corridor being constructed, was it feasible to move

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forward and not set the location of the interchange until a later date.

Woody said the exact location of the interchange could not be identified, but indicated that a future interchange would be located on the West Davis Corridor in the general area. He said that assumption would be included in the impact fees; a lot of the interchange would be built by UDOT and would not affect impact fees. Woody said the City could go out 6 years and put the impact fees together; some of the roads might be included in the fee schedule. He said the City didn't want to make that decision in advance of knowing when the record of decision would be made; it could be a few months or a couple of years. Woody said if the City didn't proceed with action on the current Plan, another consultant would probably have to be hired at another time.

Mayor Stevenson said Staff would basically get this back in front of the public and move forward.

Councilmember Petro asked if information would be presented on both locations.

Woody said that would be up to the Council on how they would like to show the interchange possibilities.

Councilmember Brown said if both options were shown, she felt that the cost of both options and the number of homes that would be impacted should also be shared.

Councilmember Day said he felt that the public should be given all of the information that was available on both locations.

Councilmember Brown said feedback from residents could come back to the Council, which would help to eventually make the decision on the location of the interchange.

Councilmember Petro said she felt that information on both options should be presented. Ultimately the Council wanted to make the best decisions for the entire City, but also base it on citizen input.

Woody said Staff could easily show both options.

Councilmember Day asked what kind of timetable Staff was looking at.

Woody said Staff was looking to schedule a public meeting in March.

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Councilmember Day asked if it would be a separate public meeting.

Woody said it would be meetings set up to meet with the public to receive input. He said Staff would be working with Horrocks Engineering to schedule those meetings.

DISCUSSION ON WATER MASTER PLAN

Alex said Staff wanted to share information with the Council, not to make a decision but to provide feedback, regarding a framework Staff was proposing that would be used to analyze questions. He said the provision of water for the citizens was very significant. Alex said most citizens took water for granted; they turned the tap on and water came out and they assumed that it would always be there. He said the provision of water was a very complicated, complex, expensive, process. Alex said it was an essential resource.

Alex said Layton's history had been that the City had done very well with trying to provide for this scarce and valuable resource. He said compared to most cities across the State, Layton had historically been in a very good position. Alex said the City had a lot of autonomy to control its destiny because the City had five deep wells; most cities didn't have any deep wells. He said it gave the City a lot of flexibility and it allowed the City to keep its costs low relative to what other cities were paying.

Alex said in conjunction with a Water Master Plan study that had been undertaken, one of the questions that always came up was the gap from what the City had today and what would be needed at build out. He said Staff always knew there would be a gap and had systematically been working to acquire the water rights and build infrastructure that would accommodate that. Alex said the City was at a little bit of a crossroads; the City had a variety of resources including a combination of culinary resources and a combination of secondary resources. He said in looking at the gap in the future, what would be the best use of those resources to ensure that the City met its primary goals. Alex said Staff felt that there were two primary goals to have in mind; provide an efficient and cost effective water resource to the citizens of Layton, and try to preserve and protect the water resources and infrastructure that existed in Layton, including reservoirs, distribution systems, etc. He said in many cases the infrastructure was not only a water asset it was a community asset, for example the three reservoirs that were located in the City. Alex said there were not very many cities that had reservoirs like the ones in Layton.

Alex said there were hundreds of questions that could be asked. He said tonight Staff would like to present a framework that would allow Staff to present information, not opinion, to the Council and to

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allow the Council to add to or delete from the information, and then systematically and objectively be able to analyze the different options. Alex said Staff felt that this would take four or five meetings. He said in general, Staff would like to go through a slide presentation and generally talk about the resources the City had available.

Alex said Steve Jackson, Assistant City Engineer, who was charged with managing the water system, would present information about the City's culinary resources. He said Scott Carter, Strategic Project Manager, would present information about secondary water resources. Alex said Scott had met with all of the irrigation companies. He said Staff had identified four options they would like to discuss that they felt might be a solution to how the resources were used to meet the goals. Alex said Woody would present information about those options.

Alex said at the end, Scott Carter would discuss some considerations. He said Staff had developed a consideration scorecard that would give Council a tool to evaluate the viability or strength of the various options. Alex said tonight, Staff wanted feedback from the Council on the considerations; were the right questions being asked or were they identifying the right matrix against which option ought to be evaluated. He said the Council might want to add to those.

Alex said if the Council could get to that point tonight with the framework, at future meetings Staff would like to take each of those options, apply the considerations, and start to talk in detail and help the Council identify whether it was a positive, a negative or neutral option.

Councilmember Day asked if future meetings would be part of work meetings or separate strategic planning meetings.

Alex said it would be up to the Council.

Steve Jackson said the build out demand Staff projected for culinary water was 24,500 acre feet, which would require an additional 8,500 acre feet. He said an acre foot was about 326,000 gallons of water.

Steve reviewed the current status of the City's culinary water system including water rights and wells, and contracted water through Weber Basin Water Conservancy District. He displayed a map and identified the location of wells, water tanks, and connections to Weber Basin.

Steve indicated that there were approximately 280 miles of pipe in the system with approximately 20,000

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connections. He said the City's annual cost of water was \$110 per acre foot from the City's system. Steve said the contract with Weber Basin was for a little over 7,900 acre feet of water. He said the contract was a perpetual contract with a 50 year review.

Councilmember Day asked if the price went up but the quantity was always guaranteed.

Steve said yes; the City was guaranteed that amount of water each year. He said the costs were based on the capital costs to build their facilities, and operations and maintenance expenses. Steve said last year the City used 6,600 acre feet of water from Weber Basin, which was 83% of the contracted amount, but 97% of the petitioned water. He said the City had a portion of the 7,900 acre feet of water that the City was contracted for but didn't pay for until they petitioned to have that water delivered.

Alex asked Steve to explain why that was so important.

Steve said the contract with Weber Basin was take or pay. He said the City paid for the water whether it was used or not. Steve said the goal was to get as close to 100% as possible, without going over.

Terry Coburn, Public Works Director, said if the City went over the contracted amount the cost went up substantially and any amount over the contracted amount was added to the contract for the next year. He said they tried to keep it at 97% or 98%.

Councilmember Freitag asked if the City used the contracted water first before using other resources.

Terry said it was a combination. He said very often Staff determined where the City was later in the year, and then used Weber Basin water until the desired percentage was met.

Councilmember Freitag asked if Weber Basin water could be stored.

Terry said it couldn't be stockpiled.

Councilmember Day asked Steve to explain again the difference between contracted and petitioned water.

Steve said currently the City contracted 7,900 acre feet of water, but there was another agreement referred to as the tri-lateral agreement where the City didn't have to receive that water. He said the real contracted amount was slightly over 6,000 acre feet. Steve said the City had the opportunity to add another 1,000

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acre feet to the contract at any time that the City petitioned for the water, but it wasn't paid for each year as part of the annual contract. He said that portion of water wasn't paid for unless it was petitioned for, and based on demands, the City was able to add that amount of water to the contracted amount. Steve said once the water was petitioned for, it was added to the contract into the future.

Councilmember Petro asked for clarification on the cost of water.

Steve said the City paid \$193 per acre foot to Weber Basin for the contracted water and the cost of City provided water was \$110.

Alex said when looking at the cost of water into the future that cost could go from \$193 to \$600 or \$900 per acre foot. He said that spoke to why having our own deep water wells was a tremendous benefit because the City could control those costs. Alex said the costs would go up but they wouldn't go up exponentially like the water from Weber Basin.

Mayor Stevenson said, hypothetically, if the federal government stepped in and said the City couldn't pump any more water, could the City go to Weber Basin and buy sufficient water.

Terry said Weber Basin had available water to sell, but it would be expensive.

Councilmember Day said along the same line, if there was a problem and some of the wells went dry, the City would be in the same boat.

Steve said there were communities in the State that had those types of problems.

Terry said that was why the City was rehabilitating the wells.

Scott Carter provided information on pressurized secondary water and non-pressurized secondary water. Scott said the City currently used about 7,000 acre feet of pressurized secondary water; with 7,614 connections. He said there were 4,014 Weber Basin connections, 2,100 Kays Creek connections, and 1,500 Davis Weber connections. Scott said Holmes Creek Irrigation operated within the City but they did not have any pressurized system within the City at this time.

Scott displayed a map that identified where pressurized secondary water was available in the City and the companies that were providing the water.

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Scott said the City had 15,256 acre feet of non-pressurized secondary water available at this time. He said that was water that could be converted for use in pressurized secondary systems. Scott said Weber Basin had 5,726 acre feet, Kays Creek had 3,000 acre feet, Davis Weber had 5,030, and Holmes Creek had 1,500 acre feet. He said in Kays Creek, Layton City currently owned shares for 1,060 acre feet, in Davis Weber 123 acre feet, and 399 acre feet in Holmes Creek. Scott said Weber Basin did not sell shares; they had a different methodology of divvying out their water to the users.

Scott said the cost of Weber Basin water varied wildly. He said for those that were able to connect to their system many years ago the cost was \$80.27 for a year of unmetered water.

Scott said the City had a lot of opportunity to deal with the irrigation companies. He said he had met with all of the companies to obtain this information.

Councilmember Brown said currently, when someone developed property within the City, they were required to bring in shares of water. She said right now they had to be in Kays Creek, Davis Weber or Holmes Creek because Weber Basin didn't provide shares.

Scott said that was correct. The City wasn't able to get more Weber Basin water except for what was available through the tri-lateral agreement.

Councilmember Day asked if the non-pressurized figure was the estimate of what was currently used in the City.

Scott said that was what the City believed was currently being delivered through the four companies based on information they provided.

Mayor Stevenson asked about build out and what would happen with the irrigation water; would the amount become smaller as the farms went away.

Woody said it was anticipated that over time the agricultural water would get transferred to pressurized water.

Mayor Stevenson said if it was taking 15,000 acre feet of water to irrigate crops, if it was used for irrigating grass, would it become a smaller number.

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Woody said yes; most of the pressurized irrigation connections were using about 1 acre foot of water a year on an average 1/3 acre lot.

Woody said Staff had put together some options that had been evaluated for meeting future water demands. He reviewed the options.

1. Option A – Layton City build out with culinary water (8,500 acre feet) – limited secondary water
2. Option B – Layton City build out with culinary and pressurized secondary water systems (8,500 acre feet)
3. Option C – Layton City provide culinary water and individual irrigation companies provide pressurized secondary water
4. Option D – Layton City provide culinary water and irrigation companies consolidate to provide pressurized secondary water
5. Other suggestions from Council

Councilmember Brown asked if Option D spoke to the irrigation companies maybe sharing infrastructure to get their water to different areas of the City.

Woody said that was a possibility. He said the difference with Option D was that the irrigation companies would work together.

Councilmember Brown asked if the City knew how much more capacity these companies had that they could put into the City.

Alex said those types of questions would be answered further down the road. He said those types of issues were similar to issues with the fiber industry where there were a multitude of companies installing expensive infrastructure over the top of each other trying to provide service to certain areas. Alex said another option would be to try and encourage the consolidation of that technology; have one set of infrastructure and allow everybody to ride it or contribute to it. He said there may be companies that wanted to get involved in the construction and operation and maintenance of the system, and there may be others that had a water resource but didn't want to deal with the headache of the infrastructure.

Alex said the goal was to provide efficient and cost effective water to the residents, from whatever source, and to preserve the infrastructure. He said some companies may choose to keep their water active and protected, but not want to get involved in the headache of constructing and building a system.

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Councilmember Petro asked when the last water study was done.

Woody said the last Master Water Plan was done in 2006 or 2008 and focused on culinary water.

Alex said there hadn't been a concerted effort to try and develop or force partnerships with the irrigation companies. He said that may be the nuance that was at play now. In the past the City was doing its thing and the irrigation companies, at their will, could do what they wanted. Alex said some have expanded and some have chosen not to, in terms of pressurized irrigation. He said maybe one of the questions now, with some companies stepping forward and showing an interest in doing that, was it now the time or not for the City to enter into a more formal relationship with the companies to provide that water rather than the City doing its thing and the irrigation companies doing their thing. Alex said in the last few years Kays Creek had been very aggressive. He said there wasn't a big shift in position in 2008.

Councilmember Petro asked if the 2008 update was completed by an outside source.

Woody said Hansen, Allen and Luce had prepared the last Master Water Plan.

Councilmember Brown asked if that was where the idea of having developers provide water shares came from.

Gary Crane, City Attorney, said that had been in place a long time.

Mayor Stevenson asked if Hobbs Pond was Kays Creek water.

Woody said yes; Hobbs Pond and Andy Adams was Kays Creek. Holmes Reservoir was Holmes Creek.

Mayor Stevenson asked if those were being filled by the creeks that ran off of the mountain.

Woody said the irrigation companies had various rights in the different creeks.

Mayor Stevenson asked how many acre feet came off the mountain.

Scott Green, Kays Creek Irrigation Company, said Andy Adams was currently full and held 950 acre feet of water. He said the reason it was full was because he pressurized the water and saved 35% of the water

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from last year. Mr. Green said Hobbs Pond might get full and held 1,260 acre feet of water. He said right now they were dumping all of the creeks into Hobbs Pond trying to fill it. He said this included North Fork, Middle Fork and South Fork.

Kyle Anderson, Holmes Creek Irrigation Company, said Company Pond held 1,050 acre feet of water. He said they had 40% carry over from last year and they were currently at 65% of capacity.

Alex suggested going through the considerations and then taking direction from the Council for the next meeting.

Scott Carter said Staff looked at 12 different considerations, but there could be more. He said the 12 considerations would be put into a matrix to analyze how Options A, B, C and D would compare to one another. Scott said the 12 considerations were cost to the end user, cost of the water, cost of infrastructure, cost of operations and maintenance, availability of water, availability to retain water, autonomy, customer service level, operational service level, capacity of provider, design and construction standards, and conservation. Scott reviewed the definitions of the various considerations.

Scott displayed an example of a scorecard Staff had developed that would help the Council use the considerations to rank the various options.

Alex said Staff tried to make the criteria objective to meet the primary interests of the City. He asked if there were other considerations the Council would like included that Staff had missed.

Councilmember Brown said right now if developers brought water to the City as part of development, it was coming from Kays Creek, Holmes Creek and Davis Weber Canal. She asked what the City could do with those shares in the future.

Gary Crane said the water couldn't be sold or given away, but it could be traded.

Alex said when considering Option A, the City could take those exaction shares and parlay them into other resources. He said there were pros and cons to that.

Mayor Stevenson said on the map displaying where secondary water services were provided in the City, there was nothing for Holmes Creek Irrigation.

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Scott said that map was for pressurized irrigation; Holmes Creek Irrigation did not have a pressurized system.

Mayor Stevenson asked how much flood irrigation Holmes Creek was providing.

Scott indicated that they covered parts of the southern portion of the City into Kaysville.

Mayor Stevenson asked if Holmes Creek was doing anything to get into the pressurized irrigation business.

Alton Fisher said they had received a \$300,000 grant to start a pressurized system. He said to get the grant they had to have matching funds. Mr. Fisher said they had been approved for matching funds from the State, but they had to demonstrate that they could make the payments on the loan. Right now there wasn't a market for the water.

Mayor Stevenson asked, hypothetically, why the City didn't buy out all of the water companies and run the whole thing.

Discussion suggested that that could be part of Option D.

Councilmember Brown said some of the irrigation companies serviced more than the Layton area.

Councilmember Petro said there were a lot of questions relative to cost of infrastructure, mandatory hookups, those that owned water shares and flood irrigated their property, etc.

Councilmember Francis said relative to Option D, how would the City get the irrigation companies to consolidate where they were private companies.

Alex said when considering how the City could solve the gap, he believed that the City had the ability to get the culinary water necessary for build out. He said the City also had a wonderful secondary resource that was held by the four irrigation companies; did the City want to take advantage of the efficiencies and cost effectiveness of that and incur the difficulties that would come with that as well, but in more of a formal partnership. Alex said he liked all of the irrigation companies, but his interests were in doing what was best for the City; there was nobody that was a favorite or less than a favorite. He said if the City was to enter into a partnership with all or some of the irrigation companies to provide this water, then there

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might be certain standards because the City would be tied to them. Alex said once the City entered into a formal partnership they became us and we became them. He said in his view the City had an interest in making sure that the service levels, standards of construction, etc., were all the same so that it was seamless to the end user. Alex said at that point the City couldn't direct people to call the irrigation companies with their problems; it would be the City's problem. He said the City wouldn't want to partner with four or five different companies that had different service areas and different pricing structures because it would be confusing to the citizens. Alex said the Council may say they wanted the irrigation companies to find a way to all consolidate; some bring water and some bring assets and come together, and the City would enter into an agreement with that one combined company. He said he wasn't promoting or discouraging that, but that was the idea of Option D.

Councilmember Freitag said if the four irrigation companies couldn't come to an agreement, would Option E be that the City contract with one of them.

Alex said maybe.

Councilmember Day said that was jumping to the end without going through the process.

Alex said he thought Councilmember Freitag was trying to identify the options; should it be a consideration.

Councilmember Day said there were a million options available; as you went through the process it should weed some of those out.

Councilmember Freitag said if there were other viable options, they should be scored now during this process.

Councilmember Day agreed.

Councilmember Brown suggested adding liability to the list of considerations. Right now if something happened to an irrigation company line, they would have to take care of it. If the City was to partner with them it could become a City problem. Councilmember Brown said the City was still dealing with issues from East Layton water lines; would the City have those same types of liability with the lines that were installed by the irrigation companies in the past.

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Council and Staff discussed several ideas under Option D.

Mayor Stevenson said looking at Davis County, was the City in a lot better position with what came off the mountain than other cities.

Terry Coburn said Weber Basin had a large line that ran all the way down Highway 89 to service Bountiful with secondary water. He said in his opinion Layton was in a much better position.

Mayor Stevenson said realistically the City had Weber Basin, City wells, and what ran off the mountain.

Gary said there wasn't another city in Davis County and probably the State that had three reservoirs like Layton.

Councilmember Brown said all three of the reservoirs were also being used for recreational purposes.

Alex said this was the first of many discussions. He encouraged the irrigation companies to stay involved and at some point they would be asked to present information to the Council. Alex said it would take several months to work through this process.

Scott Green said if something wasn't done, the water would leave Layton City.

The meeting adjourned at 7:00 p.m.

Thieda Wellman, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL MEETING**

FEBRUARY 19, 2015; 7:03 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON TRACY PROBERT AND
THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Mayor Stevenson gave the invocation. Scouts and students were welcomed.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown mentioned the Family Recreation Program activity on March 13th at the library from 6:30 p.m. to 8:30 p.m.

Mayor Stevenson indicated that Cleone Whitman had passed away. He said Mrs. Whitman was 100 years old and had been very active in the community. Mayor Stevenson said Mrs. Whitman had been a teacher at several of the schools in the City. He said there was not a better person or one who was more dedicated to serving the community.

CITIZEN COMMENTS:

Fred Murray, resident, indicated that he had sent an email to some of the Council asking that the City allow for bees in residential areas of the City. He said he would need to order bees by March 18th to get them established this year. Mr. Murray said a lot of people had bees in the City.

Mayor Stevenson asked Mr. Murray how much background he had in beekeeping.

Mr. Murray said he had been doing it for about 5 years. He said in the past he had as many as 8 hives. Mr.

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Murray said he lost his hives in November due to cold weather. He said the hives helped the entire neighborhood with pollinating flowers and plants.

Councilmember Brown said Staff had made one presentation to the Council about beekeeping. She asked where Staff was with an ordinance change.

Alex Jensen, City Manager, said Staff probably wouldn't have anything ready by March 18th. He said they were waiting for direction from the Council whether to formalize the proposed draft ordinance for consideration or not.

Councilmember Day said he would like to see Staff proceed with the ordinance.

Councilmember Brown said there was a bill at the State Legislature concerning bees.

Gary Crane, City Attorney, said there was a bill moving through the State Legislature that would preempt local authority in dealing with beekeeping.

Councilmember Brown suggested waiting until the State decision was made.

Councilmember Day told Mr. Murray to contact him if he had trouble finding a place to house his bees; he could find a place to store them in an agricultural area until the issue was resolved.

Mayor Stevenson asked how expensive a hive would be.

Mr. Murray said about \$400 for everything including equipment; a hive with a queen bee was approximately \$100.

Councilmember Petro said she would also entertain storing a hive where she lived.

Councilmember Brown expressed appreciation to Mr. Murray for trying to obey the current ordinance.

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CONSENT AGENDA:

INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR ANIMAL CONTROL SERVICES – RESOLUTION 15-10

Gary Crane, City Attorney, said Resolution 15-10 would authorize an agreement with Davis County for animal control services. He said the agreement hadn't changed for many years, except for the cost. Gary said the cost was based on the average number of calls over a two year period. He said this year the contract was for \$155,670.22, which wasn't a significant increase from the previous year. Gary said Staff recommended approval.

ANNEXATION REQUEST – LAYTON CITY AND WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – ACCEPTANCE AND CERTIFICATION OF THE PETITION FOR ANNEXATION – APPROXIMATELY 3500 NORTH REDTAIL WAY (2100 EAST) – RESOLUTIONS 15-05 AND 15-06

Peter Matson, City Planner, said this was an annexation request submitted by Layton City and Wasatch Integrated Waste Management for property located just north of the Greyhawk development. He said the property contained 10.24 acres and would be utilized as a park. Peter said Resolution 15-05 would approve the Council's acceptance of the annexation petition, and Resolution 15-06 acknowledged the Council's receipt of the City Recorder's certification of the annexation. He said with Council's approval, Staff would begin the process as outlined in State law for the appropriate protest period and future public hearing. Peter said Staff recommended approval.

Councilmember Brown said there was usually a fee required with an annexation petition. She asked if those fees were waived since the applicant was the City.

Peter said that was correct.

ANNEXATION REQUEST – MORGAN/BONE – ACCEPTANCE AND CERTIFICATION OF THE PETITION FOR ANNEXATION – APPROXIMATELY 200 SOUTH 3200 WEST – RESOLUTIONS 15-07 AND 15-08

Peter Matson said this was an annexation petition submitted by the Morgan and Bone families for property

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located near the southwest corner of 3200 West and Gentile Street. Peter said a small portion of the annexation area was owned by the Allred family. He said the property contained approximately 33 acres. Peter said the applicant and ultimate developer was Destination Homes. He said there would be a petition to rezone the property at a later date from agriculture to R-S with the likely development of a lot averaged R-S subdivision. Peter said the future subdivision would connect into Overlook Drive, and the utilities and street connection into that property were some of the items that would likely be listed in an annexation agreement that would be brought back to the Council, along with finalization of the annexation and the rezone of the property, at a later date. He said Staff recommended approval of Resolutions 15-07 and 15-08.

Councilmember Freitag asked how many homes could go into the development area, and at what point would it overburden Overlook Drive and Bluff Ridge Boulevard given that they were the only way into the area.

Peter said there would be access onto Gentile Street and 3200 West as well. He said the R-S lot averaged provisions of the Code allowed up to 2.2 units per acre, or approximately 75 homes.

Councilmember Brown said right now the Council was only considering the petition for annexation.

Peter said that was correct. He said there would be an annexation agreement that would come back to the Council that would address any unique utility situations associated with the property.

MOTION: Councilmember Brown moved to approve the Consent Agenda as presented. Councilmember Day seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

AMEND TITLE 18, CHAPTER 18.25, SECTION 18.25.010 OF THE LAYTON MUNICIPAL CODE BY CLARIFYING THE REQUIREMENTS OF PUBLIC UTILITY AND DRAINAGE EASEMENTS – ORDINANCE 15-02

Peter Matson said Ordinance 15-02 was a simple amendment to Title 18, which was the subdivision ordinance. He said the amendment would clarify the requirements of public utility and drainage easements (PUDEs). Peter said PUDEs were typically noted on subdivision lots around the periphery, rear sides and front of typical subdivision lots to handle such utilities as fiber optics, telecommunications, gas, electricity, water, etc. He said they were also intended to channel and direct surface drainage. Peter said the purpose of

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this ordinance amendment was to clarify the requirements, and the establishment and timing of establishment of PUDEs. He said Ordinance 15-02 proposed replacing the term phone with fiber and telecommunications, and adding language that PUDEs shall be established as part of the subdivision process on property being divided. For existing lots the PUDE shall be created as a prerequisite of obtaining a building or other development permit. Peter said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Francis moved to close the public hearing and approve the amendments to Title 18, Ordinance 15-02, as presented. Councilmember Brown seconded the motion, which passed unanimously.

AMEND BUDGET FOR FISCAL YEAR 2014-2015 – ORDINANCE 15-04

Tracy Probert, Finance Director, said Ordinance 15-04 would amend the current year budget. He said the proposed amendments were reviewed in detail at the February 5, 2015, work meeting, and nothing had changed since that time. Tracy said the budget amendments would add an additional \$175,617.42 to the general fund budget; \$102,530.58 of that would be brought forward from fund balance, approximately \$60,000 was from grant revenue, and the balance was from other unanticipated sources.

Tracy said in other funds of the City, amendments that were noteworthy were: 1) a \$75,000 reduction in the dispatch fund due to a piece of equipment being funded in the prior year; 2) a \$162,000 increase in the water projects budget for the replacement of water meters; and 3) a \$30,000 increase in the emergency medical services budget for new EKG and defibrillator equipment for the ambulances.

Tracy said Staff recommended approval of Ordinance 15-04 amending the budget for fiscal year 2014-2015.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Brown moved to close the public hearing and approve the amendments to the budget, Ordinance 15-04. Councilmember Day seconded the motion, which passed unanimously.

Mayor Stevenson asked Gary to give a general update of the legislative session.

Gary gave the Mayor and Council a brief update on some of the bills being considered by the State

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Legislature, and the status of some of the bills being closely monitored by the Utah League of Cities & Towns.

The meeting adjourned at 7:46 p.m.

Thieda Wellman, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL BUDGET WORK MEETING**

MARCH 3, 2015; 8:11 A.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
JIM MASON, TRACY PROBERT, ALLEN
SWANSON, TERRY COBURN, DAVID PRICE,
KEVIN WARD AND THIEDA WELLMAN**

The meeting was held in the Council Conference Room of Fire Station 51, 530 North 2200 West, Layton, Utah.

Mayor Stevenson opened the meeting and indicated that Councilmember Freitag would be a little late. He turned the time over to Staff.

AGENDA:

2015-2016 BUDGET DISCUSSION

Alex Jensen, City Manager, said Staff would provide budget information and some recommendations for funding going forward, particularly for capital expenditures. He said the main focus today would be on the general fund. Everything being presented were recommendations; Council would make the final decisions. Alex said there would be a break for lunch around 11:30. He said Department Directors would be done after this morning, and he would be meeting with the Mayor and Council this afternoon.

Alex handed out copies of the annual report and reviewed some of the information included in the report. He thanked the Mayor and Council, and he expressed his appreciation to the Department Directors. Alex expressed appreciation for the many years he had been able to work for the City. He said the good things that happened in the City started and stopped with the Mayor and City Council; he mentioned some surrounding cities that had disruptive elected officials that ultimately hurt the cities. Alex expressed appreciation to the Mayor and Council for what they did and for providing good leadership. He turned the time over to Tracy Probert, Finance Director.

Tracy said if there were questions along the way to please speak out. He reviewed the agenda and the

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budget calendar, which suggested budget meetings on March 19th and 26th in conjunction with work meetings, and possibly on April 16th if an additional meeting was needed. Tracy said the tentative budget would be adopted on May 7th, which was required by State statute, and the final budget would be adopted on June 18th. He said if the Council decided to do a truth in taxation hearing, which was required in order to raise property taxes, final adoption would be extended to August.

Tracy reviewed economic outlook information for FY 2015 and FY 2016. He said Layton had a healthy housing market and interest rates were low. Tracy said there had been active commercial development, growing sales tax, and lower fuel prices, which equaled more disposable income. He mentioned job expansion at Hill AFB.

Tracy reviewed general fund budget projections for 2015/2016 and indicated that total general fund revenues were estimated to be \$29,745,724. He reviewed general fund personnel expenditures and the recommended merit increase. Tracy reviewed other general fund expenditures including transfers to other funds.

Tracy indicated that the budgeted general fund balance was anticipated to be a negative \$1,000,000, which would be taken from fund balance. He said this was a pretty good picture; last year it was budgeted to be a negative \$1,770,000. Tracy indicated that fund balance would be \$4,991,000 or 16.78%. He said law allowed that to be between 5% and 25% of revenue. Tracy said in the past few years the City tried to keep that around 15%.

Alex said \$50,000 had been budgeted for Council contingency, which was money that was made available for the Council to use at their discretion over the year. He said last year it had been \$30,000. Alex said the \$50,000 was getting back to what it had been in years past.

Councilmember Brown asked what it had been used for in the past.

Alex said typically the Council used it for special functions, or things that came up through the year that they wanted to support. He said it could be used for public relations.

Mayor Stevenson suggested holding a reception to honor the Layton High basketball team for their victory at State.

Tracy reviewed full time equivalent employee information by department. He said there were 301 full

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time positions in the City and 94 part-time positions. Tracy indicated that 70.5% of the general fund budget went toward compensation for employees. He reviewed historic wage information for the City.

Councilmember Francis said it would be interesting to see national and State information relative to wage history.

Alex said prior to 2007 generally the salary increases were running \$1,000,000 because the City was funding a cost of living increase and merit increases. He said the environment had been different since 2007. Alex said there had been no cost of living increases; increases were only merit increases, based on performance. He said the cost had been relatively flat compared to prior to 2007.

Tracy reviewed what the cost would be for different percentages of merit increases.

Councilmember Day asked how many employees would receive a merit increase.

Alex said every employee would get some merit; if they didn't warrant a merit they didn't work here. He said the average was 3%; some were higher and some were lower.

Councilmember Petro asked what the maximum increase could be.

Alex said the range was from 0% to 5%; some exceptional performers were in the 4% range.

Councilmember Francis said it was a balance to keep highly motivated employees but not break the bank.

Tracy reviewed personnel requests and indicated that there was a request for 1 full time position in the Legal Department and 5 part-time positions in various other departments.

Gary Crane, City Attorney, said as of January 1, 2015, the Legal Department had to e-file everything that was put into the court system. He said in the past this was handled by the court, but now his Staff had to do the work. Gary said the request was to move a part-time position to a full time position. He said very often the State mandated things that ultimately had to be paid for by the cities. Gary said they would also be required to use new software, which would require additional training. He said historically, part-time employees would come and go, but a full time person had longevity.

Tracy indicated that there was a request for a new part-time crossing guard for an anticipated new

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crossing at 3800 West and Gentile Street. He indicated that there was a request for a new part-time fire inspector position.

Kevin Ward, Fire Chief, said the requested part-time position was a result of efficiency meetings that had been held with the Community and Economic Development Director.

Tracy said there was a request for a part-time position in the Public Works Streets Division, and a request to fund a promotion for Steve Jackson to Assistant City Engineer.

Alex said, as Council was aware, Debi Richards had retired. He said Terry and Woody wanted to change the structure of the department and have two Assistant City Engineers. Alex said Shannon Hanson was the Assistant City Engineer on the development side and it was proposed that Steve Jackson be an Assistant City Engineer on the infrastructure side.

Alex explained the request to make an intern position into a part-time position in the Engineering Division.

Terry Coburn, Public Works Director, discussed some of the Engineering Staff.

Tracy said there was a request for a part-time Parks Planner, which was a result of Scott Carter being shifted to Administration over special projects.

David Price, Parks and Recreation Director, said Joellen Grandy was brought in using seasonal money, but the request was to make it a regular part-time position.

Councilmember Petro asked what the full time position pay would be for the Legal Department.

Tracy said the starting salary would be the same as the part-time position, but the cost of benefits would be much higher.

Tracy reviewed general fund operations budgets for the various departments. He said there was about a 4% increase over the current year.

Alex said Administration was up because of the election. He said that would go up and down every other year. Alex said the Fire Department increase was for turnout gear and new hoses.

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Kevin Ward explained the new hoses that would be purchased.

Councilmember Petro asked if a new ambulance would be funded, and where that would be located in the budget.

Alex said large projects and purchases were in the Capital Improvements Plan budget.

Tracy said anything over \$50,000 was generally in the CIP.

Alex said operations were not a big piece of the budget, but Staff had been very sensitive with those costs going up. He explained how those funds were managed and kept as lean as possible. Alex explained the increasing costs of technology.

Allen Swanson, Interim Chief, said a lot of the technology used in the Police Department was State mandated.

Gary said body cameras would be a huge cost to cities.

Jim Mason, Assistant City Manager, said the City had two programmers on Staff that developed many programs used by the City. He said this was a huge cost savings because the City didn't have to pay an annual maintenance fee for those programs.

Council and Staff discussed services the programmers provided to various departments.

Tracy reviewed retirement costs. He said for 2016 the Utah Retirement System was not proposing an increase in rates. Tracy said this was the first time in a long time that rates had not increased.

Tracy explained a new requirement for recording liabilities in enterprise funds.

Tracy reviewed the health insurance cost increases due to claims and Affordable Care Act impacts.

Council and Staff discussed changes made to the health insurance plan as of the first of the year and the reduction in claims for the first two months of this year.

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Tracy reviewed information about the UTOPIA reserve commitment.

Tracy reviewed general fund revenues. He indicated that 41% of revenues came from sales tax and 24% came from property tax. Tracy said this percentage was very similar to other cities in the State.

Council and Staff discussed the importance of buying local. They discussed the property tax calculation and regional marketing.

Mayor Stevenson commented on the importance of the upgrades coming to the interchanges. He discussed the timing of the road construction projects.

Tracy reviewed current year sales tax revenue information. He indicated that December was \$1,396,000, which was the largest one month period the City had ever received. Tracy said sales tax revenue was 7.29% ahead of the same time period last year.

Council and Staff discussed other cities in the area.

Mayor Stevenson mentioned some things the City was working on to increase sales tax revenue.

Tracy discussed sales tax trends over the past 20 years. He reviewed sales tax revenues by category and indicated that all were trending upward. Tracy said WinCo would make an impact.

Tracy reviewed trends in property tax revenues and franchise tax revenues.

Council and Staff discussed the impact of UTOPIA on telecom tax revenues.

Tracy reviewed trends in municipal energy tax revenue, building permit revenue and fee in lieu revenue. He reviewed Class C Road fund revenue trends and expenses. Tracy said B and C Road fund revenues were not keeping up with expenses.

Alex said the City was falling further behind with maintenance of existing roads because of this issue. He said the budget recommended 1.3 million dollars for repairs, but double that amount could easily be spent to maintain roads. Alex said it was much more expensive to repair a damaged road than it was to maintain a road. He said the Mayor had led a push to get the Legislature to change funding for roads, but it probably wouldn't happen.

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Mayor Stevenson said if they did nothing on the sales tax side, the County had the ability to impose a special ¼ percent sales tax for transportation. He said the City would need to push the County to do that.

Tracy reviewed historical information about revenues versus expenditures.

The meeting suspended at 10:03 a.m.

The meeting reconvened at 10:19 a.m.

Tracy reviewed historical information about the use of and return to fund balance. He reviewed other entities in the area and their unassigned fund balance.

Tracy reviewed utility rates. He indicated that the North Davis Sewer District would increase rates by \$3 in 2016, 2017 and 2018. Tracy said the new garbage contract indicated that rates would increase \$.35 for first cans and \$.25 for second cans beginning in July, but they would not need to be increased over the next five years of the contract. He said the current minimum utility bill was \$101.20 for two months; with the budgeted changes it would go to \$107.90.

Mayor Stevenson asked how much it would cost the City to go to an every month billing process.

Tracy said that was something that could be explored with the new software; the current software wouldn't accommodate that now. He said it would cost more to read the meters every month, and it may require a couple of additional personnel. Tracy said the new meter registers would help with reading meters.

Mayor Stevenson asked if most cities billed every other month.

Tracy said some billed every month, but it required more personnel to do that. He said there was also a savings with postage costs and printing costs.

Tracy said the \$3 increase from the Sewer District would generate 1.1 million dollars per year for the Sewer District.

Mayor Stevenson explained the District's justification for the rate increases.

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Tracy reviewed utility rates from surrounding cities.

Alex asked Tracy to discuss the recycling proposal from Waste Management.

Tracy said in their current proposal, Waste Management was offering a recycling can for \$5.50 a month. He said the can would be picked up twice a month and it could be an opt-in program.

Alex said Staff wasn't recommending or not recommending the recycling program. He said it would have some impact on private companies that were now providing that service in a limited capacity.

Mayor Stevenson suggested talking with the Burn Plant before proceeding with a recycling program.

Tracy reviewed capital equipment requests being proposed. He mentioned the Legal Department's request for a criminal software program and server.

Council and Staff discussed Police Department vehicle purchases and the State contract.

Alex explained the philosophy of replacing police vehicles at 90,000 miles.

Council and Staff discussed body cameras and the costs that would be associated with cameras and storage of data.

Chief Ward reviewed trends in mobile mapping for the fire engines and ambulances. He said they were looking at replacing current hardware in ambulances with tablets that could also be used for electronic patient reporting, which would help with the billing process.

Mayor Stevenson asked if there were things in the departments, if there was money available, that would be good for the City to have; a wish list of items.

Terry Coburn said no; Layton did a good job of having sufficient equipment. He said the telemetry system would eventually need to be replaced.

Allen Swanson said the bottom line was that they would get the job done. He said the City was very good at keeping equipment to a good standard.

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Mayor Stevenson asked about the Police Department facility.

Allen said they were getting by; a new facility wasn't needed right now. He said a new facility would maybe be needed in 10 years; the only thing that was lacking right now was adequate evidence storage area. Allen explained that they were using the basement area of the Arts Council building for additional storage.

David Price said the pressure for their Department came from users and outside agencies. He said the largest request they had was for places to play; fields for kids to play on. David said competition level teams could not be accommodated; recreational uses were in good shape.

Kevin Ward said there would be some apparatus needs coming in the future. He said call volume increased every year, but these were big ticket items. Kevin said the City had looked at future station locations and staffing would be the big expense.

Mayor Stevenson said if a new station was built was there sufficient equipment to accommodate the station.

Kevin said an engine could be moved from another station; it would be better with another piece of equipment.

Bill Wright, Community and Economic Development Director, said their needs were being met; this year they were purchasing new plotters.

Mayor Stevenson asked what the most important position in his department would be to Staff.

Bill said if things continued to ramp up their planners were getting spread very thin.

Tracy said the Finance Department was in good shape. He said the new financial software would be a great improvement. Tracy said personnel on the front counter could be a little thin if people called in sick.

Jim Mason said their greatest need was in the IT Division with replacing equipment. He said they had sufficient funding to do what was needed. Jim said they were able to stay up very well on maintenance with facilities.

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Mayor Stevenson asked Alex what the City was going to need in the next 5 to 10 years.

Alex said his emphasis was to focus on good infrastructure and provide good transportation and facilities; making the community attractive so that people wanted to come here.

Councilmember Freitag arrived at 11:09 a.m.

Alex said purchasing large vehicles for public works was a need because of the cost. He said the condition of the infrastructure was important to address. Alex said absent the UTOPIA situation being resolved, and the State addressing transportation funding, it was hard to stay optimistic about improving infrastructure.

Alex said he didn't think the Police Department facility was needed right now; they could make the one they had work for now. He said a new facility would be 30 to 35 million dollars. Alex said another desire was a shooting range training facility for the Police Department.

Alex said a new fire truck would cost \$515,000; to staff one engine was an additional \$500,000, which would be an ongoing cost. He said the cost was about \$190,000 for a new ambulance.

Kevin said they remounted the ambulances onto new chassis, which saved a lot of money.

Alex said current revenue streams were not maintaining; if the UTOPIA debt went away that would be a huge impact. He said it would be key to keep doing the fundamentals well, and then add some things that were important to the community.

Mayor Stevenson asked how Layton's property tax rate compared to other entities.

Tracy displayed a graph of other comparable cities. He indicated that West Valley was double Layton's; Layton had a lower rate than a lot of cities.

Mayor Stevenson said good planning for the future was very important. He said this year might not be a good year to make a change to property tax because of RAMP tax and UTOPIA maybe being on the ballot, but the City needed to plan ahead for future needs. Mayor Stevenson said it was also important to work on economic development and building sales tax.

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Mayor Stevenson mentioned a private partnership with the pool.

Councilmember Brown said at some time in the future the City might want to look at keeping the property tax rate steady. A small increase every year was better than a big increase every few years.

Tracy discussed truth in taxation and the idea of raising property tax a little every year.

Councilmember Francis expressed support of doing a truth in taxation every year; maybe not this year, but every year whether or not there was a tax increase.

Mayor Stevenson said with 2.5 million dollars going to UTOPIA, it was very important to take care of that. He said in the future there could be additional revenue from people using the service.

Tracy reviewed the capital improvement plan summary for next year.

Council and Staff discussed the sidewalk replacement program and how that was underfunded; and the liability associated with it.

Mayor Stevenson said he and the Council appreciated everything that Staff did. He said they didn't always agree, but once a decision was made everyone came together. Mayor Stevenson said in talking with other cities about the UTOPIA issues, he was very grateful for being a part of Layton.

Councilmember Francis said Staff was where the rubber met the road. He said Layton had the best City Manager in the western United States, and Staff was so very good. Councilmember Francis said he really appreciated Staff.

Councilmember Petro thanked Staff for the recent tours that she and Councilmember Day were able to take of the various departments. She said it made you appreciate where you lived; everyone did a good job.

Councilmember Brown said citizens only saw what went wrong; they didn't see what went on every day to make sure things went right. She said she appreciated the work that Staff did.

The meeting suspended at 11:38 a.m.

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The meeting reconvened at 1:14 p.m.

The meeting reconvened with the Mayor, Council, Alex and Thieda Wellman, City Recorder, in attendance.

Mayor Stevenson said this would be an open discussion for any concerns or priorities the Council had.

Mayor Stevenson said the budget presentation was Staff's recommendations, but it came down to what the Council wanted to prioritize. He asked if there were things the Council would like to see happen; was there anything presented today that they had concerns with.

Councilmember Francis said UTOPIA and revenues were always a concern. He said if a new Police facility was 10 years out, they should start working on it now.

Councilmember Francis said the key for the City was marketing, marketing, marketing. He said he would like to see a marketing budget every year.

Mayor Stevenson said UTOPIA was without a doubt a key issue. He updated the Council on the status of UTOPIA and the Macquarie proposal.

Council and Staff discussed marketing strategies for UTOPIA.

Alex gave the Mayor and Council an update on the status of UIA and UTOPIA, and building infrastructure. He showed the Mayor and Council a map of the proposed areas for building in Layton.

The Mayor and Council discussed a referendum or opinion poll to the citizens on the Macquarie proposal.

Mayor Stevenson mentioned a possible fire sub-station, the Adams Canyon area, and an incentive for employee creativity.

Councilmember Brown mentioned the Vietnam Veterans Memorial being located behind the bowery in Commons Park. She said they were very excited about that. There was discussion about the memorial honoring all veterans. Councilmember Brown said the organization would be selling bricks to raise money. She said the group would be raising money for the memorial, and the City would be providing the

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location.

Councilmember Francis suggested moving the Veterans Park to a different location and possibly turning that area over to UTA for much needed parking.

The Mayor and Council discussed changing the name of Commons Park to Veterans Park and they discussed the Ronnenkamp property adjacent to City property.

The Mayor and Staff discussed dog parks. There was discussion about opening existing parks to allow for walking dogs on leashes. They discussed issues with waste and people picking up after their animals. Discussion suggested opening a couple of parks for dogs as a test.

Councilmember Freitag said he supported annual truth in taxation hearings whether taxes were raised or not.

Councilmember Freitag said he would like to see compensation for elected officials addressed. He said a flat salary for the Mayor didn't serve the City well. Councilmember Freitag suggested compensating the Mayor position for time spent, but leaving the Council pay at a flat rate. He suggested that Council pay be increased at the same percentage as employees.

Mayor Stevenson mentioned making health insurance benefits available for elected officials. He said the Mayor's position was a lot busier than it used to be, and the Council was more involved in additional things. Mayor Stevenson said he was 100% against a full time Mayor running the City; the City Manager was the best form of government.

Councilmember Freitag said he agreed that this form of government was best for a city this size.

Councilmember Brown commented about issues with paying the Mayor hourly, but the base salary could be more.

Councilmember Petro said it would be hard to police without negative ramifications.

Councilmember Brown suggested a survey of other cities.

Alex said that data was available. He said Staff did that as part of the salary survey. Alex said it could be

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adjusted based on the survey. He suggested that if health benefits were available to elected officials that it be at the same cost as employees.

The Mayor and Council discussed compensating elected officials that didn't use the insurance.

Alex said that would be different than what happened with employees, and it would almost double the Council's salary.

Mayor Stevenson suggested looking at it over the next year.

Alex said as part of the salary survey, that information could be gathered from other cities to see what they were providing to their elected officials.

Mayor Stevenson asked if there were any other projects that came to mind. He mentioned a public safety building and a fire station on the east side.

Councilmember Francis suggested a 5 and 10 year plan.

Councilmember Francis suggested a farmer's market in the hotel area every year.

Mayor Stevenson asked Councilmember Day about a farmers market.

Councilmember Day said his nephews sold produce at farmer's markets in the area.

Councilmember Francis also suggested doing more than selling produce; crafts and other items.

Councilmember Brown suggested using Commons Park as a location for a farmer's market.

Mayor Stevenson mentioned an interfaith council that was being discussed, and he mentioned the overpass being proposed by Kohl's. He talked about enhancements at the mall and a concept to reinvent the mall area. Mayor Stevenson mentioned a performing arts center.

Councilmember Brown handed out information for the transportation bill from ULCT.

Mayor Stevenson said the Vietnam War Memorial wall would turn out to be a very nice thing for the

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community.

Councilmember Brown mentioned some issues with legislative bills and input from ULCT.

Councilmember Freitag mentioned a communications bill supported by the cities that was being fought by some in the telecom industry. He said the bill proposed a fee being added to telecom bills to help pay for infrastructure.

Councilmember Freitag said he would like to see a City cemetery; it was an important part of a community.

Councilmember Freitag suggested having prayers pre-planned before Council meetings. He suggested having someone from other faiths offer a prayer and not Staff.

The Mayor and Council discussed having Councilmembers be responsible for a month for finding people to say a prayer. They discussed the way the Mayor was handling scouts at the meetings.

Mayor Stevenson explained the history of the Lindquist Cemetery. He said there could be a study to see what the cost and ongoing cost would be for a cemetery. Mayor Stevenson suggested that Scott Carter could do the research.

Mayor Stevenson said IHC would begin building an out-care surgical center. He said there wouldn't be a hospital for now, but the surgical center would be built so that it could be expanded.

The Mayor and Council discussed a senior housing village concept that was being looked at on the north side of the Parkway near the IHC property.

Mayor Stevenson mentioned that WinCo was putting their papers into the City today and wanted to open by November.

The Mayor and Council discussed other development on the WinCo site.

Councilmember Brown expressed concerns with changing the development agreement.

Alex said not everything being proposed was in line with the development agreement. He said Staff was

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working with them to keep a quality project.

Thieda asked about the by mail election proposal.

Consensus was to go with a traditional election on machines because of costs.

Council and Staff discussed working with Tanner Clinic on accepting the City's new insurance plan.

Mayor Stevenson mentioned that the road going to the landfill from Highway 193 was being constructed by the Burn Plant.

Mayor Stevenson expressed appreciation to the Council. He said it was a good group and the first year had been very enjoyable. Mayor Stevenson said the City benefitted from Alex and his experience.

Alex said there were three things he would be taking away from the discussion: 1) make adjustments and take two parks that would allow dogs on leashes, one in the east and one in west; 2) do a comprehensive analysis of elected official's compensation looking at making an adjustment; and 3) have Scott Carter research the cost of a cemetery.

Mayor Stevenson suggested brainstorming for things to accomplish in the next five or ten years, and looking at funding sources.

Alex said the CIP was meant to do that. He said the CIP would be looked at during the budget process, but he would have Tracy spend more time on that.

Mayor Stevenson said the City always painted a very positive picture of the City's finances. He said he thought that needed to be brought down a little and talk about the fact that there were a lot of things coming up and the City would need to find ways to finance them. Mayor Stevenson said the City needed to start talking about funding needs.

Councilmember Day asked if the next envisioning meetings had been scheduled.

Councilmember Petro said the City needed to work on following through on public involved projects more quickly, such as the envisioning project.

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Alex said there had been a set schedule for those follow up meetings.

Councilmember Petro said the information presented at the last meeting was that there would be a follow up meeting in mid to late February, and here it was March. People were losing interest.

Alex said he wasn't aware that the date had slipped.

The meeting adjourned at 4:27 p.m.

Thieda Wellman, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 5, 2015; 5:39 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, MARLESSE JONES, SCOTT
CARTER, JAMES (WOODY) WOODRUFF,
STEPHEN JACKSON, TERRY COBURN, PAUL
APPLONIE, WES ADAMS AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

WATER MASTER PLAN DISCUSSION

Alex Jensen, City Manager, said as a follow up to the previous discussion, Staff wanted to review a schedule moving forward with a Water Master Plan. Alex said discussion suggested that at some point there should be an opportunity for the representatives from the irrigation companies to share information about their companies and share with the Mayor and Council what their interests and desires were. He said Staff felt that it might be more productive to have those presentations at the front of the process rather than at the end of the process. Alex said as the Council began to consider the opportunities going forward to provide water to the citizens, it would be good to know up front the various interests and desires of those companies. He said Staff wanted to have something put together for them to respond to, and tonight Staff would like to try and identify some of the questions the Council may want to have each of the irrigation companies answer, that would help the Council moving forward to make decisions.

Alex said Staff had tried to identify some questions that they thought would be logical for the Council to consider asking. He said Staff wanted to present those questions tonight and have the Mayor and Council add or delete to that with the intention that once the Council felt good about the questions, make those available to the various companies and begin to put in place a schedule where they could come and represent themselves, rather than Staff trying to convey their thoughts. Alex said based on feedback from

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the last meeting, Staff had amended the score card by adding a liability component.

Scott Carter, Strategic Project Manager, reviewed the goals of the Water Master Plan, which were to make sure the City provided efficient and cost effective water to the residents, and to preserve and maintain the existing infrastructure and resources in the City.

Scott said Staff had structured the questions to get information from the irrigation companies that would help the Council make an informed decision on the alternatives that were discussed in the previous meeting.

Scott asked for feedback from the Council on the draft questions so that Staff was gathering the information the Council wanted directly from the irrigation companies.

Scott read through the questions.

Question 1. Describe your company's interest in participating in a pressurized secondary irrigation system to service residents of Layton City.

- a. Address whether your company is interested in providing infrastructure or being a wholesaler for a pressurized secondary irrigation system in Layton City.
- b. Address your company's willingness to combine with other irrigation companies to form a single pressurized secondary irrigation provider to service residents of Layton City.
- c. Describe the roll your company envisions for Layton City as part of the future of your company.

Councilmember Brown said, relative to subsection "a" couldn't it be both infrastructure and water.

Scott said it could be.

Councilmember Day said at some point, whether it was done by the irrigation companies or someone else, there would have to be an in-depth feasibility study of the irrigation companies combining because there would be a lot of complications in doing that.

Councilmember Francis said there would be so many questions relative to that one aspect; it would be very difficult.

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Alex said he felt that that was being contemplated. He said the City was not trying to determine the viability of that, or whether it would work or not. The question was to see if the irrigation companies were interested in approaching that possibility. Alex said there wasn't a right or wrong answer. He said the various irrigation companies had different assets; the City wanted to provide flexibility to allow everybody to indicate whether they wanted to do that or not. He said there would be a lot more detail down the road.

Councilmember Brown asked if the irrigation companies would receive the different options so that they would be able to respond.

Alex said from Staff's perspective, at the outset the City would take a very deliberative, very objective approach to this. He said the City would ask everybody that participated to do that. Alex said up front, Staff was trying to get information for the Council. He said the more facts and information that everybody could provide, as they went through the information, there would naturally be opinions formed based on the facts. Alex said Staff was trying to make this very transparent so that it was the facts and information that lead to a conclusion; not jumping ahead and forming a conclusion and then trying to get facts to support that conclusion.

Mayor Stevenson said Staff was trying to make the questions broad so that there wasn't a yes or no answer.

Alex said every company would be asked the same questions and given the same opportunity. It would be an equal playing field. He said everyone would have an opportunity to be involved if they chose to do that.

Question 2. Describe your company's service area and quantify the amount of water available for use in a pressurized secondary irrigation system.

- a. Identify the service area located within Layton City.
- b. Identify the service area outside of Layton City.
- c. Identify the quantity of water available to your company's service area within Layton City.
- d. Identify the quantity of water available to your company's service area outside of Layton City.
- e. Does commitment to agricultural irrigation systems affect availability of water to a

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pressurized secondary irrigation system in Layton?

- f. What long term planning is being done to determine the conversion of agricultural water to urban/suburban pressurized secondary water?

Councilmember Petro asked if this question should also include information about the age and functionality of their current system.

Alex said that would be a good addition.

Question 3. Describe your company's ability to control/protect water for use in a pressurized secondary water system in Layton City.

- a. How do the company bylaws address protection of water pertaining to use in a pressurized secondary irrigation system in Layton City?

Mayor Stevenson asked Scott to define protection.

Scott said did their bylaws really commit the water to Layton City, or were they planning for it to go elsewhere.

Alex said a company might have a sufficient quantity of water to prove to the City. If the City was to partner with that company, or a combination of companies, and make a commitment with infrastructure, it would be important that the water was always able to be made available to the City. He said you couldn't start into a system and then five years down the road find out that individual shareholders had perhaps sold off some of that water outside of the City.

Councilmember Petro suggested elaborating on that question a little so that it was clear to the irrigation companies what the City wanted.

Alex said the questions would be made available to all of the companies and then Staff would ask for feedback to make sure there was clarity with the questions.

Question 4. Address the reliability of the water sources available to your company.

- a. Address the priority of the water rights owned by your company.
- b. Provide historical water data for sources and water delivered to system.
 - i. Provide data from drought years as well as years with sufficient supply.

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Question 5. Describe the pressurized secondary irrigation connections (current and future) serviced by your company.

- a. Identify the number of connections currently serviced with pressurized secondary irrigation within Layton City.
 - i. How much water is required to service these current connections?
- b. Identify the number of connections projected to be serviced with pressurized secondary irrigation within Layton City.
 - i. How much water is required to service these future connections?
- c. Identify the number of connections currently serviced with pressurized secondary irrigation outside of Layton City.
 - i. How much water is required to service these current connections?
- d. Identify the number of connections projected to be serviced with pressurized secondary irrigation outside of Layton City.
 - i. How much water is required to service these future connections?
- e. Do you now, or do you anticipate implementing any water conservation measures, e.g. metering or restricted water times and/or days?

Councilmember Petro said the question addressed projections. She asked if they were allowing the companies to make the assumption that it wasn't necessarily based upon where they were currently operating; or where they think their designated area was. Councilmember Petro asked if the question wanted overall projects for the entire City or the portion that the companies wanted.

Steve Jackson said it was based on the area that they currently planned to service. He said the individual companies had service areas and they knew where they were flood irrigating or not. Steve said the City was asking what their projections were for their future pressurized area, and how many connections they would be servicing.

Councilmember Day said this would include current agricultural areas that were being serviced.

Steve said yes; what they considered their service area. He said the intent wasn't to have them do projections outside of their current service area. Steve said the question could be clarified to make sure they understood the intent.

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Question 6. Describe your company's current organizational structure.

- a. How many employees does your company employ?
 - i. Field vs. office staff or serve as both.
- b. Describe your company's financial situation. How well capitalized is the organization? Does your company have financial reports that can be made available for review?

Councilmember Petro said it would help her in understanding their overall structure to know who handled their billing; was it done in-house or through a third party, or was it something the City would take on. She said she would also like to know what their customer service structure was to the end user; was it at the connection point or at the lateral; define where the end user took over responsibility.

Alex said they could probably speak to how that was handled now; going forward if a partnership was entered into with the City, he would assume that that would be one of many details that would need to be worked through. He said that was a very important question.

Councilmember Day asked if they would want to see several years of financials.

Alex said the assumption was that it would be for the current year. He said the City recognized that all the companies were in a different situation; there wasn't a right way or a wrong way, but it was important for the City to understand that when looking toward a partnership.

Question 7. Describe your procedures and abilities to respond to emergency situations, e.g. night time line break or other system failure.

- a. Address personnel, equipment, and contact procedures.

Question 8. Provide your company's current rate structure for providing pressurized secondary irrigation and unpressurized irrigation to your service area.

- a. Address your company's current rate structure and any plans for changes in the future.

Scott asked if there were any additional questions to consider.

Woody asked that they address cost of operations and maintenance, design construction standards, and

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liability.

Alex said that would speak to their current situation; it may change or be required to change.

Mayor Stevenson said the ability to retain water should be explained.

Alex said Staff hoped that Question 3 would touch on that; it could be better clarified.

Mayor Stevenson asked what the contingency plan would be if a reservoir went down.

Councilmember Day said that would be addressed in sources of water and available water.

Councilmember Brown said with Question 6 relative to the financial situation, she would like information about outstanding liabilities; law suits, etc.

Councilmember Day said relative to liability, did they want to know supply liability and infrastructure liability. He said all the systems had an inherent liability because of the way they were built and where they were built. Councilmember Day said they all could have a pipeline break or a failure such as that. He asked if the questions should address that, or were they looking more about liability as far as servicing the customers.

Councilmember Francis said he felt there were two liabilities; supply liability and structural liability.

Alex said he thought the Council would want to understand what kind of insurance coverage they had; what steps were they taking to mitigate any exposure. He said everyone understood that water systems were risky. Alex said he didn't know that there would be a need to explain what the City already knew.

Councilmember Francis said the question might be, "Do you have structural specifications that you adhere to that the City could see over the years."

Mayor Stevenson asked Ivan Ray, Davis and Weber Counties Canal Company, if they could get liability insurance on their lines.

Mr. Ivan Ray said they had liability insurance for 21 million dollars. He said for the pressurized system they had an emergency management plan, and the pump stations and reservoirs were covered under their

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insurance. He said they had liability insurance for broken lines if it caused damage.

Councilmember Petro asked if there should be a question about their regular maintenance schedule.

Councilmember Brown said similar to the City televising the sewer lines every few years.

Alex said Staff would gather whatever information the Council would like. He said Staff's idea was to have the companies provide a general idea of their capacities in the different areas, which would give the Council a sense of whether there was a likelihood that under some type of a formal arrangement, they would have the capacities to continue to do that. Alex said what they were doing today may change, but hypothetically if you had an entity that currently had insurance coverage like what was discussed by Mr. Ray, and they had a maintenance plan, and design standards, it was reasonable to assume that they would expect that going forward. He said if there was a company that didn't have any of that structure, but indicated that they were going to start doing that, it might be something important for the Council to consider. Alex said the details of insurances, coverage, and liabilities would be worked out if an agreement was entered into. He said a lot of those answers would naturally come as this progressed.

Alex said during the process, the Council could certainly add things. He said Staff would suggest that if additional things were added for one company, those same questions should be asked of all companies so that everyone was providing the same information.

Mayor Stevenson said the conversation itself would stimulate additional questions.

Mr. Ray said it would be ideal if the companies could have those questions for a week or two to allow the companies to respond in writing.

Alex said that was the intent. He said the hope would be that the information would be presented to the Council verbally, but that it would also be presented in writing. That way it would be clear that they were the companies' words, and the City would not be interpreting or trying to remember what one company said versus another.

Ron Layton said a lot of the smaller ditch companies that got water from Davis Weber owned the ditches. He said if those ditches were taken over and lined with pipe, it would save the City and canal company a lot of money. Mr. Layton said the ditch companies owned easements all over the City.

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Councilmember Day said that information would likely come out through this process.

Councilmember Day disclosed that he was a shareholder of Kays Creek Irrigation and Davis Weber Canal Company.

Mayor Stevenson disclosed that he also had Davis Weber Canal Company shares.

Councilmember Petro disclosed that she had Davis Weber Canal Company shares.

Councilmember Brown said she received her secondary water from Weber Basin.

Mr. Ray said Alex Jensen received his secondary water from Davis Weber Canal Company.

Mayor Stevenson asked if dates should be set for the questions to be back to the Council. He asked if the individual companies would be asked to meet with the Council, or would it be done all together.

Alex said Staff would like the Council to set a date. He said Staff would make an effort to manage work meeting agendas to allow for time during a work meeting to meet with the irrigation companies. Alex said his personal opinion was that each individual company should come in and have their own time to address the Council, and ask that the other companies not come. He said there should be an open forum for them to speak and share with the Council their information without having the information being challenged, or any type of adversarial relationship. The Council was simply trying to gather information; the companies should be able to share what they were hoping to do and what their plans were without having to worry about somebody else trying to pick up on that.

Councilmember Day asked if Alex was talking about questions from the other companies, not necessarily questions from the Council.

Alex said yes.

Councilmember Brown said the next few work meetings would include budget discussions; it might be hard to fit this on an agenda for a while.

Mayor Stevenson asked Mr. Ray how much time he felt they would need to go through the questions.

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Mr. Ray said maybe two weeks.

Mayor Stevenson asked Mr. Ray how much time he would need to present the information to the Council.

Mr. Ray said there was a lot of information the Council would want to have. He said an hour to an hour and a half.

Alex suggested that each company be given an hour; the Council would be given the information in writing and they could emphasize the things they wanted more discussion on. He said everyone should be given the same amount of time. Alex said this was a really important decision for the Council to make and taking extra time to review the information wouldn't be a problem.

Mr. Ray said the written dialog could be given to the Council in advance of the verbal presentation to allow time for the Council to review the information and then inquire about those things they wanted more information on.

Discussion suggested having two separate meetings with two companies presenting information at each meeting, such as strategic planning meetings.

Mr. Ray asked if the questions could be submitted to them by the end of next week.

Mayor Stevenson said as soon as the questions were cleaned up, Staff would get them out to the irrigation companies.

Councilmember Brown said during Scott's presentation at the last meeting, he talked about that even within some companies their rates were different based on the area. She said if the City moved forward with some type of program, the rates would have to be consistent. Councilmember Brown asked if there would be a question to address that.

Discussion suggested that this type of information would come at a later date.

Councilmember Day said he was willing to spend an hour and a half because he didn't think it could be handled in one hour. He said he felt that it would be smart to schedule an hour and a half per company.

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MAYOR'S REPORT

Mayor Stevenson said a date for an open house on the Traffic Master Plan needed to be set.

Woody said they were looking at a Wednesday night in April; possibility April 15th, from 6:00 p.m. to 8:00 p.m.

Discussion suggested that April 15th would work.

Woody said after that public open house, Horrocks Engineering would come back to a work meeting and present the results of the public comments to the Council.

Councilmember Brown asked how word would be sent out about the open house.

Woody said it was too costly to send notices to each residence. He said they would be providing information through the media, to the stakeholders, on the City's website, and through social media.

Councilmember Day asked if the consultants would be gathering the information and then bringing it back to the Council.

Woody said Staff would be there to support the consultants, but they would be gathering the information. He said Staff would schedule time during a work meeting to discuss the information gathered during the open house.

Mayor Stevenson said he felt that it would be nice for the Council to hold a reception and do a proclamation honoring the Layton High School Basketball Team for their recent State championship.

Councilmember Freitag said in the past the City had done a proclamation when teams had won. He said the team members had attended the Council meeting.

Mayor Stevenson asked about doing a small reception, possibly between the work meeting and regular meeting.

Discussion suggested holding a reception on March 19th.

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Mayor Stevenson indicated that the City's response to the Shared Solution was sent out.

The meeting adjourned at 6:37 p.m.

Thieda Wellman, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MARCH 5, 2015; 7:02 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, MARLESSE JONES, DAVID
PRICE, TERRY COBURN AND THIEDA
WELLMAN**

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

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Councilmember Day gave the invocation. Scouts and students were welcomed.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown mentioned the Family Recreation activity on March 13th at the Davis County Library. She said there would be activities based on Dr. Seuss.

Councilmember Brown said there would be ½ price admission for Surf 'n Swim on St. Patrick's Day if you wear green.

Councilmember Brown said on Saturday, April 4th there would be an Easter Egg dive at Surf 'n Swim. She said the cost would be \$5 and you would need to register to participate.

Mayor Stevenson read an email from Trish Marino indicating that she had reported some graffiti on the Bamberger Trail on Monday afternoon. She said the Police Department and Parks Department reported back to her with exceptional service. Ms. Marino said the agencies should be acknowledged for their professionalism, which reflected on Layton City as a whole. Mayor Stevenson said overall the City had very dedicated employees that took good care of the community.

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CITIZEN COMMENTS:

Fred Murray asked where the City was on a bee keeping ordinance. He said he knew that the State Legislature dropped their bill.

Councilmember Brown said Staff was working on an ordinance to bring before the Council.

Mayor Stevenson suggested that Mr. Murray call Peter Matson, City Planner, tomorrow.

Roger McBride challenged the Council to consider a small modification to Layton Municipal Code Section 10.2.010 regarding parking on streets during winter months. He said his proposal was to consider removing the first paragraph and letting paragraph 2 carry the ordinance; no parking when it was needed.

Mr. McBride said this year was a prime example; because of the lack of snow there had been only a handful of days where it was needed. He said it would help with pollution because residents wouldn't have to keep moving vehicles.

Mayor Stevenson said his understanding was that unless there was snow there was very little enforcement during the winter months.

Mr. McBride said there was always a threat of enforcement.

Mayor Stevenson said he had brought this up with the Police Department and they had indicated that unless there was snow they didn't enforce the ordinance. He suggested that Mr. McBride come in and discuss it with the Legal Department and the Police Department.

CONSENT AGENDA:

ADOPT AGREEMENT FOR CONSULTING SERVICES WITH LANDMARK DESIGN TO PREPARE A PARKS, RECREATION, TRAILS AND CULTURAL MASTER PLAN – RESOLUTION 15-12

David Price, Parks and Recreation Director, said Resolution 15-12 would adopt an agreement for consulting services with Landmark Design to prepare a Parks, Recreation, Trails and Cultural Master Plan. David said

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the Parks and Recreation element of the Layton City General Plan was last updated in 1995. He said Staff received a proposal from Landmark Design to prepare and update this element of the General Plan. David said Landmark Design would be compensated for satisfactory performance at an hourly rate not to exceed \$43,200. He said since the last meeting, Staff had worked with Landmark Design to make sure that the Council was briefed throughout the process, and had added five meetings with the Council. David said Staff recommended approval of Resolution 15-12.

Councilmember Freitag expressed appreciation for Staff adding meetings for the City Council.

BID AWARD – LARRY DALEY CONSTRUCTION – 2015 VARIOUS SANITARY SEWER REPAIRS – RESOLUTION 15-13

Terry Coburn, Public Works Director, said Resolution 15-13 authorized the execution of an agreement with Larry Daley Construction for the 2015 Various Sanitary Sewer Repairs project. Terry said the project included the installation of 2,745 lineal feet of new pipe, manholes and associated work items in three separate areas of the City. He said the project would upgrade and repair the sanitary sewer system mains on Barber Avenue, Beacon Avenue and Elm Street to alleviate broken pipes and low spots that had created continual maintenance issues. Terry said five bids were received with Larry Daley Construction submitting the lowest responsive, responsible bid of \$425,859; the engineer's estimate for the project was \$512,000. He said Staff recommended approval.

Mayor Stevenson asked if they would replace the line or would they reline it.

Terry said they would replace the line in this instance.

BID AWARD – ORMOND CONSTRUCTION, INC. – EAST GENTILE SEWER REPLACEMENT PROJECT – APPROXIMATELY 1830 TO 1980 EAST GENTILE STREET – RESOLUTION 15-14

Terry Coburn said Resolution 15-14 authorized the execution of an agreement with Ormond Construction for the East Gentile Sewer Replacement project. He said the project included the removal and replacement of 997 lineal feet of pipe, manholes and associated items along East Gentile Street between 1830 East and 1980 East. Terry said seven bids were received with Ormond Construction submitting the lowest responsive, responsible bid of \$182,788.16; the engineer's estimate for the project was \$200,000. He said Staff recommended approval.

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MOTION: : Councilmember Freitag moved to approve the Consent Agenda as presented, with changes to Item A, including rewording the title to “Adopt the Resolution,” and determine if there were any other necessary meetings for the Council, including public hearings, to amend this element of the General Plan. Councilmember Brown seconded the motion, which passed unanimously.

The meeting adjourned at 7:19 p.m.

Thieda Wellman, City Recorder

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

Item Number: 5.A.

Subject:

Agreement with Davis County for Conducting the 2015 Municipal Election under the Oversight of the City Recorder - Resolution 15-21

Background:

State law allows for the City to contract with the County to administer the municipal election for 2015. Davis County has the equipment and expertise to manage the election at a reasonable cost.

The City has contracted with the County for several years in conducting the election. The costs outlined in the agreement for 2015 are very similar to the 2013 agreement.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-21 approving the agreement with Davis County for conducting the 2015 municipal election; 2) Adopt Resolution 15-21 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-21 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-21 approving the agreement with Davis County for conducting the 2015 municipal election.

RESOLUTION 15-21

A RESOLUTION APPROVING AN AGREEMENT WITH DAVIS COUNTY FOR CONDUCTING THE 2015 MUNICIPAL ELECTION UNDER THE OVERSIGHT OF CITY RECORDER

WHEREAS, the City is holding a municipal election for three (3) city council positions; and

WHEREAS, Davis County has the ability and equipment necessary to conduct and administer the election; and

WHEREAS, State Statute allows for the City to contract with Davis County to administer the election; and

WHEREAS, the costs associated with Davis County administering the election are very reasonable; and

WHEREAS, it is in the best interests of the City and the residents of the City to have Davis County administer the election.

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

1. That Layton City enter into the agreement with Davis County to administer the election under the oversight of the City Recorder.
2. That the Mayor be authorized to execute the agreement.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY CRANE, City Attorney

AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2015 by and between DAVIS COUNTY, a body politic of the State of Utah, hereinafter referred to as "County," and _____ CITY, a municipal corporation of the State of Utah, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, pursuant to Section 20A-1-201.5 and 20A-1-202, *Utah Code Ann.* (1953) as amended, City is authorized and required to hold municipal elections in each odd-numbered year; and

WHEREAS, County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist City in holding its municipal primary and general elections in 2015 upon the following terms and conditions; and

WHEREAS, the parties are authorized by the *Utah Interlocal Cooperation Act* as set forth in Chapter 13, Title 11, and Section 20A-5-400.1 of the *Utah Code Ann.* (1953) as amended, to enter into this Agreement:

NOW THEREFORE, in consideration of the mutual terms and conditions set forth hereafter, the parties hereto agree as follows:

1. County agrees to provide to City if needed for the primary election in August 2015, and if needed for the general election in November 2015 the following:
 - a. Test, program, assemble and make available to City voting machines and poll supplies.
 - b. Provide for delivery and retrieval of voting equipment.

- c. Polling location management, which includes, but is not necessarily limited to making arrangements for use, ADA compliance survey and contact information.
- d. Absentee and By-Mail ballot processing, which includes mailing, receiving, signature verification and tabulation.
- e. Provide electronic ballot files for Optical Scan Ballots printing.
- f. Provide Information System assistance which includes, but is not necessarily limited to election programming, tabulation, programmers and technicians.
- g. Canvass reports.
- h. Electronic tabulation results transmitted to the Office of the Lieutenant Governor.
- i. Provide personnel and technical assistance throughout the election process and equipment and/or supplies required specifically for voting.
- j. Recruit poll workers; provide training, scheduling, supplies and compensation.
- k. Provide preparation and personnel for the public demonstration of the tabulation equipment.
- l. If required, in cooperation with the City, conduct an election audit.
- m. Store all election returns for the required twenty-two (22) months.

2. _____ City agrees to do the following:

- a. Provide the Recorder or other designated officer to act as the election officer and assume all duties and responsibilities as outlined by law.
- b. Identify polling location(s) and assign voting precinct.

- c. Enter into a polling location Hold Harmless Agreement, if needed.
- d. Provide projected voter turnout.
- e. Declaration of Candidacy filing.
- f. Provide County with ballot information which includes, but is not necessarily limited to races, candidates and ballot issues.
- g. Approve the election plan, which includes, but is not necessarily limited to accuracy of polling location and precinct assignments, voter turnout percentages, paper ballot quantities, voting machine quantities and poll worker assignments.
- h. City's legislative body poll worker approval.
- i. Proof and approve the accuracy of the printed and audio of ballot formats.
- j. Publish all legal notices which include, but are not necessarily limited to election notice, polling locations, ballots and public demonstration.
- k. Early voting administration if needed.
- l. Arrange and conduct election canvass.
- m. Prepare candidate certificates.
- n. Perform all other election related duties and responsibilities not outlined in this agreement but required by law.
- o. City agrees to pay County repair or replacement costs for damaged voting equipment, which occurs at the polling locations beyond the normal wear and tear.

3. Both parties agree to conduct the election according to the statutes, rules, Executive Orders, and Policies of the Lieutenant Governor as the Chief Elections Officer of the state.

4. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Exhibit "A". The payment shall be made within thirty (30) days of receiving the invoice prepared by the County.

5. This Agreement shall be effective as of the date of execution by all parties.

6. This Agreement shall continue in effect until 30 days after the election or upon invoicing, whichever occurs later.

7. The individuals executing this Agreement on behalf of the parties confirm that they are duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each of which shall be deemed an original.

DAVIS COUNTY

By _____
P Bret Milburn, Chair
Davis County Commission

ATTEST:

Curtis Koch
Davis County Clerk/Auditor

Attorney Approval

The undersigned, the authorized attorney of Davis County, approves the foregoing Agreement as to form and compatibility with State law:

Neal Geddes
Deputy Davis County Attorney

_____ CITY

By _____

ATTEST:

City Recorder

Attorney Approval

The undersigned, the authorized attorney of Layton City, approves the foregoing Agreement as to form and compatibility with State law:

For Cary Crane, Layton  _____
City Attorney

Exhibit "A" (Page 1 of 3)
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES

Poll Workers Compensation Rates

20A-5-602(4)(b) Municipalities may not compensate higher than the county.

	COST TRADITIONAL	COST BY-MAIL	
Poll Manager (PM)	\$160.00	\$160.00	Poll Workers who are trained for early voting and work on election day only attend early vote training. They do not attend or receive compensation for regular training. Poll workers who are trainers and work the position they trained do not attend or receive compensation for training. Poll workers who are trainers and do not work the position they train will attend and receive compensation for additional training.
Training Course(s)	\$50.00	\$50.00	
Review Training	\$10.00	\$10.00	
Touch Screen Technician (TST)	\$160.00	\$160.00	
Training Course(s)	\$35.00	\$35.00	
Review Training	\$10.00	\$10.00	
Receiving Clerk	\$135.00	\$135.00	
Training Course(s)	\$35.00	\$35.00	
Review Training	\$10.00	\$10.00	
Poll Book Clerk	\$125.00	\$125.00	
Training Course(s)	\$25.00	\$25.00	
Review Training	\$10.00	\$10.00	
Provisional Clerk	\$135.00	\$135.00	
Training Course(s)	\$35.00	\$35.00	
Review Training	\$10.00	\$10.00	
Host	\$125.00	\$125.00	
Training Course(s)	\$25.00	\$25.00	
Mileage	\$0.25	\$0.25	
Early Voting Poll Worker Pay (per hour)	\$10.00		Early voting only with Traditional administrative option
Training Course(s)	\$50.00	\$50.00	
Alternate Poll Workers	\$740.00	\$330.00	Shared with all cities under administrative option

Poll Worker Recruitment and Training

Poll Worker Recruitment and Administration	\$8.00	\$8.00	Per Poll Worker
Training Creation and Preparation (Includes equipment and preparation)	\$500.00	\$500.00	Shared with all cities
Poll Worker Handbook and Supplies	\$1.00	\$1.00	
Poll Worker Training (per person)	\$20.00	\$20.00	
Review Training (per person)	\$10.00	\$10.00	

Equipment

Touch Screen (TSX) Includes:	\$75.00	\$75.00	(150 voters per machine, minimum of 3 machines per location)
Testing Pre and Post election			
Security Seals			
Canister, Label, and (1) Roll of Paper			(1 per machine)
Printer Housing			(1 per machine)
VIBS--Visually Impaired Ballot Station (Keypad & Headphones)			(1 per polling location)
Voter Access Cards			(4 per machine)
Vote Here Signs (4 per location)	\$5.00	\$5.00	
WIFI Connection	\$40.00	\$40.00	
Laptop Computers, Programming, Pre/Post Test	\$75.00	\$75.00	(If using electronic voter check in, 1 laptop per 500 voters)

Consumable Supplies

Paper Roll (for each additional)	\$1.00	\$1.00	(No charge for unused and returned paper rolls)
Canister Label	\$1.00	\$1.00	
Canisters	\$10.00	\$10.00	
Polling Location Supplies	\$35.00	\$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.
Regular Green Poll Books (per check in station)			Included with Laptop
Provisional Orange Poll Books			Included with Laptop
Paper Ballot Yellow Poll Books			Included with Polling Location Supplies

Ballot Layout and Programming

Gems Programming/ Ballot Logic and Accuracy Testing - TSX & Optical Scan	\$800.00	\$800.00	Shared with all cities
City/District set-up (cities/districts with new recorders/clerks)	\$75.00	\$75.00	
Memory Card Programming (per card)	\$15.00	\$15.00	
Audio Programming	\$50.00	\$50.00	

Exhibit "A" (Page 2 of 3)
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES

Election Services

Public L&A Demonstration (testing, programming & demonstration)	\$300.00	\$300.00	Shared with all cities
Independent Rovers (training & election day - per person)	\$500.00	\$500.00	Shared with all cities
Election Night Clerk Staff Support	\$1,400.00	\$1,400.00	Shared with all cities
Election Night Security	\$150.00	\$150.00	Shared with all cities
Election Night Ballot / Supply Return Teams	\$210.00	\$210.00	Shared with all cities
Rover Kits (each)	\$25.00	\$25.00	Shared with all cities
Rovers Training	\$400.00	\$400.00	Shared with all cities
Help Desk Set-Up	\$75.00	\$75.00	Shared with all cities
Help Desk Staff	\$450.00	\$450.00	Shared with all cities
Pre-Canvass Ballot Issues Audit, if needed	\$300.00	\$300.00	Only if needed
Canvass Preparation	\$150.00	\$150.00	Shared with all cities

Delivery and Pickup (machines & supplies at polls)

Delivery (per location)	\$34.50	\$34.50	Actual cost per contract with moving company
Pickup (per location)	\$34.50	\$34.50	Actual cost per contract with moving company

Election Night Counting - IT Services

TSX Counters	\$750.00	\$750.00	Shared with all cities
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Early Voting

Fees and services not listed below apply to early vote sites same as an election day polling location

Administration Support	\$30.00		Early voting only with Traditional administrative option
Poll Delivery and Setup for Electronic Check-in	\$50.00		Early voting only with Traditional administrative option
Early Vote On-call Technical Support (per hour + mileage)	\$50.00		Early voting only with Traditional administrative option
Early Vote TSX	\$75.00		Early voting only with Traditional administrative option
Memory Card Programming (per card)	\$15.00		Early voting only with Traditional administrative option
Early Vote Laptop Computers, Programming, Pre/Post Test	\$75.00		Early voting only with Traditional administrative option
Early Voting Polling Location Supplies	\$35.00		Early voting only with Traditional administrative option

Ballot Remake Equipment

Remake TSX		\$75.00	Shared with cities using by-mail option
Remake Memory Cards		\$15.00	Shared with cities using by-mail option
Remake Laptops		\$75.00	Shared with cities using by-mail option

By-Mail and Paper Ballots

Materials and Services from Printer

By-Mail Outer Envelopes	0.130	\$0.0552	Actual cost from printer
By-Mail Inner Return Envelopes	0.240	\$0.1055	Actual cost from printer
Instruction/ID requirement Inserts per ballot	0.054	\$0.0544	Actual cost from printer
Test Deck Paper Ballots	399.500	\$399.50	Shared with all cities
Ballot set-up (per style)	25.000	\$25.00	Actual cost from printer
Freight cost per ballot	0.130	0.0140	Actual cost for shipping per ballot

1st Mailing

By-Mail Ballots	0.3200	\$0.3240	Actual cost from printer
Assembly, insert and mailing services	0.3200	\$0.3100	Actual cost from printer
Postage Out-Bound	0.1047	\$0.1047	Actual Postage

2nd Mailing

By-Mail Ballots	0.3670	\$0.3670	Actual cost from printer
Assembly, insert and mailing services	0.3670	\$0.3670	Actual cost from printer
Postage Out-Bound	0.6900	\$0.6900	Actual Postage

County Administration

Signature Verification and Tabulation Prep. (each returned)	0.820	\$0.3076	
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Return Postage

Postage In-Bound Business Reply	NA	NA	Return Postage is no longer required
Returned Undeliverable Postage	NA	NA	

Post Election

Provisional Verification (per hour)	\$25.00	\$25.00	
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General Administration

Election Administration Support	\$45.00	\$45.00	
Clerk Staff (per-hour for any additional services)	\$25.00	\$25.00	

Exhibit "A" (Page 3 of 3)
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES

Complete Paper Voting System

Printed Official Registers (1-3 precincts)	\$30.00	\$30.00	
Printed Official Registers (4 or more precincts)	\$60.00	\$60.00	
Addendums (per location)	\$5.00	\$5.00	Only applies if Vista Local is not used for early voting
Posting List (each)	\$7.00	\$7.00	Optional
Update Voter Histories Manually (Hours)	\$25.00	\$25.00	

Important Notice about the above listed prices

This exhibit shows listed costs for both a traditional as well as a by-mail administrative option. Most of the above listed prices show the cost per unit. Some show the overall cost for that service and indicate that the cost will be shared with all cities. The total cost of the election is subject to decisions made by each city and approved in each election plan and varies from each city. For a more complete view of total cost you should refer to the cost estimate that has been prepared for each individual city based upon their administrative option.

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

Item Number: 5.B.

Subject:

2006 Revenue Bond Refunding Parameters Resolution - Resolution 15-22

Background:

Interest rates in the bond market are at a level that justifies refunding or refinancing currently outstanding City bonded debt. The City's financial advisor, Lewis, Young, Robertson and Burningham, will present a parameters resolution regarding the refunding of the 2006 Sales Tax Revenue bonds and request permission to issue a notice of intent to issue refunding bonds.

Alternatives:

1) Adopt Resolution 15-22 authorizing the issuance and sale of not more than \$3,400,000 aggregate principal amount of Sales Tax Revenue Refunding Bonds; and related matters, within the guidelines of the parameters resolution; 2) Adopt Resolution 15-22 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-22 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-22 authorizing the issuance and sale of not more than \$3,400,000 aggregate principal amount of Sales Tax Revenue Refunding Bonds; and related matters, within the guidelines of the parameters resolution.

RESOLUTION NO. 15-22

A RESOLUTION OF THE CITY COUNCIL OF LAYTON CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$3,400,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE REFUNDING BONDS, IN ONE OR MORE SERIES; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) refund all or a portion of the Issuer's currently outstanding sales tax revenue bonds (the "Refunded Bonds") and (b) pay costs of issuance with respect to the Series 2015 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales Tax Revenue Refunding Bonds, Series 2015 (the "Series 2015 Bonds") (to be issued from time to time, as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a General Indenture of Trust dated as of July 1, 2003, as heretofore amended and supplemented (the "General Indenture"), and as further amended and supplemented by a Supplemental Indenture of Trust (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), each between the Issuer and Zions First National Bank, as trustee (the "Trustee"), in substantially the form presented to the meeting at which this Resolution was adopted and which are attached hereto as Exhibit B; and

WHEREAS, the Act provides that an issuing entity may give notice of its intent to issue bonds under the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement") to be entered into between

the Issuer and the purchaser selected by the Issuer for the Series 2015 Bonds (the “Purchaser”), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in order to allow the Issuer (with the consultation and approval of the Issuer’s Municipal Advisor, Lewis Young Robertson & Burningham, Inc. (the “Municipal Advisor”)) flexibility in setting the pricing date or dates of the Series 2015 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor, any authorized Mayor pro tem, the City Manager, or the Finance Director (the “Designated Officers”), the authority to (a) approve the principal amounts, interest rates, terms, maturities, redemption features, and purchase price at which the Series 2015 Bonds shall be sold; (b) select the Purchaser of the Series 2015 Bonds; and (d) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”).

NOW, THEREFORE, it is hereby resolved by the City Council of Layton City, Utah, as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds and (b) paying costs of issuance of the Series 2015 Bonds, the Issuer hereby authorizes the issuance of the Series 2015 Bonds which shall be designated “Layton City, Utah Sales Tax Revenue Refunding Bonds, Series 2015” (to be issued from time to time, as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$3,400,000. The Series 2015 Bonds shall (i) mature in not more than eleven (11) years from their date or dates, (ii) be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, (iii) bear interest at a coupon rate or rates of not to exceed four percent (4.0%) per annum, (iv) bear interest collectively at a true interest cost of not to exceed two and three-quarters percent (2.75%) per annum, and (v) deliver a net present value savings of at least \$110,000; all as shall be approved by at least one of the Designated Officers, within the Parameters set forth herein.

Section 2. Any one of the Designated Officers are hereby authorized to select the Purchaser, the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2015 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The selection of the Purchaser and the determination of the final terms and redemption provisions for the Series 2015 Bonds by the Designated Officers shall be evidenced by the execution of the Bond Purchase Agreement in substantially the form attached hereto as Exhibit C. The form of the Bond Purchase Agreement is hereby authorized, approved and confirmed.

Section 3. The Supplemental Indenture in substantially the form presented to this meeting and attached hereto as Exhibit B is hereby authorized, approved, and confirmed. The Mayor or Mayor pro tem (the “Mayor”) and the City Recorder or Deputy City Recorder (the “City Recorder”) are hereby authorized to execute and deliver the Supplemental Indenture in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the Issuer, with final terms as may be

established by the Designated Officers, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 5 hereof.

Section 4. The appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2015 Bonds, the Bond Purchase Agreement, the Certificate of Award or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2015 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 5. The form, terms, and provisions of the Series 2015 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2015 Bonds and to deliver said Series 2015 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 6. The appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2015 Bonds in accordance with the provisions of the Indenture.

Section 7. Upon their issuance, the Series 2015 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2015 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2015 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any tax compliance policies or escrow agreements or reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Series 2015 Bonds are delivered by the Trustee to the Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2015 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10. In accordance with the provisions of the Act, the Issuer has caused the following “Notice of Bonds to be Issued” to be (i) published one (1) time in The Standard Examiner, a newspaper of general circulation in the Issuer, (ii) posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and (iii) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution and the Indenture to be kept on file in the Layton City offices, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of such publication. The Issuer directs its officers and staff to publish a “Notice of Bonds to be Issued” in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), that on April 2, 2015, the City Council (the "Council") of Layton City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Sales Tax Revenue Refunding Bonds, Series 2015 (the "Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer).

PURPOSE FOR ISSUING THE BONDS

The Bonds will be issued for the purpose of (a) refunding a portion of the Issuer's outstanding sales tax revenue bonds (the "Refunded Bonds") in order to achieve a debt service savings and (b) paying costs of issuance of the Bonds.

PARAMETERS OF THE BONDS

The Issuer intends to issue the Bonds in the aggregate principal amount of not more than Three Million Four Hundred Thousand Dollars (\$3,400,000), to mature in not more than eleven (11) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, bearing interest at a coupon rate or rates of not to exceed 4.0% per annum, bearing interest collectively at a true interest cost of not to exceed two and three-quarters percent (2.75%) per annum, and delivering a net present value savings of at least \$110,000. The Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust (previously entered into) and a Supplemental Indenture of Trust (collectively, the "Indenture") which were before the Council and attached to the Resolution with the Supplemental Indenture in substantially final form at the time of the adoption of the Resolution and said Supplemental Indenture is to be executed in such form and with such changes thereto as shall be approved by certain designated officers; provided that the principal amount, interest rate or rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

EXCISE TAXES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge 100% of the Local Option Sales and Use Tax revenues received by the Issuer pursuant to Title 59, Chapter 12, Part 2, Utah Code Annotated 1953, as amended (the "Sales and Use Tax") to the payment of the Bonds.

A copy of the Resolution and the Indenture are on file in the office of the Layton City Recorder, 437 No. Wasatch Drive, Layton, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m., Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in

interest shall have the right to contest the legality of the Resolution, the Indenture (but only as it relates to the Series 2015 Bonds), or the Series 2015 Bonds, or any provision made for the security and payment of the Series 2015 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this April 2, 2015.

/s/ Thieda Wellman
City Recorder

Section 11. The Issuer hereby reserves the right to opt not to issue the Series 2015 Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this April 2, 2015.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

Approved as to Form
By: *[Signature]*
Date: 3/27/2015

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

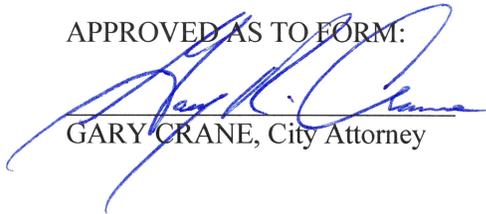
(SEAL)

By: _____
Mayor

ATTEST:

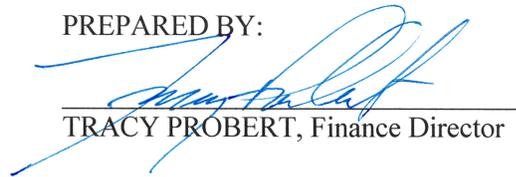
By: _____
City Recorder

APPROVED AS TO FORM:



GARY CRANE, City Attorney

PREPARED BY:



TRACY PROBERT, Finance Director

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

I, Thieda Wellman, the duly appointed and qualified City Recorder of Layton City, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "City Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on April 2, 2015, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on April 2, 2015, and pursuant to the Resolution, a Notice of Bonds to be Issued will be (a) published in The Standard Examiner, a newspaper having general circulation within the City, the affidavit of which publication will be attached upon availability, (b) posted on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended and (c) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this April 2, 2015.

(SEAL)

By: _____
City Recorder

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

Item Number: 5.C.

Subject:

2015 Revised Development Guidelines and Design Standards – Resolution 15-09

Background:

The Engineering Division currently maintains a set of Development Guidelines and Design Standards for the purpose of informing developers of the current guidelines and standards and to assist them in meeting those standards. Some of these guidelines and standards require updates or revisions. Section 19.01.240 of the Layton Municipal Code allows for the City Engineer to draft, approve, adopt, interpret and amend the Guidelines from time to time as determined necessary. The City Engineer and Staff have re-written the current Guidelines. The revisions or additions were included with the Work Meeting Packet and presented on February 5, 2015.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-09 adopting the 2015 Revised Development Guidelines and Design Standards; 2) Adopt Resolution 15-09 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-09 and remand to Staff with directions

Recommendation:

Staff recommends the Council adopt Resolution 15-09 adopting the 2015 Revised Development Guidelines and Design Standards.

RESOLUTION 15-09

A RESOLUTION ADOPTING THE 2015 REVISED DEVELOPMENT GUIDELINES AND DESIGN STANDARDS

WHEREAS, the Layton City Engineering Department currently maintains Development Guidelines and Design Standards (hereinafter "Guidelines") for the purpose of assisting developers in meeting the current engineering standards required by the City; and

WHEREAS, the Guidelines change or need to be updated from time and time; and

WHEREAS, Section 19.01.240 of the Layton Municipal Code authorizes the City Engineer to draft, approve, adopt, interpret and amend the Guidelines from time to time as determined necessary; and

WHEREAS, the City Engineer and the engineering staff have reviewed the current Guidelines and have determined that the current Guidelines needed to be updated; and

WHEREAS, the City Engineer has determined, pursuant to the above referenced ordinance, that it is in the best interest of the City to revise the Guidelines; and

WHEREAS, the City Council has determined that it is in the best interest of the City to adopt the 2015 Revised Development Guidelines and Design Standards.

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

1. That the 2015 Revised Development Guidelines and Design Standards are hereby adopted.

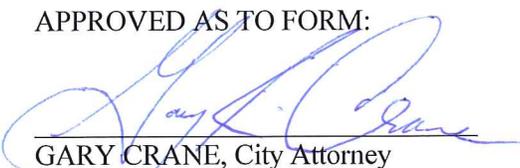
PASSED AND ADOPTED by the City Council of Layton, Utah, this **2nd** day of April, 2015.

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:



GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:



TERRY COBURN, Public Works Director



**DEVELOPMENT
GUIDELINES AND DESIGN
STANDARDS**

LAYTON CITY
P.W. ENGINEERING DEPARTMENT
APRIL 2015

James Woodruff, City Engineer
Shannon Hansen, Assistant City Engineer - Development
Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

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LAYTON CITY SUBMISSION TIMELINES 2015 FOR

- Subdivisions – Conceptual, Preliminary or Final
 - Subdivision Plat Amendments
 - PRUD's
 - Mixed-Use Developments
- Site Plans with Development Agreements

Applications for approval will not be placed on a Planning Commission agenda until the plans have been marked Approved or Approved with specific conditions ("Approved as Corrected") based on conformity to Layton City requirements. **Plans must be marked Approved or Approved with specific conditions 10 days prior to the Planning Commission Meeting during which they will be reviewed.** Planning Commission Meetings are scheduled for the 2nd and 4th Tuesday of each month.

Staff will make every effort to complete the initial review of plans for conceptual, preliminary or final approval within 10 business days of the first submittal and to complete subsequent reviews within 7 business days of a resubmittal. *However review times are approximate and dependent upon workloads.* In order to move through the approval process as quickly as possible, it is in the best interest of the applicant to submit accurate plans conforming to Layton City requirements.

REZONE AND CONDITIONAL USE APPLICATIONS

If you want to be considered for Planning Commission on:	Request must be submitted by 5:00 p.m. on this date :	If you want to be considered for Planning Commission on:	Request must be submitted by 5:00 p.m. by this date:
January 13, 2015	December 22, 2014	July 14, 2015	June 22, 2015
January 27, 2015	January 5, 2015	July 28, 2015	July 6, 2015
February 10, 2015	January 20, 2015	August 11, 2015	July 20, 2015
February 24, 2015	February 2, 2015	August 25, 2015	August 3, 2015
March 10, 2015	February 17, 2015	September 8, 2015	August 17, 2015
March 24, 2015	March 2, 2015	September 22, 2015	August 31, 2015
April 14, 2015	March 23, 2015	October 13, 2015	September 21, 2015
April 28, 2015	April 6, 2015	October 27, 2015	October 5, 2015
May 12, 2015	April 20, 2015	November 10, 2015	October 19, 2015
May 26, 2015	May 4, 2015	November 24, 2015	November 2, 2015
June 9, 2015	May 18, 2015	December 8, 2015	November 16, 2015
June 23, 2015	June 1, 2015	December 22, 2015	November 30, 2015

2015 Holidays Observed by Layton City

January 1 – New Year's Day
 January 19 – Martin Luther King Jr. Day
 February 16 – President's Day
 May 25 – Memorial Day
 July 4 – Independence Day

July 24 – Pioneer Day
 September 7 – Labor Day
 October 12 – Columbus Day
 November 26 & 27 -- Thanksgiving
 December 25 – Christmas Day



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
CHECKLISTS FOR REVIEWS
APRIL 2015**

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

INTRODUCTION

This document has been prepared and compiled by the Engineering Staff of the Public Works Department. This document is to assist developers in understanding the current procedures for the Engineering Department review and approval process of developments within the City.

The review process for a site plan submitted will require one approval.

The subdivision review process will require either two or three approvals. These include CONCEPTUAL approval, PRELIMINARY approval, and FINAL approval.

The review process for all development in areas designated as “sensitive lands,” in the zoning ordinance and all Planned Residential Unit Developments (PRUDs) will require all three approvals listed above.

In addition to the required reviews and approvals, a specific development request may also include Annexation and/or rezone.

This document includes a CHECKLIST to guide the developer through the review and approval process and the DESIGN STANDARDS required for each phase of the submittal process.

The items contained in the document have been prepared as a supplement to the adopted subdivision ordinances and standards, and are provided as an aid to the Developer. Through the use of this document, the Developer will be able to more closely comply with adopted standards.

This document does not, nor is it intended to, fully represent the current adopted subdivision ordinance, construction standards, master plans, or other City requirements. The Developer shall be responsible to comply with all aspects of the adopted ordinances of the City.

Conceptual Approval Checklist

(Required for development in sensitive lands and for all PRUD'S)

- One (1) set submitted for the Engineering Department.
- Site plan has legal description for the boundary.
- Site plan shows the lot configuration.
- Area of each lot is indicated.
- Contour lines (proposed and existing) are shown, with contour intervals clearly identified.
- Lot slope and buildable area shown.
- Street configurations with centerline slopes shown.
- Typical street cross-section is shown.
- Locations of all cuts/fills in excess of 6 feet are shown.
- Locations of existing utilities are shown.
- Proposed storm drainage system shown.
- Proposed water system shown.
- Proposed secondary water system shown (if available).
- Proposed sanitary sewer system shown.
- Proposed land drain system shown.
- Boundary and elevation of the FEMA flood 100-year plain area, if applicable.

Preliminary Approval Checklist

- One (1) set submitted for the Engineering Department.
- Preliminary dedication plat with legal description, lot configuration, and area of each lot is indicated.
- Contour lines (existing and proposed) are shown.
- Slope of each lot and buildable area shown.
- Street configurations with slopes shown.
- Street cross-section is shown with sidewalk, park strip and curb & gutter.
- The placement of intersections does not exceed the maximum block length allowed for the zone; are at right angles; are aligned with adjacent intersections as allowed by the City standards.
- The length of cul-de-sacs does not exceed 500 feet.
- Radius of all horizontal curves shall be identified.
- Locations of all cuts/fills in excess of 3 feet shown.
- Locations of existing utilities (water, sewer, storm drain, irrigation, streets, etc) are shown.
- Locations of existing overhead utilities are shown.
- Proposed method to control storm drainage is shown, including storm drain master plans with calculations for the pipe system and detention (if required).
- Location(s) of existing easements are shown.
- Proposed location(s) for the sanitary sewer, land drain, storm drain (including inlets), water (including valves and hydrants), irrigation, street lighting, and other public utilities shown.
- Boundaries and elevation of the 100-year flood plain as defined by FEMA map, including map and panel number.
- Written approval from adjacent property owner(s) agreeing to grant an easement for utility line extension, if the line extension crosses private property. (Subject to City approval.)
- Written approval from the State Engineer for any stream alteration.
- Written approval from Davis County Flood Control.
- Written approval for offsite easements.
- Written approval from irrigation users for any change to an existing system.
- Submittal of the geotechnical report.
- A preliminary property title report is submitted.
- Submittal of a Traffic Study, if required.

Final Site Plan – Checklist

DEDICATION PLAT

- Paper copy of the final dedication plat shall be submitted for the Engineering Department.
- An electronic copy of the dedication plat shall be submitted, in order to expedite the review process.
- The boundary narrative matches the drafted description.
- The boundary matches the adjacent properties or parcels.
- The boundary is referenced from a found Davis County section corner, and uses Davis County bearings and coordinates. The basis of bearing is established using 2 found Davis County section corners.
- The boundary closes within approved limits.
- The dedication plat format conforms to Davis County Recorder standards.
- The street centerline information is complete (bearings, & distance, delta, tangent, radius, chord bearing and distance).
- The individual lots close with centerline and boundary information.
- The area of each lot is shown.
- Lot numbers are shown and conform to Phase numbering.
- The centerline monuments are shown at all intersections.
- ALL existing easements are clearly shown and identified.
- All new public utility easements (front lot, rear lot and side lot) are shown.
- North arrow and drawing scale is shown.
- The property title report is submitted with the dedication plat.

FINAL DRAWINGS

- Five sets of construction drawings submitted for the Engineering Department.
- All off-site easements, on Layton City forms, have been signed and submitted with the drawings.
- The final drawing is consistent with the approved Preliminary Site Plan.
- The cost estimate is included for the project.
- A Professional Engineer shall sign and stamp final drawings.

CULINARY WATER

- The culinary water system is of the size and type approved by the City on the preliminary drawings.
- The culinary water system has fire hydrants placed as approved on the preliminary drawings and at all dead end points.
- The culinary water system has isolation valves installed at intersections, cul-de-sacs and other locations required by the City Engineer.
- The culinary water system is installed at the appropriate location in the street, typically 4 feet north and east of centerline.
- The culinary water system is C900 DR14 for pipe sizes 3”-10” and class 51 ductile iron pipe for pipe 12” and larger.
- A note is provided indicating water service line and meter sizes.
- A note is provided indicating thrust blocking on all fittings.
- Dedication of water shares.
- A note indicating the lot numbers required to have a Fire Suppression System, with size and type.

SANITARY SEWER

- The sanitary sewer lines are shown on both the plan and profile drawings.
- The plan and profile drawing has a benchmark referenced to a physical feature AND to a found Davis County section corner.
- The sanitary sewer system is of the size and type approved by the City on the preliminary drawings, and/or as required by the City Engineer.
- The sanitary sewer system has manholes placed as approved on the preliminary drawings, at all dead end points, and as required by the City Engineer.
- The sanitary sewer system is installed at the appropriate location in the street, typically 9 feet south and west of centerline.
- The sanitary sewer system will indicate a separate lateral from the main line to 10 feet inside the property line for each building lot.

STORM DRAIN SYSTEM

- The storm drain system is of the size and type approved by the City on the preliminary drawings, or as required by the City Engineer.
- The storm drain system has clean out boxes and inlet boxes placed as approved on the preliminary drawings, at all dead end points and as required by the City Engineer.
- The storm drain lines are shown on both a plan and profile drawings.
- The plan and profile drawing has a benchmark referenced to a physical feature AND to a found Davis County section corner.
- The storm drain lines have the minimum cover as required in the specifications and the proper offset from the curb line.
- The type of box is shown for locations deeper than typical 36" to flow-line.
- The storm drain system is typically installed on the south and west sides of the streets, at the lip of curb.
- The storm drain system cannot act as a land drain system.
- Double inlet boxes are placed at all invert and isolated low street areas.
- A note shall be added indicating all inlet grates shall be bicycle safe type covers.
- Submittal of a copy of the Davis County Flood Control permit if required.

LAND DRAIN SYSTEM

- The land drain system lines are shown on both a plan and profile drawings.
- The plan and profile drawing has a benchmark referenced to a physical feature AND to a found Davis County section corner.
- The land drain line system is of the size and type approved by the City on the preliminary drawings, and/or as required by the City Engineer.
- The land drain line system has manholes placed as approved on the preliminary drawings, at all dead end points, and as required by the City Engineer.
- The land drain line system is installed at the appropriate location in the street, typically 10 feet north and east of centerline.
- The land drain line system will indicate a separate lateral from the main line to 10 feet inside the property line for each building lot.

STREET DESIGN

- The street widths conform to the cross-section widths approved in the preliminary drawings and/or as required by the City Engineer.
- The street cross-section shows the placement of sidewalk, park strip and curb & gutter as approved on the preliminary drawings or as required by the City Engineer.
- The pavement structure is a minimum 3" asphalt and 8" gravel road base or as required by the geotechnical report or City Engineer.
- The drawings of the curb & gutter show both the plan and profile design.
- The plan and profile drawing has a benchmark referenced to a physical feature AND to a found Davis County section corner.
- The centerline street design reflects the correct "K" value for vertical, or as required by the City Engineer.
- The centerline street design has the proper horizontal curve design.
- The placement of intersections conforms to the City standards.
- The top of curb (TBC) elevations are clearly shown on the plan drawing.
- The type of slope reinforcement (retaining wall, armor wall, extended slopes) shall be shown for all cut/fill areas exceeding 24 inches.
- The length of cul-de-sacs conforms to City Standards.
- The street slope does not exceed 8% or as approved by the City Engineer and the City Fire Chief.
- Lighting in the public right of way is shown on the plan view drawings.

STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS

- Submit a Storm Water Pollution Prevention Plan and State of Utah Water Quality Permit.

GEOTECHNICAL INFORMATION

- The requirements listed in the geotechnical report have been included in the construction drawings.

IRRIGATION SYSTEMS

- The irrigation users have submitted a written statement approving the system modification. This includes pressure systems and open-ditch flood irrigation systems.
- The flood irrigation system is located with all control structures in either the park strip area or behind the sidewalk.
- The pressure irrigation system is installed at an appropriate location in the street, typically at the lip of curb or in the 7.5 ft. parkstrip.
- The flood irrigation systems pipe through a development is located within a private irrigation easement.
- A copy of the receipt for payment for secondary water service from Davis Weber Canal Company or Kays Creek Irrigation Company must be submitted.

TELEPHONE & POWER

- The existing overhead utilities along the frontage are indicated to be buried along the frontage of the subdivision.

SUBDIVISION DEVELOPMENT CHECKLIST
PUBLIC WORKS DEPARTMENT

The following is a brief outline of the submittal requirements that a developer should consider when submitting for ANNEXATION, REZONE, CONCEPTUAL APPROVAL, PRELIMINARY PLAN APPROVAL, and FINAL PLAN APPROVAL. This outline also lists the items that the Public Works Department will provide at each approval level.

I. ANNEXATION

- A. The developer will provide a location map and plat of the proposed annexation.
 - 1. The map will show the location of the parcel to be annexed, and will include the legal description of the parcel to be annexed.
 - a. The legal description for the annexation will match the adjacent annexation parcels as recorded at the Davis County Recorder's Office or on file with the City recorder. A conceptual plan of the proposed development may be required.
- B. The Public Works Department will provide a report concerning the actual annexation. The report will define the availability of water, sewer, storm drainage and street configuration for the proposed annexation area. This information will be of a general nature, and is not intended to be inclusive of all requirements for the proposed annexation area. The report will include development requirements that will be imposed as a condition of annexation.

II. REZONE

- A. The Developer will provide the site plan location map. The map will show the location of the parcel for rezone and will include the legal description for the rezone.
- B. The Public Works Department will provide a one or two sentence statement concerning the actual rezone. The Public Works department will provide a statement which defines the availability of water, sewer, storm drainage and the street configuration for the proposed rezone area. This information will be of a general nature, and is not intended to be inclusive of all requirements for the proposed rezone area.

III. CONCEPTUAL SUBDIVISION APPROVAL

- A. Conceptual approval is required for all developments in the designated "sensitive lands" area and all Planned Residential Unit Developments (PRUD's). The configuration of the lots and streets is considered.
- B. The developer will submit:
 - 1. Lot configuration
 - a. Conceptual site plan with boundary and legal description.
 - (1) The site plan shall include adjacent parcels.
 - (2) The site plan shall be scaled no smaller than 1"=60'.
 - b. Area of each lot
 - c. Contour lines, existing and proposed, with actual elevations referenced to Davis County information.
 - (1) 2-foot intervals are preferred while 5 foot or 10-foot intervals will be accepted. Additional contour information may be required.

- d. Slope and size of buildable area of all lots exceeding 25%. (Minimum building area is 30% with 5000 sq. ft., 50-foot minimum one side dimension).
- e. The site plan will show the location of any retaining structures that exceed a height of 10 feet that maybe/will be required to be constructed prior to the construction of any home.
- 2. Street configuration
 - a. Indications of street slopes over 8%
 - b. Proposed street cross section
 - c. Locations of cuts/fills exceeding 6 feet.
- 3. Location of existing and proposed improvements
 - a. Location of water, sewer, storm drainage, streets, and natural drainage path.
 - b. Locations of existing easement, i.e. Weber Basin Water, petroleum gas lines, irrigation lines, power lines, phone lines, private access easements.
- C. The Public Works Department will provide the following information:
 - 1. A written memorandum addressing the acceptability of the street configuration, the street cross-section, the slope of the lots. The Planning Department will address the lot size and their configuration.
 - 2. The memorandum will provide information concerning waterline size, possible off-site utility system improvements, sanitary sewer size and details, storm drain configuration, land drainage requirements, slope protection requirements (including easements and re-vegetation), and possibly other items specific to the development.

IV. PRELIMINARY SUBDIVISION APPROVAL

- A. The purpose of the Preliminary Subdivision Plan is to show the feasibility of the proposed development and the conformance to the adopted standards. The Staff, Planning Commission, and City Council may make alterations to the Preliminary Site Plan as necessary to make the development conform to the standards and expectations of the City. The preliminary approval will give the developer the direction needed to complete the final compilation of the construction drawings. The preliminary approval shall terminate one year after the City Council has given approval.
- B. The developer will submit the soils study for the development area with the preliminary plan. The soils study will contain the minimum information required, as shown in the geotechnical section of this booklet, and the drawings will reflect the recommendations of the soils report.
- C. The developer will submit the preliminary plan containing the following information:
 - 1. Lot configuration
 - a. Preliminary dedication plat with boundary legal description.
 - (1) The plan shall include adjacent parcels.
 - b. Area of each lot
 - c. Contour lines, existing and proposed, with actual elevations referenced to Davis County information.

- (1) 2-foot intervals are preferred while 5 foot or 10-foot intervals will be accepted. Additional contour information may be required.
 - d. Slope and size of buildable area of all lots. (Minimum building area is 30% or less with 5000 sq. ft., 50-foot minimum one side dimension).
 - 2. Street configuration
 - a. Indications of all street slopes
 - b. Radius of all horizontal curves shall be identified.
 - c. Proposed street cross section conforming to City Street Standards.
 - d. The preliminary site plan shall include cross-section drawings at locations where the slopes will have cuts or fills exceeding 5 feet on either side of the street. The cross-section drawings shall be spaced no greater than 50 feet.
 - 3. Location of existing improvements
 - a. Location of water, sewer, storm drainage, streets, irrigation (open ditch or pressure lines) and natural drainage paths and/or creeks and streams.
 - b. Locations of existing easement, i.e. Weber Basin Water, petroleum gas lines, irrigation lines, power lines, phone lines, private access easements.
 - (1) All easements shall be shown on the preliminary dedication plat.
 - c. Location of all cuts/fills exceeding 3 feet at the right-of-way line.
 - 4. Proposed configuration of public utilities, i.e., Sanitary sewer, culinary water, storm drainage, land drainage, street lighting, pressure irrigation, telephone, natural gas, electrical power, cable T.V.
 - a. The sizes of the system(s) shall be shown but the City has the right to require size changes prior to final submittal.
 - 5. Boundaries of areas subject to flooding or listed on the FEMA flood plain maps and drawings. FEMA 100 year flood plain map and panel number must be noted on plans.
 - a. Areas subject to flooding may include low areas created by street construction.
 - 6. Written approval from affected entities.
 - a. Stream alteration - State Engineer
 - b. Irrigation system relocation - Irrigation users and company.
 - c. Acknowledgment to grant easements on adjacent private property from the property owner(s).
 - d. A copy of the Davis County Flood Control permit approving the layout of storm drain system and discharge into the creek.
 - e. All developments located in a FEMA flood zone will be responsible for approval from FEMA.
 - 7. Submittal of a preliminary title report and complete geotechnical report.
- D. The Public Works Department will provide the following information:
- 1. A written memorandum addressing the acceptability of the street configuration, the street cross-section, the slope of the lots. The Planning Department will address the lot size and their configuration.
 - 2. The memorandum will provide information concerning waterline size, possible off-site utility system improvements, sanitary sewer size and details, storm drain configuration, land drainage requirements, lighting requirements, slope protection

requirements (including easements and re-vegetation), and possibly other items specific to the development.

V. FINAL SUBDIVISION APPROVAL

- A. The purpose of the Final Subdivision Plan is to show the final construction details of the project; provide the final dedication plat information; provide the necessary access easements. The development configuration conforms to the approved preliminary plan but may be a portion or phase of the overall preliminary plan. The Staff, Planning Commission, and City Council will grant final approval. The final approval shall be submitted within one year of the Preliminary approval.
- B. The Developer will submit Six (6) sets of drawings containing the following information:
 - 1. Dedication Plat - Refer to the Dedication Plat section.
 - a. Electronic file of Dedication Plat in an AutoCAD format.
 - b. Final title report.
 - 2. Construction Drawings
 - a. Culinary Water design - Refer to the culinary water section.
 - b. Sanitary sewer design - Refer to the sanitary sewer section.
 - c. Storm drainage collection system - Refer to the storm drainage improvement section.
 - d. Land drainage design - Refer to the land drainage section.
 - e. Street design showing TBC elevations at all PC, PT points (both horizontal and vertical) and at points not to exceed 100 feet, rates of grade, "K" values on all vertical curves. (Refer to the Streets section).
 - f. Storm Water Pollution Prevention Plan shall be included with all final plan submittals.
 - 3. All easements for the off-site improvements crossing private property in those locations approved by the City Engineer.
 - 4. Cost estimate for the entire project.
 - 5. Other information required for preliminary approval.
- C. The Public Works Department will provide a memorandum stating that the drawings are acceptable OR a memorandum stating the corrections required on the drawings.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR COMMERCIAL
DEVELOPMENT
APRIL 2015**

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COMMERCIAL SITE DEVELOPMENT CHECKLIST

Site Plan-

1. Location(s) of existing and proposed easements shall be shown.
2. The north arrow and proper drawing scale shall be shown.
3. The site plan will need to show site configuration including buildings, parking, sidewalk, curb and gutter, landscaping, fencing, and all nearby existing driveways especially those across the street from the development.
4. The site plan shall include design TBC elevations and TOA elevations, other spot elevations, grade breaks and ridges.
5. The locations of existing utilities including culinary water, sanitary sewer, storm drain, irrigation, land drain, streets, etc. shall be shown on the site plan. If the developer is to connect to existing laterals or meters, they shall verify the condition meets current Layton City Standards.
6. The proposed location(s) for the sewer, storm drain (including inlets), water (including valves and hydrants), land drain, irrigation, lighting for public right of way and other public utilities shall be shown on the site plan.
7. Identify boundaries of the 100-year flood plain area as defined by FEMA map, if applicable.
8. Written approval for utility easements, stream alterations, irrigation alterations, and/or street access alterations shall be submitted prior to scheduling a pre-construction meeting.

Storm Water –

1. A grading and drainage plan must be submitted with the calculations for the proposed storm drain pipe system and 100 year storm water detention basin. The grading and drainage plan must include pipe material, sizes, lengths, slopes, flow elevations, rim elevations and contours to verify proper runoff.
2. Storm drainage calculations for pipes shall clearly identify the “C” value, rainfall intensity, inlet sub-basin area, total flow and required flow for each pipe section. Pond calculations must show the “C” value, rainfall intensity, acreage, allowable discharge, orifice size and required 100 year storage. (See Layton City Development Guidelines and Design Standards for Storm Drain Systems for design values.)
3. Storm drainage detention basins shall be sized for the 100-year return storm. Underground detention will only be allowed in high density urban areas and must be approved by the City Engineer. Volume in a pipe system will not be considered as storage. The dimensions, volume, and high water elevation of detention areas shall be clearly indicated on the plan. Typically, the maximum depth of water for the detention ponds is 3.0 feet. Depths greater than three (3) feet require approval by the City Engineer. The bottom slope shall be designed to prevent permanent stagnation of water. A bypass pipe for low flows may be required as part of the detention basin. In addition, 12 inches of freeboard above the high water mark is required for the detention pond. The side slopes of the detention pond shall be 3:1 (H:V) or flatter (walls not allowed in ponds). The detention basin shall include a separate inlet and outlet pipe with a control structure located in the pond berm. A detail of the control structure shall be shown on the plans and must include an orifice and overflow wall in the structure. (See Layton City ST-SD-16 for standard inlet/outlet structure drawing).

4. Detention ponds will be surveyed by the City, prior to being landscaped, to verify required capacity is available.
5. Storm drain pipes shall connect to and discharge into an approved storm drain system that is owned or maintained by Layton City, or a natural channel maintained by Davis County Flood Control, with approval, specified by county ordinance. Use of irrigation ditches, pipes, or other private drain systems for discharge of storm water from the development is not allowed.
6. Storm drain pipe within Layton City right-of-way shall conform to city standards.
7. Twenty-five percent (25%) of a required parking stall can be used for detention. All hard surfaces, not required for parking, can be used for detention.

Storm Water Pollution Prevention Plan-

1. The developer shall submit a Storm Water Pollution Prevention Plan with all site plans which implements the 'Best Management Practices' adopted by the Layton City Storm Water Management Plan.
2. For sites greater than 1 acre, the developer is required to obtain a UPDES Construction Storm Water Permit from the State and submit a copy to Layton City before scheduling a pre-construction meeting.

Sewer –

1. The proposed location(s) for the sanitary sewer shall be shown and the site plan shall specify the size, slope, and material of the sewer lateral.
2. Sewer lateral(s) shall have a minimum slope of 2% for 4-inch laterals, and 1% for 6-inch laterals. This shall be specified on the site plan.
3. Clean-outs along the sewer lateral shall be spaced at a minimum of 90 feet.
4. All commercial connections shall have individual connections based on unit ownership.
 - A. If one building site has one or more buildings and has one owner or one group of owners, (such as a partnership or a condominium venture) but is divided into two or more units, only one connection per building will be allowed. An example may be a strip center, which is built on one lot but contains several stores. Only one service per building is provided.
 - B. If several buildings are built on separate lots as part of an over-all development scheme, one connection per unit will be required. An example is a business park similar to the Traveler's Inn location.
5. Commercial connections will be required to submit calculations showing the anticipated peak flow demand OR the number of fixture units for the sanitary system. The International Plumbing Code will dictate the size of the line depending on the submitted information.
6. The sewer connection shall be made directly to the city sewer main for 4-inch laterals. For laterals 6-inches or larger, the connection shall be made into a manhole. The flow line of the new sewer service shall match the flow line of the manhole bottom. The sewer is not allowed to drop from a higher elevation inside the manhole. For connections into existing manholes, the manhole shall be cored and a trough created in the bottom.
7. Sewer improvements within Layton City right-of-way shall conform to City standards. If the development is to connect to a North Davis Sewer District main, the site plan shall indicate this and the developer will be required to submit to Layton City a letter from the sewer district approving the connection or alterations.

8. There must be a minimum of 1 ½ feet vertical clearance between water and sewer mains. Sewer mains must cross under water mains.
9. A minimum 10-foot horizontal separation is required between sewer and water mains.

Water –

1. The proposed location(s) for the culinary water (including isolation valves and fire hydrants) shall be shown on the site plan. The site plan shall indicate pipe sizes and material. Pipe material for a 2-inch water service and less shall be type K copper tubing from the water main to the water meter. Pipe material for water services between 3 inches and 10 inches shall be C-900 DR14 PVC pipe. All water lines larger than 10 inches in diameter shall be class 51 ductile iron pipe.
2. Meters shall not be installed within asphalt areas. Commercial meters 1.5” and larger shall be installed behind the sidewalk, meters smaller than 1.5” shall be located in the park strip.
3. Multi-family units and private residential subdivisions will require a master meter. Meters 3 inches and larger will require a backflow assembly in a separate manhole/vault after the master meter vault. Adequate access and 12 inches of clearance on all sides of an APWWA approved backflow assembly is required. The backflow assembly and vault will be privately owned and maintained. The level of protection of the backflow assembly is determined by the type of development being proposed.
4. Fire lines with hydrants connected on the line into a commercial development shall connect to the water main in the street, and shall be a minimum of 8 inches in the public right of way. No other service connections can be made to this line, unless it is a looped line. (See 9.C below). A gate valve shall be installed at the connection in the street.
5. Bends are not allowed on the connection of a public fire hydrant to the city water main.
6. Fire sprinkler lines shall be separate lines from the service lines, and shall connect to the main in the street. A gate valve shall be installed at the connection in the street. The line shall be a minimum of 6 inches within the city’s right-of-way. Behind the right-of-way, the sprinkler line size will be according to the fire protection engineer’s calculations. If another connection is made to the fire sprinkler line (i.e. fire hydrants), the line will need to be a minimum of 8 inches.
7. A minimum fire flow of 3,000 gpm is required for commercial development. The fire flow requirement may be reduced to 1,500 gpm if approved by the City Fire Marshall. The fire flow may be increased as determined by the City Fire Marshall.
8. A list of all water fixtures and quantities that are to be installed as part of the development shall be submitted. Water fixture unit counts shall be submitted to verify that water meters and laterals are appropriately sized to handle demands. Commercial connections shall be sized according to the peak domestic fixture count and outdoor use as determined by the City Engineer.
9. All commercial connections shall have individual connections based on unit ownership.
 - A. If one building site has one or more buildings and has one owner or one group of owners, (such as a partnership or a condominium venture) but is divided into two or more units, only one connection per building will be allowed. An example may be a strip center, which is built on one lot but contains several stores. Only one service per building is provided.

- B. If several buildings are built on separate lots as part of an over-all development scheme, one connection per unit will be required.
- C. A water service line may be connected to a fire hydrant line system where a loop system exists, or is proposed, through a large commercial development, and the following items are considered:
 - (1) The fire hydrant system is isolated from the culinary system with isolation valves. The fire line shall be able to be removed from service without affecting the culinary system, and the culinary line shall be able to be removed from service without affecting the fire line system. The City is responsible for the meters and meter boxes. All water lines, from the valves at the connection to the city mains, are privately owned and maintained.
 - (2) An isolation valve will be required on the City main between the fire hydrant loop system. This will apply when the loop connection is made to the same culinary waterline.
 - (3) Master meters are installed at each connection to a Layton City main.
 - (4) The fire hydrant line size shall be increased to accommodate the increased demands.
 - (5) The minimum combined system line size shall be 8 inches.
 - (6) The dedication plat and CCR's for the development shall specify waterline responsibility and ownership.
 - (7) Lateral connections to a single hydrant line stub are not allowed.
- 10. Water exactions – Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares to Layton City. This is required for all development. The water exaction requirement is based on the required water meter size for the development. The water shares shall be dedicated to the city before scheduling a pre-construction meeting.
- 11. If a fire flow meter is installed, the water exactions requirement will be based on the meter size required for a supply line only.
- 12. An 11" x 17" utility plan and a "water/sewer crossing table" must be submitted for approval by the State Division of Drinking Water.

Street –

- 1. Drive approaches shall be 20 feet from the nearest property line, 80 feet from intersections, and 200 feet from existing or future signalized intersections.
- 2. The site plan shall show the proposed street improvements such as sidewalk, park strip, curb and gutter, driveways and lighting in the public right of way.
- 3. Sidewalk through a drive section shall be 6 inches thick in commercial areas.
- 4. Disabled ramps with ADA paver sections (truncated domes, red brick in color), shall be constructed at each street corner, and other locations as determined by the city engineer.
- 5. Waterways shall be used only at locations not served by a storm drain system.
- 6. Plans will need to show adjacent drive approaches.

General –

- 1. Once a development has received final approval, six full sets of plans must be submitted prior to scheduling a pre-construction meeting. All sheets shall be stamped and signed by a professional engineer.

2. Other residential requirements may be applied to the commercial site plan checklist.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR STREET
IMPROVEMENTS**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

STREET IMPROVEMENTS
(Refer to Title 18, chapter 18.24 entitled "STREETS" of the Layton Municipal Code.)

I. Street widths

LAYTON CITY STANDARD STREET SECTIONS						
STREET TYPE (ALL MEASUREMENTS IN FEET)	ROW WIDTH	ASPHALT WIDTH	PARK STRIP WIDTH	SIDE WALK WIDTH	TBC TO TBC	COMMENTS
ARTERIAL	100	76	4.5	5	81	
MINOR ARTERIAL	84	60	4.5	5	65	
COLLECTOR	66	42	4.5	5	47	
MINOR COLLECTOR	60	36	4.5	5	41	
RESIDENTIAL COLLECTOR	62	32	7.5	5	37	TYPICAL THROUGH STREET FOR RESIDENTIAL DEVELOPMENT
RESIDENTIAL	58	28	7.5	5	33	TYPICAL INTERIOR STREET WITHIN A SUBDIVISION
MINOR	50	28	4.5	5	33	CUL-DE-SACS; LOOP STREETS SERVING 10 LOTS OR LESS; SENSITIVE LANDS
HILLSIDE RESIDENTIAL	39	28		6	33	HILLSIDE DEVELOPMENT AREAS ONLY - AS APPROVED BY CITY ENGINEER
PRIVATE STREET	*	28			33	*RIGHT OF WAY TO BE APPROVED BY CITY ENGINEER
SPLIT ROADWAY	2 @ 23' EA	2 @ 18' EA			2 @ 23' EA	HILLSIDE DEVELOPMENT AREAS ONLY - AS APPROVED BY CITY ENGINEER

- A. The asphalt on all public streets, except frontage roads, shall be bordered on both sides by two and one-half foot wide, 6-inch high back curb and gutter.
- B. For private street requirement – see Municipal Code 18.50.

II. Maximum block length between intersections

Zoning	Maximum block lengths between street R-O-W that are considered local streets
A	None
R-S	1,000 feet
R-1-10	800 feet
R-1-8	700 feet
R-1-6	600 feet

- A. Street intersections shall have a 90-degree approach angle.
 - 1. The interior approach angle may be reduced to no less than 80 degrees as approved by the City Engineer.
 - 2. The approach to an intersection shall have at least 100 feet of tangent (perpendicular) approach. This distance may increase with a change in speed or traffic volume.
 - 3. "T" intersections will be acceptable if the centerlines are offset by at least 260 feet for residential streets.
 - 4. On arterial and collector streets, drive entrances may be required to be aligned as determined by the City Engineer. The number and location of drive access points may also be limited.

III. Dead-end/Not-a-through-street definition

- A. A dead-end street is a street that does not have another intersection located along the travel path, i.e., a cul-de-sac. The length of the dead-end is as described in the cul-de-sac section.
- B. A “not-a-through-street” is a street access to a street network which contains other intersections and possibly dead-end streets.
 - 1. The City Engineer and the City Fire Marshall shall approve a ‘not-a-through-street’ network.
 - 2. A “not a through-street’ shall have the ability to provide for future street accesses which will provide at least a second access to the site.

IV. Second access requirements

- A. A second access to a site is required under the following conditions:
 - 1. A multi family development that has 100 or more residential units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - 2. A development that extends more than 1800 feet from a connecting street will have a second access.
 - 3. A development of one or two family dwellings where the number of dwelling units exceeds 30, unless fire apparatus access roads will connect with future development as determined by the City Engineer and Fire code official.

V. Street curve designs

- A. Vertical curves shall meet the following AASHTO design standards
 - 1. Vertical crest curves, minimum design control
 - a. Subdivision (25 mph), K=12
 - b. Minor collectors (≤ 30 mph) K=19
 - c. Collectors (≤ 40 mph) K=44
 - d. Other streets - As directed by the Engineer
 - 2. Vertical sag curves, minimum design control
 - a. Subdivision (25 mph), K=26
 - b. Minor collectors (≤ 30 mph) K=37
 - c. Collectors (≤ 40 mph) K=64
 - d. Other streets - As directed by the Engineer
 - 3. Vertical curve calculation:

$$L=KA$$

$$E=AL/800$$

$$Y=E*(D^2)/(T^2)$$

"K" is the allowable rate of vertical curvature.

"L" is the length of the vertical curve.

"A" is the algebraic difference of the approach and departure slopes.

"E" is the curve offset from the approach tangent line.

"Y" is the offset from the tangent line to the curve at any given point along the curve.

"D" is the distance from the beginning point of the curve to any point desired along the curve.

"T" is $\frac{1}{2}$ the length of the curve or $L/2$.

Example –

Assume that the approach grade to a crest curve is 2% and the departure grade is 8%.

$$L=KA \quad L=20*(8-(-2))=200 \text{ feet (minimum length)}$$

B. Horizontal curve design

1. The minimum centerline street radius, with a standard 2% crown, shall be:
 - a. Minor – Subdivision < 25 mph R=200'
 - b. Feeder - Subdivision - <30 mph R=333'
 - c. Collector - <35 mph R=510'
 - d. Collector - <40 mph R=762'
 - e. Arterial - <45 mph R=1,039'
2. The minimum centerline radius with a standard crown shall be 200 feet.
3. The minimum turning path for street intersections, parking/fire lanes must meet AASHTO “Minimum Turning Path for Intermediate Semitrailer (WB-50’) Design Vehicle” as shown below:

Type of vehicle	Min. Turning Radius (front outside tire)	Minimum radius (Inside rear tire)	Maximum turn radius (front fender)
WB-50'	45'	17'	45.7

VI. Street Slopes

- A. The minimum street slope allowed is 0.50 %. The minimum street slope through a cul-de-sac is 1%.
- B. The maximum street slope allowed without special approval is 8.0 %.
- C. The maximum street slope allowed with special approval from the City Fire Chief and the City Engineer is 12.0 %.
 1. The City Fire Chief and the City Engineer shall review and grant special approval for grades between 8.1% and 12.0 %.
 2. Grades of 10% that exceed 500 continuous feet are required to provide an approved automatic fire sprinkler system to all residential, commercial and industrial buildings.
 3. The location of connecting streets with slopes less than or equal to 8.0 % is reviewed.
 4. The locations of downhill exits are considered. A street that is proposed to terminate downhill will not be allowed to exceed 8.0% if no downhill exit is available.
 5. The maximum distance of a slope exceeding 8.0% shall not exceed 500 feet. This distance may only be adjusted by the City Fire Chief and the City Engineer. The slope that exceeds 8% should be preceded and followed by a slope less than 8% for at least twice the distance of the slope that exceeds 8%.
- D. Intersecting streets shall have an approach slope not exceeding 4.0%. The distance of this approach pad shall be no less than 100 feet or as approved by the City Engineer.
- E. Streets shall be designed to carry excess storm water, which may not be contained in the storm drainpipe system (beyond the 10-year design storm) out of the subdivision on street surfaces. Low points shall not be designed unless all other

alternatives are exhausted.

- F. Vertical curves at the approach and departure grade shall be designed to meet the minimum “K” values listed in Street Curve Designs section.

VII. Street pavement thickness

- A. The geotechnical report shall include a recommendation for asphalt, roadbase, and sub-grade structure depths.
 B. The minimum standard pavement structure shall be 3 inches of asphalt surface course and 8 inches of gravel roadbase.
 C. The following table indicates different street structures for differing California Bearing Ratio (CBR) values:

**Asphalt Concrete (HMA)
Pavement Structural Section**

Subgrade Class	Pavement Section	Traffic Classification			
		I Minor Street	II Feeder Street	III Collector Street	IV Minor Arterial
Very Poor CBR <3	Asphalt Concrete Surface	3"	3"	4"	6"
	Untreated aggregate base	10"	12"	8"	12"
	Aggregate sub-base	-	-	12"	16"
Poor CBR 3-8	Asphalt Concrete Surface	3"	3"	3.5"	6"
	Untreated aggregate base	8"	8"	8"	8"
	Aggregate sub-base	-	-	12"	12"
Medium CBR 9-17	Asphalt Concrete Surface	3"	3"	4"	6"
	Untreated Aggregate base	8"	8"	8"	8"
	Aggregate sub-base	-	-	6"	6"
Good Excellent CBR +17	Asphalt Concrete Surface	3"	3"	4"	6"
	Untreated Aggregate base	8"	8"	8"	8"
	Aggregate sub-base	-	-	6"	6"

TRAFFIC CLASSIFICATIONS			
Traffic Class	Maximum EAL Equivalent Axle load	Type of Street	Total Heavy Trucks during design period (20 years)
I	5000	Light traffic cul-de-sac	7,000
II	10,000	Residential Streets	7000 – 15000
III	100,000	Collector Minor Collector	70K - 150K
IV	1,000,000	Minor Arterial or Arterial	700K - 1.5M

VIII. Sidewalk / curb & gutter / waterways/driveways

A. Curb & gutter shall be placed on each side of developed streets.

1. The standard curb & gutter is placed 12.5 feet from the property line on subdivision streets with 7.5 foot park strips, 9.5 feet from property lines with 4.5 foot park strips.
2. The top of the curb is placed level from one side of the street to a point perpendicular on the other side of the street.
3. If a "cross-slope" is proposed to match existing contours, the maximum top of curb differential shall be equal to the pavement width times 2.0%. The developer shall obtain special approval for a 'cross slope' street at the preliminary plan stage.
4. The maximum percent of slope allowed around a corner radius shall be 12%.
5. The back of curb radius for streets with 28 feet or less of pavement width shall be 20 feet.
6. The back of curb radius for streets with 32-42 feet of pavement width or in commercial areas shall be 25 feet.
7. The back of curb radius for streets with 60-76 feet of pavement width shall be 30 feet.
8. The curb & gutter shall be placed on a minimum of 6 inches of compacted roadbase material.

B. Sidewalk shall be placed on each side of developed streets.

1. All sidewalks will be placed on a minimum of 6 inches of compacted gravel roadbase material.
2. 5-foot wide sidewalks shall be installed in all areas of the city with park strips. Typically there shall be a 7.5-foot park or planter strip (or 4.5 foot park strip when required) placed between the back of curb and the sidewalk.
 - a. The street edge of the sidewalk shall be a minimum of 0.10 feet above the top back of curb.
 - b. The street edge of the sidewalk shall be a maximum of 0.25 feet above the top back of curb ONLY if the City Engineer has issued prior approval.
 - c. The sidewalk shall have 0.10 feet of slope from the property side to the street side of the sidewalk

3. 6-foot wide sidewalks shall be installed in sensitive lands residential areas where no park strip is provided or as approved by the City Engineer. (The developer shall obtain special approval for abutting sidewalk at the preliminary plan stage, and shall demonstrate the impending need and that all other alternatives have been exhausted.)
 - a. The sidewalk shall be placed abutting the back of the curb & gutter.
 - b. The street edge of the sidewalk shall be a flush with the top back of curb.
 - c. The sidewalk shall have 0.10 feet of slope from the property side to the street side of the sidewalk.
 - d. The placement of mailboxes will be allowed near the driveway, where the sidewalk will be placed at the back of the drive approach (typical 7.5' park strip location) to meet ADA standards.
 - e. In locations where the sidewalk abuts the curb & gutter, the public utility easement shall be increased from 7 feet to 10 feet.
 4. The sidewalk in a cul-de-sac shall have the standard park strip for the street width (4.5') through the entire "bubble" portion of the cul-de-sac. Abutting sidewalk will not be allowed.
 5. The minimum thickness for sidewalk shall be 4 inches except through a drive section where it shall be 6 inch thick.
 6. "Disabled Ramps," with ADA paver sections (truncated domes), shall be constructed at each street corner, and other locations as determined by the City Engineer. The color of truncated domes shall be "brick red."
- C. Waterways in public streets are not allowed unless approved by the City Engineer, and Fire Department.
- D. Driveways
1. Drive approaches shall be 50 feet from intersections on minor subdivision streets.
 2. Drive approaches shall be 80 feet from intersections on collectors or arterial streets.
 3. Drive approaches shall be 20 feet from property line on commercial sites.
 4. Drive approaches shall be at least 200 feet from intersection where traffic signals are present, or will be constructed in the future.

IX. Cul-de-sac / Turn-around requirements

- A. Streets terminating in cul-de-sacs shall be no longer than five hundred feet (500') to the end of the turn-around. Exceptions to the length of a cul-de-sac length may be granted in the Foothill Development area where it is determined that no other form of development is practical due to topography. See standard drawing ST-ST-15.
- B. Each cul-de-sac shall be terminated by a turn-around not less than one hundred feet in diameter, of which a minimum of eighty feet in diameter shall be surfaced.
- C. Adequate catch basins and drainage easements shall be installed and secured by the sub-divider/developer.
- D. Alternative cul-de-sac turnarounds allowable only in the sensitive lands area shall be specifically approved by the Fire Department.

X. Temporary turn-around

1. A temporary turn-around shall be required on any fire access road for future development that is more than 150 feet or two lot lengths

(maximum of 200 feet) from an intersection. All distances in this section are measured from the face of the curb of the intersection.

2. An off-site temporary turn-around with a minimum 80 foot diameter drivable surface may be located on abutting property with proper easements (see ST-ST-14). An on-site temporary turn-around with a minimum 80 foot diameter drivable surface may be located within the development as part of a building lot or future phase with proper easements and noted on the subdivision plat (see ST-ST-14). Any lots encumbered by an on-site temporary turn around must be designated as “R” lots on the plat. These lots will not be issued building permits until the future street is stubbed through and the temporary turn around improvements have been replaced with permanent improvements to match the through street. All cost associated with the removal and replacement of these improvements will be the responsibility of the owner of the lot at the time the future street is extended.
3. If a street extends more than 150 feet or two lot lengths (maximum of 200 feet) from an intersection and the Developer is not able to obtain an easement for a temporary turn-around from the adjacent property owner, the Developer will be required to install a fire suppression system meeting the requirements of the currently adopted NFPA 13(d) standard in all of the homes located greater than 150 feet or two lots from an intersection. All lots with fire suppression systems must be identified on the final site plan and plat.
4. The City Engineer and Fire Chief may approve a permanent turn-around with a future street tie in as shown in standard drawing ST-ST-14, for a street that extends more than 450 feet from an intersection and is planned to be extended in the future.

XI. Right of way slope requirements

- A. The developer shall provide cross-section drawings of the right-of-way when the cut or fill exceeds 2 feet at the right-of-way line.
- B. The developer shall provide slope easements on the dedication plat when the cut or fill exceeds 3 feet, or as required by City Engineer.
- C. The developer shall provide engineering drawings (signed and stamped by a professional licensed engineer) for slope retain when the cut or fill requires retaining walls or structures, (typically over 4.0 feet).

XII. Street construction sequencing

- A. Residential streets which are paved with the asphalt surface course one season following the utility construction season, (to allow a wet cycle to help consolidate the trench areas) will be required to conform to the following tests:
 1. The soils report will identify the acceptability of the native material for consolidated backfill. The soils report will identify the appropriate method for backfilling, compaction, and consolidations.
 2. The street area will not have gravel roadbase material placed during the winter season. Placement of select borrow material is required for all trench backfill between November 1 and April 1. This requirement may be extended by the Public Works inspector, dependant on the condition and quality of the native soils.
 3. Prior to the placement of the gravel roadbase material the following tests results shall be provided.

- a. More than 75% of the utility trenches shall be tested and will have a minimum average test result of 92% at each lift of soil placement, as determined by the soils report.
 - b. The street sub-grade shall be compacted to a minimum average of 95% compaction. The random sampling shall be one test per 100 square yards or 3 tests per 100 feet of street.
4. Prior to the placement of the asphalt surface, and within five days of the asphalt placement, the gravel roadbase material shall be compacted with a minimum average of 95% maximum density, (no test below 92%). The random sampling shall be one test per 100 square yards or 3 tests per 100 feet of street.
 5. The minimum temperature for laying asphalt must be 50 degrees and rising. The asphalt surface shall be tested for compaction with the same density and frequency requirements as the gravel road base material.
- B. Residential streets which are paved or have gravel roadbase placed to the final grade during the same season as utility construction shall conform to the following tests:
1. The soils report will identify the acceptability of the native material for compacted backfill. The soils report will identify the appropriate method for back filling and compaction, excluding consolidation.
 2. The street area will generally have selected borrow material placed as trench backfill prior to the placement of the gravel roadbase material if the existing material is determined to be unsuitable for backfill and compaction at the time of excavation, as determined by the soils report, and the Public Works inspector. Placement of select borrow material is required for all trench backfill between November 1 and April 1. This requirement may be extended by the Public Works inspector, dependant on the condition and quality of the native soils.
 3. Prior to the placement of the gravel roadbase material the following tests results shall be provided.
 - a. More than 75% of the utility trenches shall be tested and will have a minimum average test result of 95% at each lift of soil placement as determined by the soils report.
 - b. The street sub-grade shall be compacted to a minimum average of 95% compaction. The random sampling shall be one test per 100 square yards or 3 tests per 100 feet of street.
 4. Prior to the placement of the asphalt surface, and within five days of the asphalt placement, the gravel roadbase material shall be compacted with a minimum average of 95% maximum density, (no tests below 92%). The random sampling shall be one test per 100 square yards or 3 tests per 100 feet of street.
 5. The asphalt surface shall be tested for compaction with the same density and frequency requirements as the gravel roadbase material.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR CULINARY WATER
SYSTEMS**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

CULINARY WATER SYSTEMS

- I. Water system size determination
 - A. The minimum water line size is 8 inch for distribution lines in a residential subdivision.
 1. Subdivisions that have a school or church will be required to install 10 inch, 12 inch, or larger line, looped systems.
 2. All subdivision water lines shall be subject to the City Engineer's size requirements. The lines may be increased in size to accommodate future development or to provide adequate fire flow protection. The size of the line is a function of the location of the system within the specific pressure zone and the approved master plan.
 - B. The minimum line size for dead-end systems (including cul-de-sacs over 500 feet in length) shall be 8 inch.
 - C. The water line sizes shall be determined by the City Engineer, after consultation with the Fire Marshall, using the following requirements:
 1. A minimum fire flow of 1,000 gpm for residential units, without brush or near standing trees.
 2. A minimum fire flow of 1,500 gpm for residential units with brush and/or standing trees nearby.
 - a. The City Fire Marshall will make the determination of brush requirements.
 3. A minimum fire flow of 2,200 gpm for a typical church building. Subdivision developments that may include a school or church will be required to provide the additional fire flow line size.
 4. A minimum of 3,000 gpm for commercial development.
 - a. The fire flow may be reduced to 1,500 gpm if approved by the City Fire Marshall.
 - b. The fire flow may be increased as determined by the City Fire Marshall.
 5. The culinary demand of .33 to 1.0 gpm per unit shall be added to the fire flow amount, allowing 8 fixture units to 27 fixture units.
 6. The outdoor demand of .66 to 2.0 gpm from the culinary system shall be added to the fire flow and indoor culinary use.
 - a. The outdoor demand will not be used in areas serviced by a secondary water system AND the secondary water system is installed at the site in question.
 7. A minimum of 50 psi is expected in all parts of the system.
 8. 100 psi is the anticipated maximum operating pressure. Pressures exceeding 100 psi must be approved by the City Engineer.
 9. The flow velocity through a pipe during a fire flow must not exceed 10 ft/sec. Flow velocity must be verified by the Layton City water model.
 10. The impact of the proposed system on the existing system will be reviewed by the City Engineer.
 - a. The developer may be required to add additional lines off site in order to provide adequate water supplies and pressures.

11. The areas that will be supplied through the proposed development will be considered and the method of service to those areas determined. An increased line size may be required for future development, as indicated by the master plan.
12. The system storage requirements will be considered for each development.

II. Waterline placement

- A. The waterline shall be placed 4.0 feet north and east of the street centerline.
- B. The waterline shall be placed along the curve of a street to conform to the 4-foot alignment. The use of bends may be required if the centerline radius is shorter than the allowed radius of the pipeline.
- C. The waterline shall be installed with a minimum of 48 inches and a maximum of 72 inches of cover over top of the pipe unless prior approval is obtained from the City Engineer.
- D. If the waterline needs to be "looped" to pass another line or structure, the minimum clearance between the two utilities shall be 12 inches except for sanitary sewer lines which require 18 inches minimum clearance.
- E. The waterlines will not be installed at side lot or rear lot property lines. All lines will be installed within street right-of-ways.
- F. Water lines shall be extended to the boundary of the development.
- G. The minimum centerline radius of the waterline shall be as follows:
 1. 6" through 12" - 205'
 2. 14" and 16" - 260'

III. Fire hydrant requirements

- A. Fire hydrants shall be installed at 500-foot intervals in residential areas.
- B. Fire hydrants in commercial and industrial areas shall be installed in accordance with table C105.1 in Appendix C of the International Fire Code. The City Engineer and City Fire Marshall will determine any variations to the required number and location of fire hydrants.
- C. Bends are not allowed on the water line connection of a public fire hydrant to the water main.
- D. Fire or flushing hydrants shall be installed at the end of all lines.
 1. Fire Hydrants placed at the end of cul-de-sacs or on dead end streets shall not be considered as a "fire protection" fire hydrant but simply as a hydrant for use by the water department to flush the system lines.
 2. 2" flushing hydrants may be placed at temporary dead end streets as approved by the City Engineer.
- E. Fire hydrants shall be placed in the planter / park strip area 12 to 18 inches behind the curb with the auxiliary valve located on the mainline tee in the street. The hydrant breakaway flange shall be flush with the sidewalk.
- F. Fire hydrants shall be placed 12"-18" behind the sidewalk in areas where no planter / park strip is provided. The auxiliary valve shall be located on the mainline tee in the street. The hydrant breakaway flange shall be flush with the sidewalk.
- G. Where asphalt widths exceed 54 feet, fire hydrant spacing shall be independent

from one side of the street to the other side of the street. A fire hydrant on one side of the wide street will not be included in fire hydrant spacing on the other side of the street.

- H. The City Fire Marshall may require additional fire hydrants.
- I. Fire hydrants shall be installed at the entrance to all cul-de-sacs. Fire hydrants must be placed at the beginning of a curb radius or at the end of a curb radius.
 - 1. If two cul-de-sacs or a cul-de-sac and a through street back onto each other AND if the centerline to centerline distance of the two streets does not exceed 260 feet AND if the length of the cul-de-sac(s) does not exceed 350 feet, the fire hydrant may be installed on a common property line of the lots backing onto each other at the main street.

IV. Isolation valve placement

- A. Isolation valves shall be placed at the entrance to all cul-de-sacs.
- B. Isolation valves shall be placed at intervals not to exceed 800 feet.
- C. Isolation valves shall be placed at all intersections on at least two branches of a "T" intersection and three branches of a 4-way intersection . These valves shall be installed in the intersections, at the extension of property lines.
 - 1. An additional valve will be required if the sum of the pipelines on the third or fourth branch exceeds 1,000 feet.
 - 2. An additional valve will be required if the pipeline(s) beyond the branch may continue in service when the adjacent valves are shutdown.
- D. Isolation valves shall be installed near fire hydrants, points of curve, points of tangent, or common property lines.
- E. Isolation valves for private fire lines and other private service lines larger than 3 inch shall be installed at the mainline connection.
- F. Isolation valves shall be installed within 10 feet of the upstream and downstream ends of an augured or trenched casing

V. Water service connections

Pipe and pipe fittings installed after January 4, 2014 shall be "lead free" in accordance with Section 1417 of the Federal Safe Drinking Water Act. They shall be certified as meeting ANSI/NSF 372 or Annex G of ANSI/NSF 61.

- A. All residential building lots shall have a 3/4-inch culinary water lateral installed unless a fire sprinkling system is required. Plans must note the size of the lateral to be installed.
 - 1. The complete service connection includes the corporation stop and service saddle for PVC or direct tap for ductile iron, 3/4 inch type "K" copper or HDPE CTS-OD SDR-9 poly tubing, a cast iron meter yoke, angle stop, backflow angle valve, stainless steel stiffener inserts at all poly pipe connections, 18 inch X 36 inch concrete or approved PVC meter box, cast iron frame and cover.
- B. Residential lines may be increased to 1-inch copper or HDPE CTS-OD SDR-9 poly if the developer requests the increase.
 - 1. A note will be added to the dedication plat indicating the increased line size.

2. The complete service connection includes the corporation stop and service saddle for PVC or direct tap for ductile iron, 1 inch type "K" copper or HDPE CTS-OD SDR-9 poly tubing, a cast iron meter yoke, angle stop, backflow angle valve, stainless steel stiffener inserts at all poly pipe connections, 24 inch X 36 inch meter box, cast iron frame and cover.
- C. The water meter shall be installed at the center of the building lot.
- D. The tubing shall extend to the outside edge of the public utility easement, which is:
1. Typically 8 feet past the sidewalk where a park strip is provided.
 2. Typically 11 feet past the sidewalk where the sidewalk abuts the curb & gutter.
- E. All residential meters shall be placed between the curb & gutter and sidewalk if a park strip is provided.
- F. All residential meters shall be placed 18"-24" behind the sidewalk where it abuts the curb.
- G. Residents with interior fire sprinkler systems typically are required to install a 2 service line and a 1.5-inch meter with backflow prevention unless approved by the Fire Marshall.
1. A note must be added to the dedication plat indicating the lateral and meter size, and the lots that will be serviced with a fire suppression system.
 2. All residential 2-inch meters shall be installed in a 4-foot manhole section.
- H. Multi-family units and private residential subdivisions
1. Multi-family and private residential subdivisions will require a master meter with a backflow assembly in a separate vault for meters larger than 2-inches.
 - a. The backflow assembly shall be installed in a separate manhole/vault after the master meter vault. Adequate access and 12 inches of clearance on all sides of an APWWA approved backflow assembly is required. The backflow assembly and vault are private. The level of protection of the backflow assembly is determined by the type of development being proposed.
 2. Meter size required will be based on submitted fixture units. The meter shall be sized by determining the maximum fixture count as established in the International Plumbing Code and as follows:

a.	Bathtub / shower	1.4 units
b.	Lavatory	0.7 unit
c.	Dishwasher / sink	1.4 units
d.	Flush tank toilet	2.2 units
e.	Clothes washer	1.4 units
 3. The maximum flow allowed by meter size and the acceptable service sizes are shown in the table below:

Meter Size (inches)	Continuous Flow (gpm)	Acceptable Service Size (inches)
5/8	15	3/4
3/4	20	3/4
1	30	1 or 1-1/2
1-1/2	75	1-1/2 or 2
2	250	2 or 3
3	500	3 or 4
4	1000	4 or 6
6	1600	6
8	2800	8

4. The meter size shall be increased to accommodate outdoor watering.
 5. A separate fire line is typically required.
 6. A water service line may be connected to a fire hydrant line system where a loop system exists or is proposed and the following items are considered:
 - a. The fire hydrant system must have two separate connections to the city main to create the loop system.
 - b. Meters will be required at each connection.
 - c. The minimum combined system line size shall be 8 inch.
 - d. The dedication plat and CCR's for the development shall specify waterline responsibility and ownership.
 - I. Commercial connections shall be sized according to the peak domestic fixture count and outdoor use as determined by the City Engineer.
 - J. Commercial meters shall be installed near the right-of-way, at a location acceptable to the City Engineer. See "Commercial Site Development Checklist" for commercial development water standards.
- VI. Pipeline materials, construction, and testing
- A. Materials
 1. All waterlines, between 3 inches and 10 inches in diameter shall be class 51 ductile iron pipe or C-900 DR14 PVC pipe. All waterlines larger than 10 inches in diameter shall be class 51 ductile iron pipe.
 2. All gate valves shall be non-rising stem, resilient seat valves, ductile iron bodies. All valve body assembly bolts shall be stainless steel.
 3. All private fire lines for hydrants and/or suppression systems must be class 51 ductile iron pipe or C-900 DR14 PVC pipe in the public right of way. Material used for underground piping in the private areas must meet NFPA25 fire code requirements.
 4. All fire hydrants shall be minimum 48 inch bury, 6-inch barrel, 4 1/2 steamer and 2 - 2 1/2 nozzle hydrants.
 - a. Clow
 - b. Mueller
 5. All fittings shall be cast iron. All fitting bolts shall be greased using Shell FM Grease HD 2 or pre-approved acceptable equal food grade grease. All fittings shall be wrapped with 8-mil polyethylene film secured with 10-mil

- PVC tape wrap.
6. "MEGA-LUG" joint restraints or pre-approved acceptable equal shall be used on all pipeline loop construction.
 7. "MEGA-LUG" joint restraints or pre-approved acceptable equal shall be used on all waterline connections and fittings where C-900 DR14 PVC pipe is installed.
 8. All waterlines shall have a minimum 12 ga. insulated tracing wire installed with the pipe. The tracing wire shall be installed under the haunches of the pipe prior to backfilling.
 - a. Tracing wires shall terminate inside of all valve boxes, meter boxes, and at all fire hydrants using SnakePit tracer box style CD14*TP with blue locking cover. At service saddles and tapping sleeves, the tracing wire shall not be allowed to be placed between the saddle and the pipe. A grounding rod shall be installed at all tracer system terminal points.
 - b. Tracing wire shall be copper wire with blue insulation rated for direct burial. All wire connectors shall be 3M DBR direct bury splice or pre-approved acceptable equal and shall be watertight to provide electrical continuity.
 - c. All tracing wire shall be tested for continuity in the presence of the Public Works Inspector prior to asphalt placement. Any tracing wire found not to be continuous after testing shall be repaired or replaced by the contractor prior to asphalt placement.
 9. Direct tapping of C-900 DR14 PVC pipe is not permitted.
 - a. Service taps up to 2" in size shall be made through the use of service saddles. All service saddles shall be Romac style 202NS or pre-approved acceptable equal.
 - b. For taps larger than 2", tapping sleeves shall be used. The sleeve shall be designed for use on C-900 DR14 PVC pipe. Taps are allowed up to size-on-size.

B. Construction

1. All waterlines shall be capped or plugged at the end of each day's construction and at all other times the line is not under direct observation by the contractor.
2. The waterline pipe shall be bedded in gravel where the sub-grade material is wet and/or the material is unstable.
3. All fittings shall have an appropriate thrust block installed.
4. At the connection point to the main, there is a minimum separation of 15 feet for lines 6 inches and greater; 4 feet for smaller building laterals; and 18-inches for ¾ inch pipe.

C. Testing - All tests shall be witnessed by the Public Works Inspector

1. The line shall be tested for leakage by raising the internal pipe pressure to at least 200 psi. This pressure shall be maintained for a period of at least 2 hours without dropping.
2. The line shall be disinfected for a period of at least 24 hours. The line shall pass a microbiologic test with no coliform present and no bacteria

colonies present.

3. All fire hydrants shall be operated from full open to full closure to assure proper operations. The flow shall be controlled by the auxiliary valve.
4. All valves shall be operated full open to full close. Then shall be left in the full open position.

VII. Special requirements

- A. If a development crosses a pressure zone boundary, the developer may be required to construct a pressure reducing valve station as determined by the Culinary Water Master Plan.
- B. If a development is located in an area not currently being served by the City culinary system, the developer may be required to construct storage facilities, pumping facilities and transmission lines.
- C. Services to be abandoned shall be disconnected at the main.
- D. Water mains to be abandoned shall be disconnected at the tee.
- E. Developments may be required to install sampling stations for water quality monitoring and sampling as determined by the City Engineer.
- F. Prior to final approval of any subdivision or development requiring water service from the City, the Developer shall dedicate to the City a sufficient number of water shares or rights, to provide a minimum of 3 acre-feet of water per acre of land proposed for development.
- G. All developments must submit an electronic PDF file and paper copy of the construction plans on 11" x 17" sheets at final approval for submittal to the Utah Division of Drinking Water.
- H. A "water/sewer crossing table" must be submitted to Layton City at final approval for submittal to the Utah Division of Drinking Water. The table must include information for all locations where the culinary water main crosses the sanitary sewer main. The table must include the development name, sheet number showing the crossing, road name where the crossing is located, station of the crossing, whether the water line will cross over or under the sanitary sewer, and the clearance between the water line and the sanitary sewer. An example table is shown below:

Development Name
Layton City – PWS 06018
Water/Sewer Crossings

Sheet	Road	Crossing Station	Crossing	Clearance
PP-01	Layton Street	1+50	Over 8" sanitary sewer	60"
PP-02	Main Street	5+00	Over 8" sanitary sewer	24"

I. Steel Casing Construction

1. ASTM A53, Grade B steel pipe for jacking operations, minimum wall thickness of 0.375 inch, minimum yield strength of 42,000 psi. Use a casing with a diameter equal to the outside bell diameter of the pipe plus a minimum

- 4 inches.
2. Fillet weld joints continuous around casing and reinforce joints to withstand jacking operations.
 3. Use casing spacers CCI Pipeline Systems Model CSP or CSC or acceptable equal to center pipe within casing. Minimum of three spacers per length of pipe.
 4. Install neoprene rubber end seal with stainless steel bands CCI Pipeline Systems Model ESC or ESW as applicable or acceptable equal at each end of casing.

The ownership and maintenance of these improvements will become the City's upon completion of the work and acceptance by the City. Private ownership of these types of improvements is allowed only as determined by the construction Staff.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR SANITARY SEWER
SYSTEMS**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

SANITARY SEWER SYSTEMS

- I. Sanitary sewer size and slope design.
 - A. Minimum size is 8 inch.
 - B. Minimum flow velocity is 2 feet per second, 2 fps.
 - C. Maximum flow velocity shall be 11 fps.
 - D. Larger lines will be installed if the projected capacity exceeds the 8-inch line capacity.
 - 1. Future connections require increased capacity.
 - a. Individual residential connections are assumed to require .0021 cfs capacity.
 - b. Future subdivision development will assume to have a specific number of connections per acre based on the general plan and anticipated zoning.
 - c. The following table shows maximum capacity of 8 inch, 10 inch, and 12-inch lines at different slopes. The capacities shown are the number of residential connections and the number of acres for each line size and slope.

Slope %	8 inch conn./acres	10 inch conn./acres	12 inch conn./acres
0.20	not allowed	not allowed	737/210
0.30	not allowed	555/158	903/258
0.40	353/101	641/183	1043/298
0.50	395/113	717/204	1166/333
0.75	484/138	878/250	1428/408
1.00	559/159	1014/289	1649/471

- 2. Larger lines may be installed where the slope requires larger line size to accommodate existing surface gradient, as indicated in the table above.
- E. The developer's engineer shall review the entire subdivision sanitary system to determine that the line with the least capacity has adequate capacity as determined above.
- F. The minimum slope for a dead-end line with less than 8 connections shall be one percent, (1.00 %). This will occur in cul-de-sacs and on dead-end spans.
 - 1. The minimum number of connections on a 12-inch sewer line at 0.20% will be 45 connections.
 - 2. The minimum number of connections on a 12 inch sewer line at 0.30% will be 30 connections.
 - 3. The minimum number of connections on a 10-inch sewer line at 0.30% will be 28 connections.

- G. Sewer lift stations that service more than one residential or business unit are not allowed, unless the elevation of the development project is lower than any sewer gravity feed line, regardless of the distance or easements required to complete a gravity connection. The area that meets this requirement is located below the “bluff.” Individual sewer lift stations that service one residential or business unit are allowed under specific guidelines (see Section IV).

II. Sanitary Sewer Line Placement

- A. The sanitary sewer lines are placed typically 9 feet south and west of the street centerline.
- B. Sanitary sewer lines shall not be placed in sidelot or rearlot property lines unless all alternatives are exhausted.
 - 1. The developer may be required to change street alignment to accommodate sanitary sewer line placement.
 - 2. Sanitary sewer lines that are approved for sidelot or rearlot installation shall have a 20-foot easement provided.
 - 3. Sanitary sewer lines that are approved for sidelot or rearlot installation shall provide for vehicular access to all manholes.
- C. The minimum sanitary line depth shall be 5 feet from finish ground elevation to top of pipe.
- D. The maximum depth of the sanitary sewer line shall be 20 feet from finished ground elevation to top of pipe.
- E. Manholes shall be placed no closer than 5 feet to the lip of the gutter on a street curve.
- F. The sanitary sewer line shall not extend more than 5 feet past the street centerline on street curves.
- G. The sanitary sewer line shall not cross outside of the lip of gutter location at the outside of the street curve.
- H. Lines shall be extended to the boundary of the development.
- I. Where a subdivision is constructing a new street over an existing sanitary sewer line, the developer will relocate the line to comply with the placement standards.

III. Manhole size and placement determination.

- A. Manholes shall be installed as follows:
 - 1. Maximum spacing is 400 feet.
 - 2. Change in alignment.
 - 3. Change in slope.
 - 4. Junction with other lines 8 inch in diameter or larger, (or 6 inch in diameter with multiple users/commercial).
 - 5. Within 30 feet of the upstream and downstream ends of an augured or trenched casing.
- B. Minimum size manhole shall be four foot (4') inside diameter.
- C. Five-foot (5') inside diameter manholes shall be used for all locations as follows:
 - 1. Intersection of three sewer lines.
 - a. A 6-inch multi-user/commercial line connecting to an 8-inch or larger main line.

- b. NOTE - No more than four lines will be permitted in one manhole.
 - 2. A change of grade with an algebraic difference of five percent (5.0 %).
 - a. A cast-in-place manhole is required.
 - 3. Change in alignment where the interior angle is greater than 70° but less than 90° and at 90° bends.
 - D. a. Pipeline alignments that have interior angles less than 70° shall have two manholes placed to divide the angle. Manholes shall be placed at the end of all lines with service connections attached to the line. This includes cul-de-sac lines and/or lines intended for future extension.
 - E. Manholes shall have a minimum of 0.2' fall within the trough.
 - F. Drop manholes shall be installed where a step of 20 inches or more is designed in the sanitary sewer line. (A drop of less than 20 inches is allowed with a slide.)
 - 1. Drop manholes shall be 5-foot diameter.
 - 2. All plumbing for drops shall be on the exterior of the manholes, with an additional manhole over the plumbing. The top of the pipe shall be cut-out to provide access.
 - G. Manholes shall be set to within 12 inches of the final street grade. The manhole shall be raised to grade with concrete or cast iron grade rings, and shall have a 8-inch thick, 12-inch wide concrete collar.

IV. Sewer service lateral size and placement

- A. All residential connections shall have an individual service connection. The sharing or joint use of residential lines is not allowed.
 - 1. In the case where a sewer lateral is extended to the building lot, but is at an elevation higher than the anticipated lowest floor elevation:
 - a. The developer shall define on the dedication plat the elevation of the sewer lateral and a note indicating gravity service is not available below that elevation.
 - b. The use of individual sanitary sewer pumps or lift stations is acceptable in locations where gravity sewer systems cannot be constructed, only if the pump and pressurized lines remain on the individual lot that utilizes the pump station.
 - 2. If one building lot requires a gravity sewer line to cross another downhill building lot, the separate sewer lateral shall be extended to the uphill lot, providing that a specific easement for that service line is granted by the downhill owner to the uphill owner. The use of public utility easements is not allowed.
- B. Residential service lines shall be 4-inch PVC pipe.
 - 1. The service lateral shall be installed 10 feet downstream from the center of the building lot.
 - 2. The service lateral shall be either a wye or a tee on the mainline.
 - 3. The service lateral shall be installed so that the top of the 4-inch line is not lower than the top of the mainline.
 - 4. The service lateral shall extend to the property on a minimum slope of 2.0%. A 6-inch line may be installed where the slope is 1.0%.
 - 5. The contractor will install identifier tape one foot over the top of the lateral

- for the entire length of the lateral, and the tape will say 'Sewer'.
- C. All commercial connections shall have individual connections based on unit ownership.
 - 1. If one building site has one or more buildings and has one owner or one group of owners, (such as a partnership or a condominium venture) but is divided into two or more units, only one connection per building will be allowed. An example may be a strip center, which is built on one lot but contains several stores. Only one service is provided.
 - 2. If several buildings are built on separate lots as part of an over-all development scheme, one connection per unit will be required.
 - D. Commercial connections will be required to submit calculations showing the anticipated peak flow demand OR the number of fixture units for the sanitary system.
 - 1. The International Plumbing Code will dictate the size of the line depending on the submitted information.
- V. Pipe line materials, construction and testing. (Testing to be witnessed by the Public Works Inspector)
- A. 4 inch and 6 inch service lines shall be PVC 3034 pipe.
 - B. 8 inch to 12 inch sewer lines shall be PVC ASTM 3034 pipe. Fifteen inch (15") and greater sewer lines shall be extra strength concrete.
 - 1. PVC pipe shall have a minimum of 12 inches of 1 1/2-inch minus sewer rock placed for bedding, blinding pipe sides and cover over the line.
 - 2. PVC lines shall be tested for deflection after the trench has been back-filled, compacted and/or settled.
 - 3. Concrete pipe shall be bedded in a minimum of 6 inches of gravel (to spring-line).
 - 4. The backfill around and over the concrete pipe shall be compacted to a minimum of 95%. Import borrow material is required for backfill of trenches between November 1, and April 1. This requirement may be extended by the Public Works inspector, dependant on condition of native soils. See standard drawing ST-ST-01.
 - 5. Compaction tests shall be conducted every 200 linear feet along the trench for each lift. (Maximum lift is 18 inches).
 - C. All lines shall have an air test after all service lines are installed, all manholes are constructed, and at least 80% of the backfill material has been placed and compacted.
 - D. All lines shall be televised after the system has passed the air test.
 - 1. The video recording will be reviewed to determine that the laterals are correctly installed
 - 2. The recording will determine that no "low-spots" exist.
 - 3. The recording will determine that the line has been properly cleaned by using power flushing equipment, ensuring that all sediment and waste materials have been vacuumed from the system.
 - 4. The video shall display a continuous location identifier, showing the section being reviewed, by identifying the beginning and ending manhole,

- along with a footing indicator.
5. The Contractor shall furnish a CD of the lines televised. Each manhole section video shall be a separate file on the CD. The Contractor shall also furnish a map of the lines televised with each manhole/box labeled according to the corresponding number/name found on the video and a hard copy of an information sheet for each manhole section video which will need to include the development name, the excavation contractor name, and the location of any defects found.
- E. Manhole bases may be pre-cast using the design as a guide for stub orientation.
1. Pre-cast manholes are not allowed where the change of grade has an algebraic difference of 5.0 % or greater.
 2. Pre-cast manhole bases shall be placed on a minimum of 8 inches of gravel rock.
- F. Poured-in-place manhole bases shall conform to the following standards:
1. The concrete base shall be at least 10 inches thick.
 2. The sub-grade material shall be gravel rock where the existing material is wet or is unstable.
- G. Manhole sections shall be tongue & groove, pre-cast concrete sections with cast-in-place vinyl steps.
- H. The frame and cover shall be cast iron, similar to the D&L Supply model #A-1180.
- I. Steel Casing Construction
1. ASTM A53, Grade B steel pipe for jacking operations, minimum wall thickness of 0.375 inch, minimum yield strength of 42,000 psi. Use a casing with a diameter equal to the outside bell diameter of the pipe plus a minimum 4 inches.
 2. Fillet-weld joints continuous around casing and reinforce joints to withstand jacking operations.
 3. Use casing spacers CCI Pipeline Systems Model CSP or CSC or acceptable equal to center pipe within casing. Minimum of three spacers per length of pipe.
 4. Install neoprene rubber end seal with stainless steel bands CCI Pipeline Systems Model ESC or ESW as applicable or acceptable equal at each end of casing.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR STORM DRAIN
AND SWPPP
APRIL 2015**

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

STORM DRAINAGE IMPROVEMENTS

- I. Storm drain size determination
 - A. The minimum pipe line size for the public storm drain systems shall be 15 inch for the main line, (12 inch allowed for one inlet box at 1.0% minimum slope).
 - B. The maximum pipe line size for the public storm drain system shall be 48 inch.
 - C. The typical bicycle-safe inlet grate is assumed to have an inlet capacity of 3.0 cfs.
 - D. The use of the rational method is acceptable for developments less than 3 acres in size.
 1. Rational method - $Q=CIA$
 - a. Q, the total cubic feet per second discharge
 - b. C, the typical runoff coefficient
 - (1) 0.90 for asphalt, concrete, roofs
 - (2) 0.60 for gravel surfaces
 - (3) Residential
 - (a.) 0.20 for agriculture/ open space
 - (b.) 0.45 – R-1-6
 - (c.) 0.43 – R-1-8
 - (d.) 0.40 –R-1-10
 - (e.) 0.35 – R-S
 - (f.) 0.60 – 5.1-10 DU/Ac
 - (g.) 0.65 – 10.1+DU/Ac
 - (h.) 0.70 – Mobile Homes
 - (4) Non-residential
 - (a) 0.90 – CP, CH, P-B
 - (b) 0.75 – B-RP
 - (c) 0.90 – M-1, M-2
 - (d) 0.40 – Schools
 - (e) 0.70 – Churches
 - (f) 0.90 – Hospitals
 - c. I, the rainfall intensity; inches per hour
 - d. A, the land area in acres
 2. The drainage sub-basins shall be determined by the placement of inlet boxes, and by reviewing the land contour characteristics.

E. The following table provides the rainfall information for storm drainage calculations.

	10 year return	100 year return
5 min.	.34 - .37 (4.05 - 4.46)	.45 - .49 (5.41 - 5.92)
10 min.	.52 - .56 (3.1 - 3.36)	.7 - .77 (4.2 - 4.59)
15 min.	.62 - .68 (2.48 - 2.72)	.84 - .92 (3.36 - 3.68)
30 min.	.74 - .86 (1.48 - 1.72)	1.16 - 1.28 (2.32 - 2.56)
60 min.	.94 - 1.08 (.94 - 1.08)	1.50 - 1.62 (1.50 - 1.62)
360 min.	1.46 - 1.78 (.243 - .296)	2.14 - 2.54 (.356 - .423)
720 min.	1.82 - 2.30 (.1516 - .1916)	2.62 - 3.34 (.2183 - .2783)
1440 min.	2.14 - 2.78 (.089 - .0115)	3.18 - 3.90 (.1325 - .1625)

Total Rainfall in inches (Inches per hour)

The information in the above table was taken from a DAVIS COUNTY FLOOD CONTROL report distributed November 26, 1986 by Sid Smith, Davis County Flood Control Director. The report was prepared by WEATHERBANK for Davis County. Rainfall intensities for the 5 and 10 minute periods are interpolations of the Davis County data.

1. Areas located west of I-15 use the lower rainfall intensity amounts. Areas east of I-15 use the higher rainfall amounts.
 2. Storm drainage collections systems are designed for the 10 year return storm. Time of concentration will be used to determine the time of the storm, which generally ranges between 10 to 20 minutes.
 3. Storm drainage detention basins are sized by the 100-year return storm.
- F. The developer shall use other hydrologic/time routing programs for larger parcel development, and submit the results along with the storm drain master plan at the preliminary approval stage. Runoff coefficients listed in Section I “D” and rainfall intensities listed in Section I “E” shall be used. Calculations for weighted runoff coefficients can be submitted and used for commercial developments. Time of concentration of each sub-basin shall be used to determine the time of the storm.
- G. Storm drainage collections systems shall be designed for the 100-year return storm (minimum), if a low point is created with no street surface outfall. (See Streets –pg. 36). The pipe shall be designed for the 100-year storm from the low point to a natural channel or detention basin.

- H. Storm drain pipes shall connect to and discharge into an approved storm drain system that is owned and maintained by Layton City, or a natural channel maintained by Davis County Flood Control, specified by County ordinance. Use of irrigation ditches, pipes, or other private drain system for discharge of storm water from the development is not allowed.
 - I. Lift stations or pumping of storm water is not allowed under any circumstance.
- II. Surface drainage control
- A. The developer shall prepare a drawing showing the proposed control of all surface drainage at rearlot and sidelot lines.
 - B. The developer shall install the necessary collection system to convey the surface drainage at rearlot and sidelot locations to the storm drain system.
- III. Storm drain line placement
- A. The storm drain line shall be installed on the south and west sides of the street.
 - B. The minimum slope on storm drain pipeline is 0.4%.
 - C. The following table indicates the centerline location of the pipe in relation to the back-of-curb location and the minimum storm drain depth from the top of the curb to the pipe flowline. (See Standard Drawing ST-SD-01 in Appendix.)

PIPE DIAMETER	HORIZONTAL OFFSET FROM BACK OF CURB TO CENTERLINE OF PIPE	VERTICAL OFFSET FROM TOP OF CURB TO PIPE FLOWLINE (minimum)
12"	.94'	2.75'
15"	.94'	3.00'
18"	1.25'	3.25'
21"	1.25'	3.50'
24"	1.25'	3.75'
27"	3.87'	4.00'
30"	4.00'	4.25'
36"	4.25'	4.75'
42"	4.50'	5.50'
48"	4.75'	6.00'

- D. The storm drain centerline shall not extend more than 3 feet beyond the lip of the gutter on either the pavement side or property side of the gutter.
- E. Storm drain lines shall not be placed in sidelot or rearlot property lines, or behind handicap ramps at intersections, unless approved by the City Engineer.
 - 1. The developer may be required to change street alignment to accommodate storm drain line placement.
 - 2. Storm drain lines that are approved for sidelot or rearlot installation shall have a 20-foot easement provided. Ten (10) feet will be added to the easement width for each additional utility.

3. Storm drain lines that are approved for sidelot or rearlot installation shall provide for vehicular access to all cleanouts or manholes.
- F. Lines shall be extended to the boundary of the development and sized according to the City's storm drainage master plan.
 - G. Developments, which do not require land drain systems, shall install drain lines with the storm drain system along the frontage of each lot. Each lot shall have access to the storm drain system or drain line.
 - H. The lowest finished floor elevation of any structure adjacent to a stream or channel must be a minimum of 1.0 feet above the FEMA 100 year flood plain boundary/elevation.
 - I. No structures are allowed within the FEMA 100 year flood plain boundary unless a COMR and LOMR has been filed and approved through FEMA.
 - J. A dissipation structure or mechanism is required on pipes with slopes greater than 20% or as required by the City Engineer. Anchors may also be required on steep slopes.
 - K. Storm drain pipes shall not be designed to function under pressure conditions.
- IV. Inlet / Cleanout box placement
- A. Cleanouts or manholes shall be installed as follows:
 1. Maximum spacing is 400 feet.
 2. Change in pipe alignment.
 3. Change in pipe slope.
 4. Junction with other lines.
 5. Within 10 feet of the upstream and downstream ends of an augured or trenched casing.
 - B. Inlet boxes shall be placed so that no more than 700 feet of street surface is allowed to "sheet drain".
 - C. 4-foot diameter manholes shall be installed on all required locations where the depth of the pipe (finish grade to top of pipe) exceeds 54 inches, or installation of standard manhole steps are required in the storm drain box.
 - D. A double inlet box shall be installed at low points of vertical curves and at the low points of downgrade cul-de-sacs or dead-ends. Storm drain pipe discharge shall be sized for 100-year return storm (minimum).
 - E. Adequate inlet capacity shall be provided to collect large area developed storm runoff. The total peak runoff determined by the rational method divided by 3.0 cfs will determine the minimum number of inlet grates required.
 - F. Inlet boxes shall be the "hooded" style of inlet box.
 - G. Pipes over 24 inch diameter require a combination box on the main line, so that the pipe is located in the asphalt street section, not under the curb and gutter.
- V. Pipeline materials, construction, and testing
- A. All storm drain lines in the public right of way shall be reinforced concrete pipe.
 - B. Concrete pipe shall be bedded in a minimum of 6 inches of gravel (to spring-line).
 - C. The backfill around/over the concrete pipe shall be compacted to a minimum of 95%. Import borrow material is required for trench backfill between November 1 and April 1. This time period may be extended by the Public Works inspector,

dependant on condition and quality of native soils.

- D. Compaction test shall be conducted every 200 lineal feet along the trench for each lift. (Maximum lift is 18 inches).
- E. ADS or other alternative pipe to be used outside of the public right of way shall be identified as an alternate material on the preliminary plans and will require approval by the City Engineer. Bedding detail requirements shall be identified and approved on the preliminary plans.
- F. When storm drain pipes run through a clean-out/inlet and the outlet increases in size, the tops of the pipes shall be aligned.
- G. All storm drain lines shall be televised after roadbase installation and prior to asphalt placement..
 - 1. The video recording will determine that no “low spots” exist.
 - 2. The video recording will determine that the line has been properly cleaned, using power-flushing equipment. Sediment and waste material shall be vacuumed out of the system.
 - 3. The video shall display a continuous location identifier, showing the section being reviewed, by identifying the beginning and ending manhole or box, along with a footage indicator.
 - 4. The Contractor shall furnish a CD of the lines televised. Each manhole section video shall be a separate file on the CD. The Contractor shall also furnish a map of the lines televised with each manhole/box labeled according to the corresponding number/name found on the video and a hard copy of an information sheet for each manhole section video which will need to include the development name, the excavation contractor name, and the location of any defects found.
- H. Steel Casing Construction
 - 1. ASTM A53, Grade B steel pipe for jacking operations, minimum wall thickness of 0.375 inch, minimum yield strength of 42,000 psi. Use a casing with a diameter equal to the outside bell diameter of the pipe plus a minimum 4 inches.
 - 2. Fillet weld joints continuous around casing and reinforce joints to withstand jacking operations.
 - 3. Use casing spacers CCI Pipeline Systems Model CSP or CSC or acceptable equal to center pipe within casing. Minimum of three spacers per length of pipe.
 - 4. Install neoprene rubber end seal with stainless steel bands CCI Pipeline Systems Model ESC or ESW as applicable or acceptable equal at each end of casing.

VI. Storm detention basins

- A. A. Storm detention basins shall be sized for the 100-year return storm. The typical release rate will be 0.2 cfs/acre. However, this rate may be decreased by the City Engineer. Local basins are not allowed, unless recommended by the Storm Water Master Plans, and approved by the City Engineer. The size and location will be determined by the City Engineer.
 - 1. Underground detention will only be allowed in high density urban areas

- and must be approved by the City Engineer.
2. Volume in a pipe system will not be considered as storage.
- B. The developer will be required to extend discharge lines to the basin or the nearest collection point and/or collection line.
 - C. The developer may be required to provide the land for the regional detention basin as determined by the City Engineer.
 - D. The maximum depth for detention basins shall be 42 inches, plus an additional 12-inches of free board to the top of the berm. Depths greater than 3.5 feet require the City Engineer's approval.
 - E. The maximum slope on a detention pond berm shall be 3:1 (H:V). Minimum pond floor slope is 1.0%. The developer is required to submit detailed construction specifications for detention ponds and berms. Minimum requirements include dimensions of berm, materials, specifications, lift requirements and compaction, storage capacity, high water mark and top of berm elevations.
 - 1. The detention basin shall include a separate inlet and outlet pipe with a control structure located in the pond berm. A detail of the control structure shall include an orifice plate and overflow wall in the structure. A bypass pipe for low flows may be required as part of the detention basin.
 - F. Detention ponds shall have a gravity discharge pipe connection to an approved storm drain system.
 - G. Detention ponds will be surveyed before they are landscaped to verify the required capacity has been constructed.
 - H. The Developer will be required to landscape the detention basin. A landscaping plan shall be submitted for review and approval.
 - I. Clay core for pond berms and floor may be required. Specifications for clay material are available in the Engineering department.
 - J. A sub-surface drain around the perimeter of the pond, one (1) foot below the pond floor, may be required.
 - K. As-builts of the pond will be required.
 - L. Maintenance agreements are required for detention basins and other post construction BMP's located on private property.

STORM WATER POLLUTION PREVENTION REQUIREMENTS

I. STORM WATER POLLUTION PREVENTION PLAN

- A. A Storm Water Pollution Prevention Plan (SWPPP) is required for final approval. The SWPPP shall be prepared according to the Utah Pollutant Discharge Elimination System (UPDES) – General Permit for Discharges from Construction Activities and submitted as part of the construction plans. The SWPPP plans shall be on sheets the same size as the construction plans and will meet the requirements of the construction permit and include sufficient information to evaluate the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. The intent of the review process is to determine if the SWPPP meets the permit’s requirements and the control measures proposed for the project will be adequate for the management of storm water run-off from the proposed development. For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the storm water pollution prevention plan, measures for controlling existing storm water runoff discharges from the site in accordance with the standards of this ordinance.
- B. The SWPPP shall include an erosion control plan which implements the proposed “best management practices” (BMP’s) to prevent erosion, control sediment, and address storm runoff leaving the construction site. The plans shall explain in text and drawings the Best Management Practices (BMP’s) to be used and the locations of the proposed BMP’s. A manual with a listing of BMP’s for Davis County is available in the Layton City Engineering Department, or on-line at <http://www.laytoncity.org/public/Depts/PubWorks/downloads.aspx>. The SWPPP must include at minimum the following BMP’s:
1. Concrete washout
 2. Equipment and vehicle tracking device/wash down area
 3. Inlet protection
 4. Run-off containment
 5. Temporary and permanent slope stabilization
 6. Portable toilet protection
 7. Inspection sheet and schedule
 8. Name and contact information of the contractor’s/owner’s certified inspector
- C. The Utah Administrative Code (UAC) R317-8-3.9 requires the operator(s) (owner, developer, contractor, etc.) of a construction site which will grade one acre or more per common plan (includes all phases of development) to obtain coverage under the UPDES General Permit for Storm Water Discharges from Construction Activities. A construction storm water activity permit issued by the Utah State Division of Water Quality shall be obtained for final approval. A copy of the permit (Notice of Intent) shall be submitted to the City before a pre-construction meeting can be scheduled. The original permit, as well as the SWPPP shall remain on the construction site during the entire construction period. The construction storm water activity permit can be obtained on-line from the State of Utah, Division of Water Quality. (See: <https://secure.utah.gov/stormwater>, and see “Online Application Process”).

- D. Erosion control measures shown on the plans shall be constructed prior to any other construction associated with the development. These measures shall be maintained and adjusted as needed throughout the life of the project.
- E. The Storm Water Pollution Prevention Plan shall be prepared in accordance with the requirements of Chapter 13.16 of the Layton City Code, adopted by Ordinance 06-41.

II. REVIEW AND APPROVAL

- A. The Public Works Engineering Department will review each Storm Water Pollution Prevention Plan to determine its conformance with the provisions of Chapter 13.16 of the Layton City Code. As part of the development review memo, the Public Works Engineering Department shall:
 - 1. Approve the Storm Water Pollution Prevention Plan;
 - 2. Approve the Storm Water Pollution Prevention Plan subject to such reasonable conditions as may be necessary to secure substantially the objectives of this regulation, and issue approval subject to these conditions; or
 - 3. Disapprove the Storm Water Pollution Prevention Plan, indicating the reason(s) and procedure for submitting a revised plan and/or submission.

III. INSPECTION

- A. An inspection of the installed BMP's shall be completed prior to any other construction associated with the development. The contractor is responsible for contacting the Public Works Inspector assigned to the project or the Erosion Control Inspector, or the Public Works Department at 801-336-3700 to schedule an inspection. Once an approved written inspection report has been completed, construction of the development may proceed.
 - 1. Periodic inspections, citations and violation notices may be completed by the Layton City Public Works Inspectors or Erosion Control Inspector, the City Building Inspectors, the City Ordinance Enforcement Officer or other designated agents as appointed by the Public Works Department.
 - 2. Any corrective actions listed in the inspection report as requiring immediate attention shall be addressed within 1 working day or a notice to stop work order may be issued.
- B. As Built Plans: Any storm water management practices located on-site after final construction is completed require submittal of actual "as built" plans. The plans shall show the final design specifications for all storm water management facilities and shall be certified by a professional engineer. These as-built plans shall be included with the final construction as-built plans as required by Layton City Development Guidelines and Design Standards. A final inspection by the Layton Public Works Department is required before the release of any performance securities can occur.

IV. DESIGN CRITERIA

- A. Storm water discharges from land uses or activities with higher potential pollutant loadings, known as "hotspots," may require the use of specific structural BMP's

and pollution prevention practices. Oil separators may be required on all sites identified as “hotspots” such as commercial land use sites, parking areas other than residential, mechanic shops, fuel stations, or associated parking areas, as determined by the City Engineer. Oil separators shall be capable of removing particulates down to 150 microns. Design and sizing requirements of oil separators shall be reviewed by the City Engineer prior to installation.

- B. Storm water discharges to critical areas with sensitive resources (i.e., cold water fisheries, recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain storm water management practices.
- C. If a development discharges into a waterway that is maintained by Davis County Public Works, the developer will be required to fulfill all requirements as set by Davis County Public Works as it relates to regulating the storm water that discharges into the channel. The developer is required to submit to Layton City a letter from Davis County Public Works stating that they accept the methods of storm water pollution control as shown on the development plans.
- D. Conveyance Issues: All storm water management practices shall be designed to convey storm water to allow for the maximum removal of pollutants and reduction in flow velocities. Best management practices (BMP’s) shall be designed to remove total suspended solids load (TSS) to the maximum extent practical. This shall include, but not be limited to:
 - 1. Maximizing of flow paths from inflow points to outflow points
 - 2. Protection of inlet and outfall structures
 - 3. Elimination of erosive flow velocities
 - 4. Providing of under drain systems, where applicable
- E. Notification of Spills. Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services (911 or Fire Dispatch: 801-497-8300 of Davis County Environmental Health: 801-525-5100). In the event of a release of non-hazardous materials, said person shall notify the authorized enforcement agency in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Layton City Public Works Dept., 1925 North Fort Lane, Layton, UT 84041, within three business days of the phone notice.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR LAND DRAIN
SYSTEMS**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

LAND DRAIN IMPROVEMENTS

- I. Land drain size determination
 - A. The minimum land drain size shall be 8 inch.
 - B. The land drain shall be sized to carry 0.8 cfs per 100 acres of developed area.
 - C. The land drain line shall have a minimum flow velocity of 1 fps.
 - D. The minimum slope on a land drain mainline pipe shall be 0.4%.

- II. Land drain line operation
 - A. Land drain lines shall be required in all areas of the City where footing and foundation drains are required per Layton City Municipal Code 18.40.020. Land drains shall also be required in all areas identified in the Geotechnical Report and as determined by the City Engineer. The proposal to place homes on-grade will not eliminate the need for the land drain system.
 - B. A land drain system shall be a separate system from the storm drain system. Land drain laterals shall not connect to storm drain lines.
 - C. Individual pumps or lift stations that serve one resident or business unit are allowed under specific guidelines in Section V. Combined lift stations or pumps that provide land drain service for more than one residential home or business are not allowed under any circumstance.

- III. Land drain line placement
 - A. The land drain system lines are typically placed 10.0 feet north and east of the street centerline.
 - B. Land drain lines shall not be placed in sidelot or rearlot property lines unless all alternatives are exhausted.
 1. The developer may be required to change street alignment to accommodate land drain line placement.
 2. Land drain lines that are approved for sidelot or rearlot installation shall have a 20-foot easement provided. 10 feet will be added to the easement width for each additional utility.
 3. Land drain lines that are approved for sidelot or rearlot installation shall provide for vehicular access to all manholes.
 - C. The lines shall be installed with a minimum cover of 4.5 feet from the top of the pipe to the finish ground elevation.
 - D. The lines should run parallel to and between 0.5 feet and 1.0 foot above or below the sanitary sewer line. The design should insure that there will be no conflict between the land drain line laterals and the sanitary sewer line laterals.
 - E. The lateral line will be installed within 5 feet of a common property line, at the lowest corner of the property. The contractor will install identifier tape one foot over the lateral, running the length of the lateral, with the wording 'Lane Drain' on tape.

- IV. Manhole size and placement determination.
 - A. Manholes shall be installed as follows:

1. Maximum spacing is 400 feet.
 2. Change in alignment.
 3. Change in slope.
 4. Junction with other lines.
 5. Within 10 feet of the upstream and downstream ends of an augured or trenched casing.
- B. Minimum size manhole is four-foot (4') inside diameter.
- C. Five-foot (5') inside diameter manholes shall be used for all locations as follows:
1. Intersection of three land drain lines.
 - a. A 6-inch multi-user/commercial line connecting to an 8 inch or larger requires a manhole.
 - b. NOTE - No more than four lines will be permitted in one manhole.
 2. Change of grade with an algebraic difference of five percent (5.0 %).
 - a. Cast-in-place manhole required.
 3. Change in alignment where the interior angle is greater than 70° but less than 90° and at 90° bends.
 - a. Pipeline alignments that have interior angles less than 70° shall have two manholes placed to divide the angle.
- D. Manholes shall be placed at the end of all lines with service connections attached to the line. This includes cul-de-sac lines, and/or lines intended for future extension.
- V. Land drain service lateral size and placement
- A. All residential connections shall have an individual service connection. The sharing or joint use of lines is not allowed.
1. In the case where a land drain lateral is extended to the building lot, but is at an elevation higher than the anticipated lowest floor elevation:
 - a. The developer shall define on the dedication plat the elevation of the land drain lateral and a note indicating gravity service is not available below that elevation.
 - b. The use of individual land drain pumps or lift stations is acceptable in locations where gravity drain systems cannot be constructed, only if the pump and pressurized lines remain on the individual lot that utilizes the pump station.
- B. Residential service lines shall be 4-inch PVC pipe.
1. The service lateral shall be installed 5 feet uphill from the downstream property corner.
 2. The service lateral shall be either a wye or a tee on the mainline.
 3. The service lateral shall be installed so that the top of the 4-inch line is no lower than the top of the mainline.
 4. The service lateral shall extend to the property on a minimum slope of 2.0%.
 5. The contractor will install identifier tape one foot over the top of the lateral the entire length of the lateral and the tape will say "Land Drain."
- C. All commercial connections shall have individual connections based on unit

ownership.

1. If one building has one owner but is divided into two or more units, one connection will be allowed. If several buildings are built on separate lots or on a single lot with different names, one connection per unit will be required.

VI. Pipe line materials, construction and testing.

- A. 4 inch and 6 inch service lines shall be PVC 3034 pipe.
- B. 8 inch to 12 inch land drain lines shall be PVC ASTM 3034 pipe. 15-inch and larger lines shall be extra strength concrete.
 1. PVC pipe shall have a minimum of 12 inches of 1 1/2-inch minus sewer rock, for bedding, blinding pipe sides and cover over the line.
 2. PVC lines shall be tested for deflection after the trench has been backfilled, compacted and/or settled.
 3. Concrete pipe shall be bedded in 6 inches of gravel (to spring-line).
 4. The backfill around and over the concrete pipe shall be compacted to a minimum of 95%. Import borrow material is required for trench backfill between November 1 and April 1. This requirement may be extended by the Public Works inspector, dependant on the condition and quality of the native soils.
 5. Compaction test shall be conducted every 200 linear feet along the trench for each soil lift. (Maximum lift is 18 inches).
- C. All land drain lines shall be televised after construction.
 1. The video recording will be reviewed to determine that the laterals are correctly installed.
 2. The recording will determine that no "low-spots" exist.
 3. The recording will determine that the line has been properly cleaned by power flushing equipment, ensuring that all sediment and waste materials have been vacuumed from the system.
 4. The Contractor shall furnish a CD of the lines televised. Each manhole section video shall be a separate file on the CD. The Contractor shall also furnish a map of the lines televised with each manhole/box labeled according to the corresponding number/name found on the video and a hard copy of an information sheet for each manhole section video which will need to include the development name, the excavation contractor name, and the location of any defects found.
- D. Manhole bases may be pre-cast using the design as a guide for stub orientation, and shall have a trough design similar to sanitary sewer manholes.
 1. Pre-cast manholes are not allowed where the change of grade has an algebraic difference of 5.0 % or greater.
 2. Pre-cast manhole bases shall be placed on a minimum of 8 inches of gravel rock.
- E. Poured-in-place manhole bases shall conform to the following standards:
 1. The concrete base shall be at least 10 inches thick.
 2. The sub-grade material shall be gravel rock where the existing material is

wet or is unstable.

- F. Manhole sections shall be tongue & groove, pre-cast concrete sections with cast-in-place vinyl steps.
- G. The frame and cover shall be cast iron, similar to the D&L Supply model #A-1180.
- H. Steel Casing Construction
 1. ASTM A53, Grade B steel pipe for jacking operations, minimum wall thickness of 0.375 inch, minimum yield strength of 42,000 psi. Use a casing with a diameter equal to the outside bell diameter of the pipe plus a minimum 4 inches.
 2. Fillet weld joints continuous around casing and reinforce joints to withstand jacking operations.
 3. Use casing spacers CCI Pipeline Systems Model CSP or CSC or acceptable equal to center pipe within casing. Minimum of three spacers per length of pipe.
 4. Install neoprene rubber end seal with stainless steel bands CCI Pipeline Systems Model ESC or ESW as applicable or acceptable equal at each end of casing.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR GEOTECHNICAL
INFORMATION AND
IRRIGATION SYSTEM
IMPROVEMENTS**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

GEOTECHNICAL INFORMATION

- I. Minimum Information required for a Geotechnical Report
- A. Plan view showing boring locations
 - 1. Boring logs¹
 - a. Elevation
 - b. Drill or backhoe type
 - c. Samples
 - d. Field tests
 - e. Ground water level fluctuations
 - B. Laboratory tests-Performed in general accordance w/ ASTM
 - 1. Sieve analysis
 - 2. Atterberg limits
 - 3. CBR
 - 4. Direct Shear
 - 5. Consolidation
 - 6. Identify soils according to USCS
 - 7. Moisture density curves(s)
 - C. Engineer Analysis and recommendations
 - 1. Foundations and Retaining Walls
 - a. Allowable bearing capacity
 - b. Lateral loads Friction coefficients
 - c. Settlement
 - d. Drainage - Backfill information
 - e. Seismic loading
 - 2. Pavements
 - a. Traffic
 - b. Subgrade support value (CBR)
 - c. Pavement, roadbase, and subgrade thickness
 - d. Compaction requirements, including maximum lift thickness of backfill, and acceptability of backfill with native soils. Minimum requirements are set by City standards.
 - 3. Special Consideration
 - a. Site preparation - use of on-site materials
 - b. Expansive soils
 - c. Collapsible soil
 - d. Slope stability
 - e. Shallow ground water level - drainage, etc.
 - f. Surcharge / preloading (if used, developer needs to install settlement

¹ - The number and depth of borings/pits are to be determined for each specific project. However, as a minimum, the depth should be deeper than any anticipated excavation (cuts, foundations, utilities, etc.). The number of borings shall be determined by the geotechnical engineer/geologist and shall be compatible with the complexity/simplicity of the geology, subsurface conditions and the type of project.

- monitors and elevations benchmark.)
- g. Identification of geological hazards

D. Following the construction of the utilities in the street within the development and prior to submittal of the Final Dedication Plat for signatures, the Developer may be required to submit written documentation from the consulting Geotechnical Engineer, the Design Engineer and the Contractor, indicating that each have received and read the Geotechnical Report and have incorporated the recommendations into the design and construction of the development. (A standard form can be obtained from our Legal Department.)

II. Subgrade Soil Classification

A. The following table defines the soil classification:

Subgrade Soil Classification		
Subgrade Class	Characteristics of Soil	CBR Value
Very Poor Subgrade Soil	Clay & fine silt - Extremely soft and plastic when wet	<3
Poor Subgrade Soil	Clay, fine silt and sandy soils – soft and plastic when wet	3 - 8
Medium subgrade soil	Silty sands and some clayey sand-gavels, retain moderate degree of firmness with moisture	8 - 17
Good to Excellent subgrade soil	Gravelly sand, sandy gavels, retains strength when saturated.	>15

III. Armor coating or facing of soil slopes

Two acceptable types of armor facing

1. Well graded pit run gravel	Sieve Size	Percent Passing	Maximum Slope Angle H:V Height		
			<6'	>6'	>12'
	8"	90-100%	1½:1	1 ¾:1	2:1
	3"	60-90%			
	1"	40-80%			
	½"	30-50%			
	#4	20-40%			
	#200	0-10%			

2. Sieve Size	Filter Fabric & Rock Percent Passing	Maximum Slope Angle H:V		
		Height <6'	>6'	>12'
36"	90-100%	1:1	1¼:1	1½:1
18"	50-100%			
12"	20-100%			
4"	0-90%			
2"	0-20%			
#200	0-10%			

IV. Use of Filter Fabric for Street Construction

Normal woven or non-woven filter fabric is a viable material to use when a separation layer is needed over a soft subgrade and beneath granular fill. These materials provide some minor reinforcing for supporting loads, but primarily act to prevent the movement of muck fines up into the overlying crushed base or other clean granular material.

If reinforcement of soft subgrade is desired, a geo grid should be designed for the intended purpose.

V. Flowable fill

Utility excavations and subsequent backfill are the source of many problems for paved streets. It is extremely difficult to nearly impossible to place the utility, and backfill the trench, so that some subsequent differential settlement does not occur at the pavement surface. Cost associated with supplying, placing in lifts, and compaction of conventional backfill materials is high and results are unsatisfactory to marginal. Therefore, "flowable fill" is a preferential backfill alternative for many utility installations beneath paved streets. Flowable fill generally consists of the following mix design or mixture of materials:

Per Cubic Yard

- 50 pounds of Portland Cement
- 200 to 400 pounds of Fly Ash
- 70% sand, 30% gravel by weight
- 35 to 40 gallons of water

This generally costs more than conventional backfill, but is worth the extra cost. Another alternative that now offers considerable advantage, in that utility cuts through the pavement are eliminated, is trench-less technology. Use flowable fill prior to the application of asphalt finished surface in all excavations of twelve inches (12") or less in width.

VI. Trench-less Technology

With recent advances in trench-less technology/directional drilling, many utilities can be placed beneath streets without making a pavement utility cut. This procedure should be used whenever feasible. When potholes are used to determine the location of utilities, pothole repairs will need to be made by back filling the hole with flowable fill and using Perma-Patch

or an equivalent for the top three (3) inches. Contractor may not pothole for utilities when depths can be determined by lifting manhole or valve covers.

VII. Grading permit requirements.

- A. Submit site plan for review and approval. The site plan must include a SWPPP; limits of excavation; re-vegetation plan; site stabilization plan/ truck route to haul material and location of haul site. Additional items may be required based on a review of the submitted items and size of grading site.

IRRIGATION SYSTEM IMPROVEMENTS

- I. Pressure irrigation systems
 - A. In areas served by Kays Creek Irrigation Company, Weber Basin Water District or by Davis Weber Canal Company, the developer shall install the pressure irrigation system.
 - 1. The system shall be installed if water is available to the site or is in the future service area for secondary water.
 - 2. The system shall be installed if water is apportioned to the land.
 - a. No water may be moved or transferred from the site without Layton City Council approval.
 - B. Lines 8 inches and larger shall be installed in the asphalt adjacent to the lip of the curb on either side of the street to avoid crossing the centerline at street curves. Lines 6 inches and smaller shall be installed in the 7.5 foot park strip or in the asphalt adjacent to the lip of the curb as directed by the irrigation company. If the park-strip is 4.5 foot wide, the location of the lines will be determined by the City Engineer and Irrigation Company. The design shall be reviewed by the City Engineer and approved by the irrigation company.
 - 1. The City Engineer may direct the lines to be installed at depths or locations different than the irrigation company minimum standards.
 - 2. The irrigation company shall provide a written statement approving the drawings before any final submittal is presented.
 - 3. If the secondary water provider is Davis and Weber Canal Company or Kays Creek Irrigation Company a copy of the signed application for service must be submitted for final approval in addition to approval of the drawings.
 - 4. Valve boxes shall have a triangle shape lid to distinguish from the circular culinary valve lid.
 - 5. PVC pipes shall be purple in color and tracing wire shall be coated black to distinguish from the blue culinary water lines.
- II. Flood irrigation systems
 - A. The developer shall provide adequate conveyance for flood irrigation wastewater to pass around a developed subdivision.
 - 1. The conveyance may be either a pipe system or a dug channel. Submit a written approval for the relocation of the system.

A pipe will be required if the system crosses any street or access way.
 - 2. The City Engineer and the local user shall approve the conveyance system.
 - B. The developer will be required to install a pipe system to convey any supply or waste ditch that passes through the proposed subdivision.
 - 1. The pipe size shall be determined and approved by the local user and City Engineer. The pipe system shall meet all standards and specifications defined for storm drain pipe systems.
 - 2. The pipe system shall be installed either in the park strip area or behind the sidewalk if there are any diversion or control structures.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR DEDICATION PLAT,
WARRANTY AND UTILITY
SYSTEM ACCEPTANCE**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

DEDICATION PLAT CONSIDERATIONS

- I. Information to be included
 - A. The name of the subdivision, in bold heading, at the top of the drawing (include PRUD if applicable).
 - B. Section, Township and Range
 - C. City and County name
 - D. Signature blocks for the City Attorney, City Planning Commission, City Engineer, City Mayor, Recorder, and major utility companies, with easement shown on plat.
 - E. Signature blocks for owner dedication with proper attest blocks
 - F. Owner's dedication narrative
 - G. Boundary description narrative
 - 1. Shall include the point of beginning tied to a found Davis County section monument.
 - 2. Shall have a tie to a second found Davis County monument for the establishment of the basis of bearing.
 - H. Boundary description, as a drawing, matching the narrative.
 - I. Dedication plat restrictions i.e. Utility restrictions, setback restrictions, access restrictions, or others are required as part of development.
 - J. Types and locations of all existing and proposed easements
 - K. Public utility and drainage easements are required in all subdivisions. The minimum width of easements shall be:
 - 1. On rear lot lines; ten feet on each side
 - 2. On front lot lines; seven feet
 - 3. On side lot lines; a total of ten feet with not less than three feet on one side of the lot line and seven on the other.
 - L. Front, side, and rear easements are required on all lots. In circumstances where a City utility traverses a lot or parcel to be developed, the easement width shall be provided as required by the City Engineer.
 - M. Slope easements shall be shown where required.
 - N. Buildable area must be shown on plat.
- II. Description closure requirements
 - A. The boundary shall close to within 0.015 feet.
 - 1. The boundary description shall be traversed in a clockwise direction around the subdivision boundary.
 - 2. The street centerline shall close to the boundary within 0.015 feet. The centerline is placed using the boundary information.
 - 3. Individual lot boundaries shall close to within 0.015 feet to the street boundary and to the subdivision boundary.
 - 4. The boundary shall match adjacent parcels.
- III. Centerline information
 - A. Distances from monument to monument.
 - B. Distance from PC to PT.

- A. Distance from centerline to right-of-way (Street ½ width)
 - D. Curve data to include
 - 1. Delta
 - 2. Radius
 - 3. Chord bearing and distance, and arc length.
 - a. Curves not tangent to the approach and departure segments shall also show the bearing to the center of the curve or the bearing for a tangent approach line.
 - 4. Prepare a table for numerous curves
- IV. Property and lot information
- A. The lot number shall use the phase number as the first digit.
 - 1. If the lot is #1 in phase 2, the lot number will be 201; or 2001.
 - B. The square footage of the lot shall be shown.
- V. Title report information
- A. The title report is used to determine the proper owner's signature blocks; the location of existing easements; and to determine that the dedication plat and the property owned are the same parcel.
 - 1. The title report and the dedication plat shall match exactly or include the entire subdivision and additional property. The report cannot be smaller than the subdivision.
 - 2. All easements shown on the title report shall be shown on the dedication plat AND the easement owner shall sign the dedication plat
 - 3. The City Attorney will review the title report and may direct the owner to remove specific easements or other encumbrances.
 - 4. All taxes shall be paid current prior to recording at County.
- VI. Davis County Recorder Standards
- A. The plat shall have a border size of 19" X 30"
 - B. The notary seal or lettering shall be clear and legible.
 - C. The subdivision title or heading shall be consistent throughout all narratives.
 - D. The owner(s)' signatures shall be exactly as found on the title report.
 - E. The scale shall be clearly shown and shall conform to the accepted standard, i.e. 1"= 20', 30', 40', 50', 60' or 100'.
 - F. All names shall be consistent on all narratives.
- VII. Vacating Recorded Easements
- A. A petition to vacate an easement must be filed with the Community Development Department for all recorded easements to be vacated
 - B. The developer must submit the legal description for the easement to be vacated.
 - C. All easements to be vacated must be approved by the City Council.
 - D. Easements must be vacated prior to the recording of the dedication plat.
- VIII. Quit Claiming Property
- A. The developer must submit the legal description for the property to be quit claimed

from the City.

- B. All property to be quit claimed must be approved by the City Council by ordinance.
- C. Quit Claims must be recorded prior to the recording of the dedication plat.

LOT LINE ADJUSTMENT

To adjust a lot line between two private properties, legal descriptions of the existing lots and the new lots must be submitted for review and approval. The legal descriptions for the lots will need to include the establishment of new public utility easements (dedication to the City) adjacent to the new lot lines (typically 5 feet each side of the new lot line.) The legal descriptions will need to be submitted on a deed form with proper signatures. The Mayor will sign the documents as acceptance of the new PUE for the City. Once the document is approved, the deeds, along with the engineering staff report, will be filed with the County, which includes the exchange of title, an acknowledgement by each party, and the nod and new descriptions. A copy of the recorded document will need to be submitted to the City for our records. Recorded copies of the documents will need to be received prior to any development affecting the lot line adjustment.

If the lot line adjustment is in a subdivision with existing public utility easements (PUE's) the existing PUE's will need to be abandoned by submitting letters from the power, gas, phone, and any other applicable utility companies acknowledging they have no utility infrastructure in the existing easement and no interest in maintaining the easement. The City will abandon the existing PUE's by ordinance at a City Council Meeting. If the lot line is moved a minimal distance, the PUE's may not have to be abandoned and re-established.

WARRANTY

The start of the one-year warranty period for the culinary water system, sanitary sewer system, land drain system, storm drain system, lighting system, and street improvements will begin once the public works inspector notifies the Community Development Department all the construction has been completed including the 'punch list' items. The Community Development Director will issue a letter to the Developer with the warranty start date. At this time the escrow will be reduced to the 10 percent guarantee amount. Invoices are required for all releases from the escrow account and all items on the invoice must be included in the cost estimate used to establish the bonding amount.

The developer is responsible for ALL maintenance of the warranty items throughout the warranty period, even though the systems may be in use and operating. Development warranty periods will not begin during the months of November, December, January, or February.

At the end of the one year warranty period a final inspection will be completed and once all items on the final inspection punch list are completed a letter of FINAL SUBDIVISION ACCEPTANCE is issued by the Community Development Director to the Developer. This is typically the same time that the escrow is released and the City collects the funds for the slurry seal.

The developer's subdivision contract allows for a maximum of 18 months to complete all work. The contract will begin the day the preconstruction meeting is held. Following the 18 month period (or sooner if the work is completed earlier) and if the work is completed and is in satisfactory condition, the one-year warranty period will begin. If the work is not complete, the subdivision will be 'red-tagged', no building permits will be issued, and no escrow funds will be released. The developer will be given notice to complete the project or apply for a time extension.

The City Engineer will determine if an extension is allowable. Extensions maybe allowed due to weather or previously unknown site conditions. If no extension is given, the developer will be required to complete the work or the City will complete the work and use the funds in the escrow account to cover all financial encumbrances.

The developer will be responsible for the placement of all sidewalk within the development. The placement of the sidewalk may be delayed until the actual construction of a house OR prior to the end of the 18 month contract period whichever occurs first.

AS-Constructed drawings - The developer is required to submit as-constructed drawings to the engineering department prior to the issuance of any building permits. The drawings shall show the location and size of all water service lines and meters, sanitary service lines, land drain lines, irrigation service lines and meters at each building lot or landscape area maintained by the HOA. The location shall be referenced to a property line. As-builts shall typically consist of 1-2 sheets and show plan view (no profiles) of the constructed improvements, with rim, grate, and/or top of box elevations, and flow elevations of all gravity fed utilities.

UTILITY-SYSTEM ACCEPTANCE

Sanitary Sewer System - The bonding held in escrow for the construction of the sanitary sewer system may be released once the following items have been completed: the lines have passed the required air test; the lines have been video recorded and the recording has been reviewed and found acceptable; the lines have been adequately backfilled, with required compaction tests; all laterals have been installed. The manholes are not placed to final grade, nor is the system acceptable for use at this time. The initial acceptance of the sanitary sewer system and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the sanitary sewer system will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Storm Drain System - The bonding held in escrow for the construction of the storm drain system may be released once the following items have been completed; the lines have been reviewed for alignment and found acceptable; the lines have been video recorded and the recording has been reviewed and found acceptable; the lines have been adequately backfilled, with required compaction tests. The cleanout and/or inlet boxes have not been placed to final grade at this time. The initial acceptance of the storm drain system and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the storm drain system will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Land Drain System - The bonding held in escrow for the construction of the land drain system may be released once the following items have been completed; the lines have been reviewed for alignment and found acceptable; the lines have been video recorded and the recording has been reviewed and found acceptable; the lines have been adequately backfilled, with required compaction tests; all laterals have been installed. The manholes are not placed to final grade, nor is the system acceptable for use at this time. The initial acceptance of the land drain system and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the land drain system will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Culinary Water System - The bonding held in escrow for the construction of the culinary water system may be released once the following items have been completed; the lines have been reviewed for alignment and found acceptable; the lines have passed the required static pressure test and the lines have passed the required microbiologic test. The water valve boxes have not been placed to final grade. The fire hydrants are installed but no acceptance test has been preformed. The water service lines have been installed but are not acceptable until the final placement of the meter boxes and the curb and gutter is complete. The initial acceptance of the culinary water system and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the culinary water system will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Curb and Gutter Placement - The bonding held in escrow for the construction of the curb and gutter may be released once the following items have been completed; the curb and gutter, including the inlet box covers and grates and cleanout box covers and decks and all handicap ramps. The curb and gutter has been tested for proper flow and the “low spots” and “bellies” will be removed and replaced. The initial acceptance of the concrete and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The developer will be cautioned that any damaged concrete between this time and the time of the final inspection must be removed and replaced. The final acceptance of the curb and gutter will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Water Service Meter Box Construction - The bonding held in escrow for the construction of the water service meter box may be released once the following items have been completed; the water service lines and the meter boxes have been reviewed for alignment and grade; the proper angle stops, yoke, fittings, backflow device, box, cover and frame have been reviewed and are acceptable. The initial acceptance of the lines/meter boxes and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The developer will be cautioned that the placement and the condition of the water meter structure will remain the developer’s or property owner’s responsibility until the meter is set.

Sub-grade and Roadbase Placement - The bonding held in escrow for the placement of the sub-grade and roadbase may be released once the following items have been completed; the sub-grade and roadbase have been placed to the proper grade and depth. The asphalt surface may be placed within five days of the roadbase approval or the developer will be required to obtain an additional inspection for the roadbase surface approval. All manhole covers and water valve covers within the roadway area are not to the final grade and the subdivision is NOT ready for occupancy. The initial acceptance of the subgrade and roadbase and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the sub-grade and roadbase placement will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Sidewalk Placement - The bonding held in escrow for the construction of the sidewalk may be released once the sidewalks have been installed at specific lots or locations. The escrow for those locations will be released. The initial acceptance of the concrete and the beginning of the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The developer will be cautioned that any damaged concrete between this time and the time of the final inspection must be removed and replaced. The final acceptance of the sidewalk will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.

Approval for Permits Prior to the Asphalt Placement - Approval for the issuance of building permits prior to the asphalt placement will be allowed if the roadbase is at final grade; the curb & gutter has been installed; the culinary water system has been approved; the fire hydrants are

operational; the sanitary sewer lines have been approved and the manholes are accessible; the land drain lines have been approved and the manhole are accessible; the storm drain lines have been approved and the boxes/manholes are accessible. Certificate of occupancy will not be issued until the asphalt is completed.

Asphalt Placement - The bonding held in escrow for the asphalt placement may be released once the asphalt surface has been placed and the subdivision is approved for occupancy; the manhole covers and valve box covers must be placed to final grade; the fire hydrants are operational. An initial punch list will be prepared in the near future and the one-year warranty will begin after the entire subdivision has been completed and the warranty punch list items corrected. The final acceptance of the asphalt will occur at the end of the one-year warranty and all items from the final inspection punch list have been corrected.



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR STREET LIGHTING**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

STREET LIGHTING STANDARDS

- I. Prior to final approval of the proposed development, the City will inform the developer of the location for the street lights. The developer shall include a street lighting layout detail showing street light locations on all residential, commercial, and industrial development civil plans.
 - A. Street lights shall be placed on alternating sides of the street at 300 feet average spacing for residential streets.
 - B. Street lights shall be placed on alternating sides of the street at 250 feet average spacing for commercial, arterial and collector streets.
 1. Additionally, one street light shall be required at each road intersection and at each cul-de-sac. In cul-de-sacs, the light shall be placed on property lines away from end of cul-de-sac (snow storage area).
 2. Residential street lights will be placed at lot line boundaries to avoid unnecessary obstruction along the property frontage.
 3. A street light may be required to be placed at a location other than at the property boundary; for example, this may occur on a lot with an unusual long frontage.
 4. The City Engineer may require additional or fewer street lights based upon lighting conditions. Additional street lights may be required in locations where safety hazards or special traffic needs exist; examples include locations such as half block intersections, roadways with horizontals or vertical curves, parking lot entrances and exits, busy intersections, bridges and busy private or commercial driveways.
 - C. The Developer shall be assessed a street lighting fee which will be used by Layton City to purchase and install the street light assemblies for the development. The lighting fees shall be paid to the City before the pre-construction meeting can be scheduled.
 1. The Developer shall incur all costs for trenching, meters, conduit, and subsurface electrical lines to power the street lighting system.
 2. If an existing transformer is not available, the Developer will be required to coordinate and pay for one to be installed through Rocky Mountain Power.
 - D. Street lights will be installed within the new development by the City's contractor once all power has been provided to the site and typically prior to installation of sidewalk.

LAYTON CITY LIGHTING			Standard Drawing
Description	Detail	Type	
Arterial/Collector Streets & Commercial Areas			
Tear Drop Pole & Fixture	SL-01	LED	ST-LT-01
Single Light Fluted Pole & Fixture	SL-04	LED	ST-LT-06
Double Light Fluted Pole & Fixture	SL-03	LED	ST-LT-05

Residential Streets			
Standard Residential Pole & Fixture	SL-02	LED	ST-LT-02
Standard Residential (Optional)	SL-02A	LED	ST-LT-03
Standard Residential (Optional)	SL-02B	LED	ST-LT-04



**DEVELOPMENT
GUIDELINES
AND DESIGN STANDARDS
FOR TRAFFIC STUDY**

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

TRAFFIC IMPACT STUDY

A Traffic Impact Study (TIS) shall be required for all developments which generate 100 or more peak hour trips (See Table 1.2). A TIS identifies existing traffic volumes and conditions, development traffic volumes and conditions and their combined impacts on the existing and future roadway system.

- I. TIS Evaluation: The specific analysis requirements and level of detail are determined by the following categories:

CATEGORY I – Developments which generate 100 or more peak hour trips but fewer than 500 trips during the morning or afternoon peak hour. A Category I Traffic Impact Analysis may also be required for sites generating less than 100 trips during the morning or afternoon peak hour for any of the following reasons:

1. The existence of any current traffic problems or concerns in the local area such as an offset intersection, a high number of traffic accidents, etc.
2. The sensitivity of the 'adjacent neighborhoods or other areas where the public may perceive an adverse impact
3. The proximity of project drive approaches to other drives or intersections.
4. Other specific problems or concerns that may be aggravated by the proposed development

Should such conditions arise the City Engineer will evaluate the need for the study based on technical merit.

CATEGORY II – Developments which generate 500 or more peak hour trips but fewer than 1,000 trips during the morning or afternoon peak hour.

CATEGORY III – Developments which generate 1,000 or more peak hour trips but fewer than 1,500 trips during the morning or afternoon peak hour.

CATEGORY IV – Developments which generate more than 1,500 trips during the morning or afternoon peak hour.

- II. Analysis Approach and Methods

- A. Study Area - The minimum study area will be determined by project type and size in accordance with the criteria in Table 1.1. The study area for the proposed development includes traffic signal controlled intersections; intersections without signal control and driveways to ensure their operation and level of service are adequately assessed. The City Engineer may require expansion of the study area when the minimum study areas identified in Table 1.1 do not provide sufficient information to meet the intent of the TIS guidelines. For example, a large (Category III) development in a rural area located two miles from a freeway interchange from which most of the trips are anticipated to access the development may require an enlarged study area to include assessment of the freeway interchange.
- B. Study Horizon Years - The study horizon years will be determined by project type and size in accordance with the criteria below:

Table 1.1

Analysis Category	Development Characteristic	Study Horizons	Minimum Study Area (b)
I	Small Development 100-499 peak hour trips	1. Opening Year	1. Site Access Drives 2. Adjacent signal controlled intersections within 1/4 mile and/or major street intersections without signal control and driveways within 500 feet
II	Moderate Development 500-999 peak hour trips	1. Opening Year 2. 5 years after opening	1. Site Access Drives 2. All signal controlled intersections within 1/2 mile and/or major street intersections without signal control and major driveways within 1/2 mile
III	Large Development 1,000 - 1,500 peak hour trips	1. Opening Year 2. 5 years after opening	1. Site Access Drives 2. All signal controlled intersections within 1 mile and/or major street intersections without signal control and major driveways within 1 mile
IV	Regional Development >1,500 peak hour trips	1. Opening Year 2. 20 years after opening	1. Site Access Drives 2. All signal controlled intersections within 1 mile and/or major street intersections without signal control and major driveways within 1 mile

Assume full occupancy and build-out for single-phase developments. Multi-phase developments may require assessment of up to three (3) horizon years corresponding to key phases as directed by the City Engineer.

C. Analysis Time Period

1. Both the morning and afternoon weekday peak hours are to be analyzed. If the proposed project is expected to generate no trips or a very low number of trips during either the morning or evening peak periods the requirement to analyze one or both of these periods may be waived by the City Engineer.
2. Where the peak traffic hour in the study area occurs during a time period other than the normal morning or afternoon peak travel periods (for example midday), or occurs on a weekend, or if the proposed project has unusual peaking characteristics, these peak hours must also be analyzed.

- D. Seasonal Adjustments - The traffic volumes for the analysis hours should be adjusted for the peak season if appropriate. Use of seasonal adjustment factors should be approved by the City Engineer. The intent is not to assess maximum peak hourly volumes, such as the day after Thanksgiving for a retail development, but to address peak seasonal volumes. For example, if traffic counts were collected in a retirement community in July, and the peak traffic period occurs

during the winter months, the counts should be adjusted to winter months.

- E. Data Collection Requirements - All data is to be collected in accordance with the latest edition of the *ITE Manual of Transportation Engineering Studies* or as directed by the City Engineer if not specifically covered in the *ITE Manual*.
1. Turning movement counts shall be obtained for all existing cross-street intersections to be analyzed during the morning and afternoon peak periods. Available turning movement counts may be extrapolated a maximum of two years with concurrence of the City Engineer.
 2. The current and projected daily traffic volumes shall be presented in the report.
 3. Traffic accident data shall be obtained for the most current three year period available.
 4. Roadway geometric information shall be obtained including roadway width, number of lanes, turning lanes, vertical grade, location of nearby driveways, and lane configuration at intersections.
 5. The location and type of traffic controls shall be identified.
- F. Trip Generation
1. The latest edition of *ITE's Trip Generation* shall be used for selecting trip generation rates.
 2. Site traffic shall be generated for daily; AM and PM peak hour periods. Adjustments made for "passer-by" and "mixed-use" traffic volumes shall follow the methodology outlined in the latest edition of *Trip Generation*. A "passer-by" traffic volume discount for commercial centers shall not exceed twenty five percent unless approved by the City Engineer or his representative.
- G. Trip Distribution and Assignment
1. Projected trips shall be distributed and added to the projected non-site traffic on the roadways and intersections under study. The specific assumptions and data sources used in deriving trip distribution and assignment shall be documented in the report.
 2. Future traffic volumes shall be estimated using information from transportation models, or applying an annual growth rate to the base line traffic volumes. The future traffic volumes shall be representative of the horizon year for the project development.
 3. In addition, any nearby proposed "on-line" development projects shall be taken into consideration when forecasting future traffic volumes. The increase in traffic from the proposed "on-line" projects shall be compared to the increase in traffic by applying the annual growth rate. If modeling information is unavailable, the greatest traffic increase from either the "online" developments, the application of an annual growth rate, or a combination of an annual growth rate and "on-line" developments, shall be used to forecast the future traffic volumes.
 4. The site generated traffic shall be assigned to the street network in the study area based on the approved trip distribution percentages. The site traffic shall be combined with the forecasted traffic volumes to show the

total traffic conditions estimated at development completion. A figure will be required showing daily and peak period turning movement volumes for each traffic study intersection. In addition, a figure shall be prepared showing the base-line volumes with site generated traffic added to the street network.

H. Capacity Analysis

1. Level of service shall be computed for signal controlled and non-signal controlled intersections as identified in the Study Area in Table 1.1, in accordance with the latest edition of the *Highway Capacity Manual*.
2. For signal controlled intersections, operational analyses shall be performed for time horizons up to 5 years. Operational analyses shall also be performed for street sizing. The planning method will be acceptable for time horizons beyond 5 years and is also acceptable for Traffic Impact Studies prepared at the Development Master Plan level, unless used for street sizing.
3. For urban roadways, and rural highways where signal controlled intersections are at or less than 1 mile apart, the capacity of the roadway is generally dominated by the capacity of the adjacent signal controlled intersections. Roadway levels of service need to be computed for these facilities.
4. For rural highways where the signal controlled intersections are more than 1 mile apart, the level of service on the highway shall be estimated in accordance with the latest edition of the *Highway Capacity Manual*.

I. Traffic Signal Needs -A traffic signal needs study shall be conducted for all arterial / arterial, arterial / collector and collector / collector intersections within the Study Area for the opening year. If the warrants are not met for the opening year, they should be evaluated for a 5-year horizon for Categories II, III and IV.

J. Accident Analysis - An analysis of the three year accident data shall be conducted to determine if the level of safety will deteriorate due to the addition of site traffic.

K. Speed Considerations - Vehicle speed is used to estimate safe stopping and cross-corner sight distances.

L. Improvement Analysis -The roadways and intersections within the study area shall be analyzed with and without the proposed development to identify any projected impacts in regard to level of service and safety.

M. Certification - The TIS shall be prepared under the supervision of a Professional Engineer (Civil) registered in the State of Utah.

III. Study and Report Format

A. Introduction and Summary

1. Purpose of Report and Study Objectives

2. Executive Summary
 3. Site Location and Study Area
 4. Development Description
 5. Principal Findings
 6. Conclusions/Recommendations
- B. Proposed Development
1. Site Location (Vicinity Map)
 2. Land Use and Intensity
 3. Proposed Development Details
 4. Site Plan
 5. Access Geometry
 6. Development Phasing and Timing
- C. Study Area Conditions
1. Study Area
 2. Area of Significant Traffic Impact (Roadways, Intersections and Driveways)
 3. Influence Area
 4. Land Use
 5. Existing Land Use
 6. Anticipated Future Development
 7. Site Accessibility
 8. Existing and Future Area Roadway System
- D. Analysis of Existing Conditions
1. Physical Characteristics
 2. Roadway Characteristics
 3. Traffic Control Devices
 4. Transit/Pedestrian/Bicycle Facilities
 5. Traffic Volumes
 6. Daily, Morning and Afternoon Peak Periods
 7. Level of Service
 8. Morning Peak Hour, Afternoon Peak Hour, Other as Required
 9. Safety Related Deficiencies
 10. Data Sources
- E. Projected Traffic
1. Site Traffic Forecasts (Each Horizon Year)
 2. Trip Generation
 3. Mode Split (If Applicable)
 4. Pass-by Traffic (If Applicable)
 5. Trip Distribution
 6. Trip Assignment
 7. Non-site Traffic Forecasting (Each Horizon Year)
 8. Total Traffic (Each Horizon Year)

- F. Traffic and Improvement Analysis
 - 1. Site Access
 - 2. Level of Service Analysis
 - 3. Without Project (Include Programmed Improvements for Each Horizon Year)
 - 4. With Project (Include Programmed Improvements for Each Horizon Year)
 - 5. Roadway Improvements
 - 6. Improvements by Layton City or Others to Accommodate Non-site Traffic
 - 7. Additional Alternative Improvements to Accommodate Site Traffic
 - 8. Traffic Safety
 - 9. Sight Distance
 - 10. Acceleration/Deceleration Lanes, Left-turn Lanes
 - 11. Adequacy of Location and Design of Driveway Access
 - 12. Pedestrian Considerations
 - 13. Speed Considerations
 - 14. Traffic Control Needs
 - 15. Traffic Signal Needs (Base Plus 5-year Horizon)

- G. Internal Project Site Circulation (If Applicable)
 - 1. Conflict Points
 - 2. Vehicle/Vehicle
 - 3. Vehicle/Pedestrian
 - 4. Sight Distances
 - 5. Building Access Delivery Points
 - 6. Drive-through Lanes
 - 7. Design Features
 - 8. Widths of Internal Circulation Roadways
 - 9. Fire Lanes
 - 10. Access to Waste Containers

- H. Conclusions

- I. Recommendations
 - 1. Roadway Improvements and Phasing
 - 2. Site Access
 - 3. Internal Site Circulation
 - 4. Other

- J. Appendices
 - 1. Traffic Counts
 - 2. Capacity Analyses Worksheets
 - 3. Traffic Signal Warrant Studies
 - 4. Accident Data Summaries

- K. Figures and Tables – Category I Figures and Tables may be documented within the text. The following information should be provided:

1. Site Location
2. Site Plan
3. Existing Transportation System(s)
4. Existing and Future Area Development
5. Existing Peak Hour Turning Volumes
6. Future Transportation System
7. Estimated Site Traffic Generation (Daily and Peak Period)
8. Directional Distribution of Site Traffic (Daily and Peak Period)
9. Site Traffic (Peak Period)
10. Non-site Traffic (Peak Period)
11. Total Future Traffic (Peak Period)
12. Protected Levels of Service Including Existing, Horizon Year Non-site and Total Horizon Year (With Site Development) Conditions
13. Recommended Improvements

Table 1.2

Threshold for Traffic Impact Study Project Sizes Generating 100 Peak Hour Trips		
Land Use	Unit	Threshold
<u>Residential</u>		
Single Family	DU	100 DU
Condominiums/Townhomes	DU	175 DU
Apartments	DU	150 DU
Mobile Home	DU	180 DU
R.V. Park	SPACE	400 DU
Retirement Community	DU	250 DU
<u>Commercial</u>		
Walk-in Bank	1000 SF	5000 SF
Drive-in Bank	1000 SF	2000 SF
Shopping Center	1000 SF	6000 SF
Grocery Store	1000 SF	10000 SF
Convenience Store	1000 SF	1500 SF
Discount Store	1000 SF	16000 SF
Furniture Store	1000 SF	250000 SF
Lumber Store	1000 SF	30000 SF
Hardware / Paint Store	1000 SF	20000 SF
Auto Sales	1000 SF	40000 SF
Nursery Garden Center	ACRE	13.5 ACRES
Vehicle Repair	1000 SF	35000 SF
Bowling Alley	LANE	30 LANES
Gas Station	PUMP	6 SINGLE PUMPS
Health Club	1000 SF	24000 SF
High Quality Restaurant	1000 SF	13000 SF
Sit Down (High Turnover)	1000 SF	6000 SF
Fast Food (Drive through)	1000 SF	2000 SF
<u>Offices</u>		
Office	1000 SF	43000 SF

Office Park	1000 SF	60000 SF
Business Park	1000 SF	70000 SF
Research and Development	1000 SF	100000 SF
Government Office	1000 SF	9000 SF
Post Office	1000 SF	10000 SF
DU = Density Unit, SF = Square Feet		



STANDARD PLANS
FOR PUBLIC FACILITIES
CONSTRUCTION

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist



STANDARD PLANS

FOR STREET

IMPROVEMENTS

APRIL 2015

James Woodruff, City Engineer

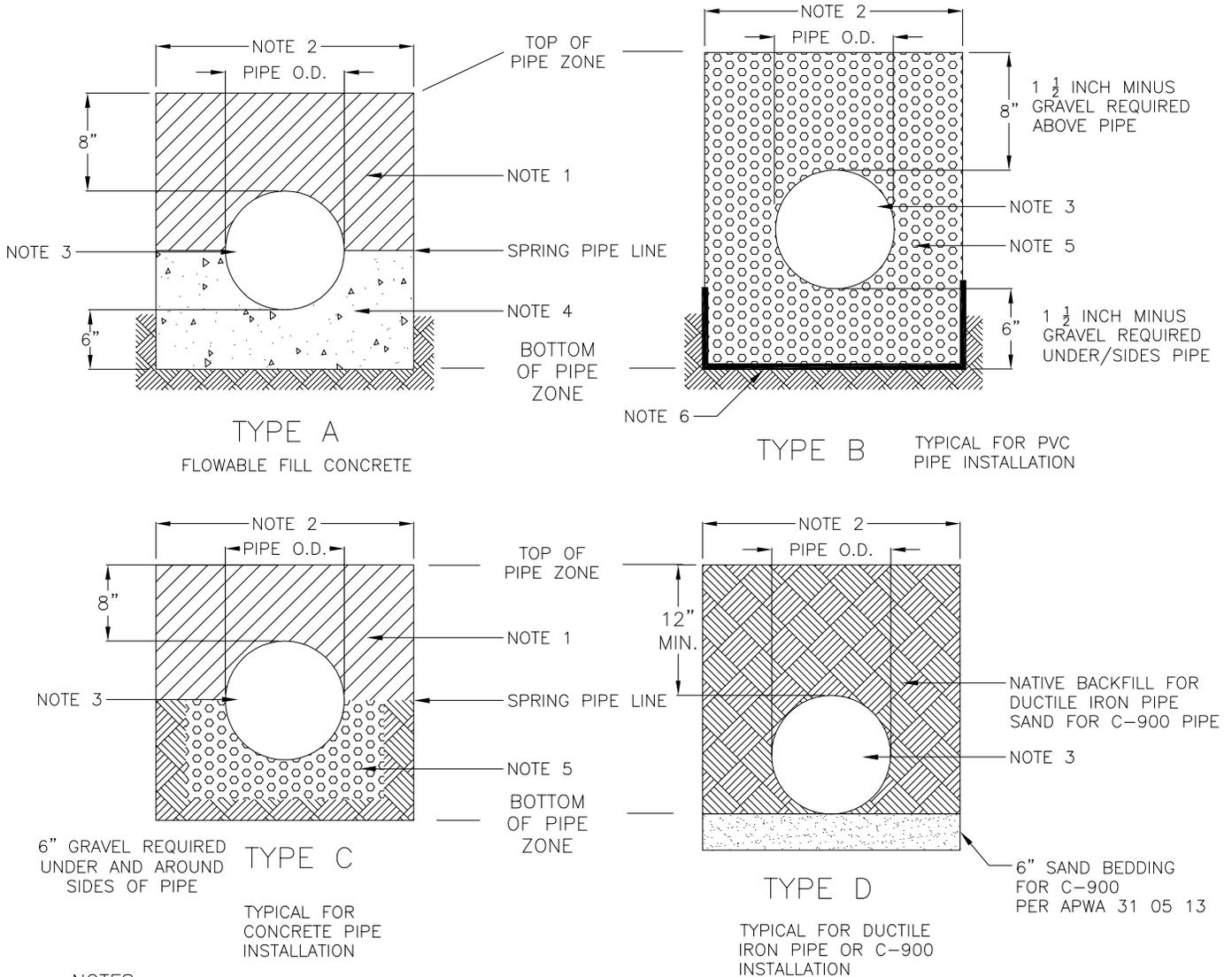
Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

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PIPE ZONE BACKFILLING



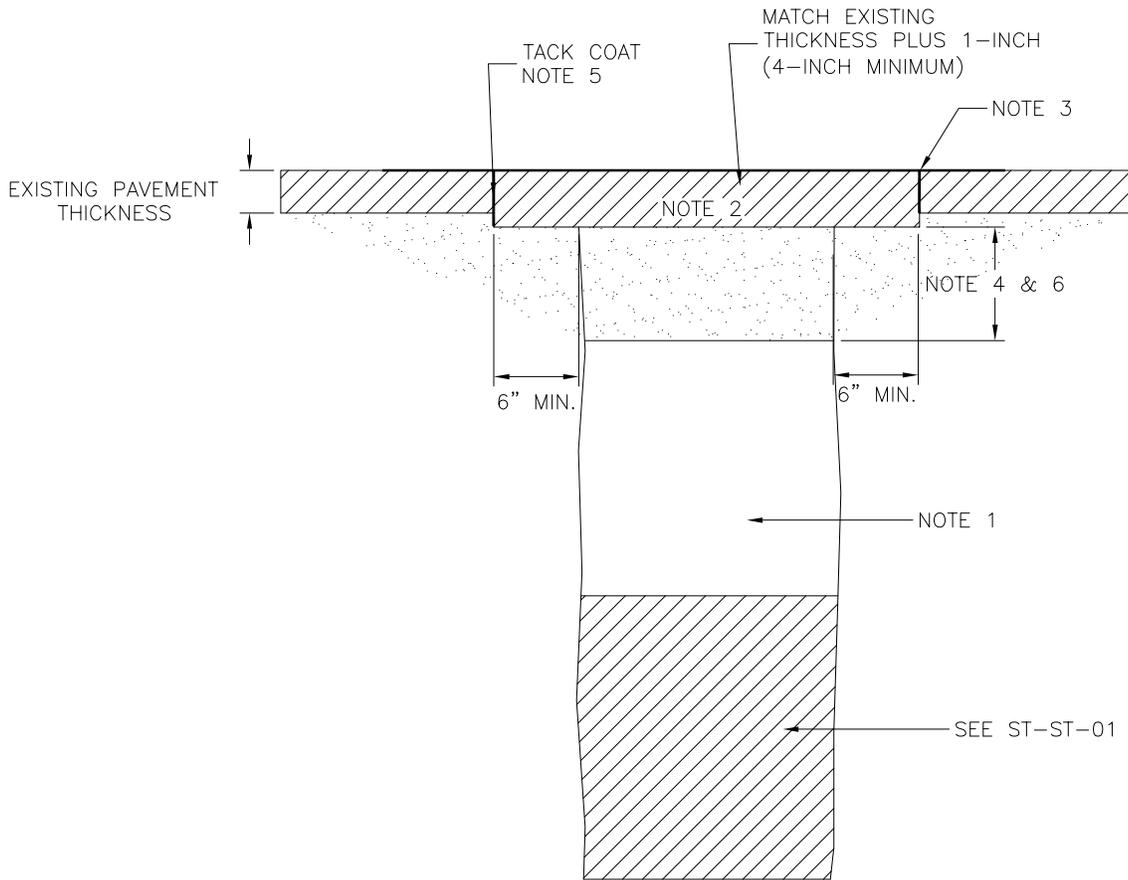
NOTES

1. PLACE GRADED IMPORTED 1-1/2 INCH MINUS SEWER ROCK (ASTM 4 OR 5) GRAVEL MATERIAL PER APWA 31 05 13 OR NATIVE SOIL (AS DIRECTED BY CITY ENGINEER) FOR BACKFILL IN PIPE ZONE WITH MAXIMUM LIFT THICKNESS 8-INCHES BEFORE COMPACTION. COMPACTION IS 95% OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY.
 2. MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRING LINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:
- | PIPE I.D. | WIDTH |
|------------------|------------|
| LESS THAN 21" | O.D. + 12" |
| 21" TO 44" | O.D. + 24" |
| GREATER THAN 44" | O.D. + 30" |
3. INSTALL PIPE IN CENTER OF TRENCH.
 4. CONCRETE: 2000 PSI MINIMUM PER APWA 03 30 04 FLOWABLE FILL PER APWA 31 05 15
 5. PIPE ZONE: DO NOT USE LARGE SEWER ROCK, PEA GRAVEL OR RECYCLED RAP AGGREGATE IN THE PIPE ZONE.
 6. UNDER PERFORATED PVC PIPE INSTALL MIRAFI 600X, OR ACCEPTABLE EQUAL, STABILIZATION-SEPARATION GEOTEXTILE BETWEEN SEWER ROCK AND ALL OTHER BACKFILL MATERIAL PER APWA SECTION 31 05 19.

I.D. MEANS INSIDE DIAMETER OF PIPE BARREL
O.D. MEANS OUTSIDE DIAMETER OF PIPE BARREL

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		BACKFILL
DATE 9/01		ST-ST-01
REVISIONS		

RESTORATION OF ASPHALT PAVEMENT STRUCTURAL SECTION OVER TRENCHES

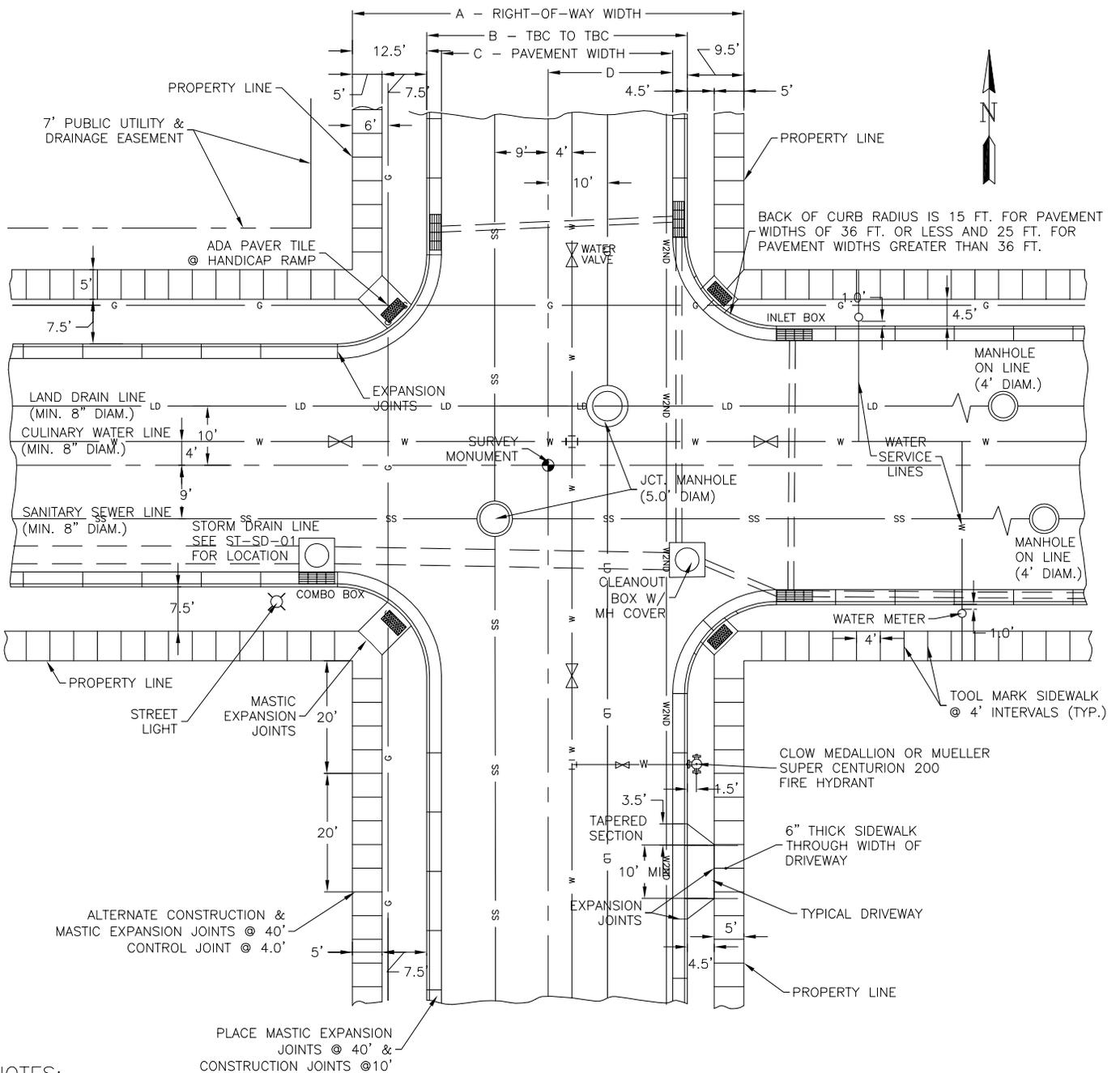


NOTES:

1. PROVIDE APWA 31 05 13 GRANULAR BORROW WELL GRADED 2-INCH MAXIMUM ABOVE PIPE ZONE. IF NATIVE MATERIAL COMPLIES WITH THE SPECIFIED BORROW, CONTRACTOR MAY USE AS APPROVED BY CITY ENGINEER. COMPACT MATERIALS IN MAXIMUM LIFTS OF 8 INCH BEFORE COMPACTION. COMPACTION IS 95% OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY, APWA SECTION 31 23 26.
2. ASPHALT CONCRETE: USE AC-10 PG 58-28 DM - 1/2 OR AC-20 PG 64-SS DM - 3/4 AS SPECIFIED BY CITY ENGINEER AND PER APWA 32 12 05 ASPHALT CONCRETE.
3. SEAL CRACKS PER APWA 32 01 17 WITH ELASTOFLEX 65 PER ASTM D 5078.
4. UNTREATED BASE COURSE: USE GRADE 1 OR GRADE 3/4 APWA 32 11 23 AGGREGATE BASE COURSE. INSTALL PER APWA SECTION 32 05 10 WITH LIFT THICKNESS (BEFORE COMPACTION) OF 8-INCHES WITH RIDING COMPACTION EQUIPMENT AND 6-INCHES USING HANDHELD COMPACTION EQUIPMENT.
5. TACK COAT: CLEAN ALL HORIZONTAL AND VERTICAL SURFACES. APPLY FULL COVERAGE. USE EMULSIFIED ASPHALT GRADE SS-1H AT THE RATE OF 0.15 GALLONS PER SQUARE YARD PER APWA SECTION 32 12 13.13.
6. MATCH THICKNESS OF EXISTING ROADBASE OR 8" MINIMUM.
7. A 3 YEAR MORATORIUM EXISTS ON ALL NEWLY PAVED ROADWAYS. ANY CUTS INTO A MORATORIUM MUST BE APPROVED BY THE CITY ENGINEER. THE EXISTING ASPHALT MUST BE MILLED AND PAVED A MINIMUM OF 5', OR AT THE DISCRETION OF THE CITY ENGINEER, FROM EACH EDGE OF THE TRENCH.

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DATE 9/01			ST-ST-02
REVISIONS			

TYPICAL STREET PLAN



NOTES:

1. CONCRETE SHALL BE AS SPECIFIED IN APPLICABLE STANDARD DRAWINGS & SPECIFICATIONS.
2. ALL STREET CROWNS SHALL BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE PAVING OPERATION BEGINS.
3. NO SANITARY SEWER OR LAND DRAIN LATERALS OUT OF MANHOLES.
4. NATURAL GAS LINES SHALL BE LAID 6.0 FT FROM PROPERTY LINE ON EITHER SIDE OF THE STREET.
5. SANITARY SEWER LINES AND CULINARY WATER LINES SHALL BE LOCATED ON OPPOSITE SIDES OF THE STREET, WITH A MINIMUM OF 10' OF SEPARATION, AS SHOWN, AT ALL TIMES AND SHALL CROSS AS FEW TIMES AS POSSIBLE.
6. WATER VALVES SHALL BE PLACED IN LINE WITH PROPERTY LINES AT INTERSECTIONS AND AS DETERMINED BY THE CITY ENGINEER.
7. SEE ST-ST-04 AND ST-ST-05 FOR WIDTHS ON ITEMS A-D AS WELL AS PROPER USE OF 4.5' AND 7.5' WIDTH PARK STRIPS.

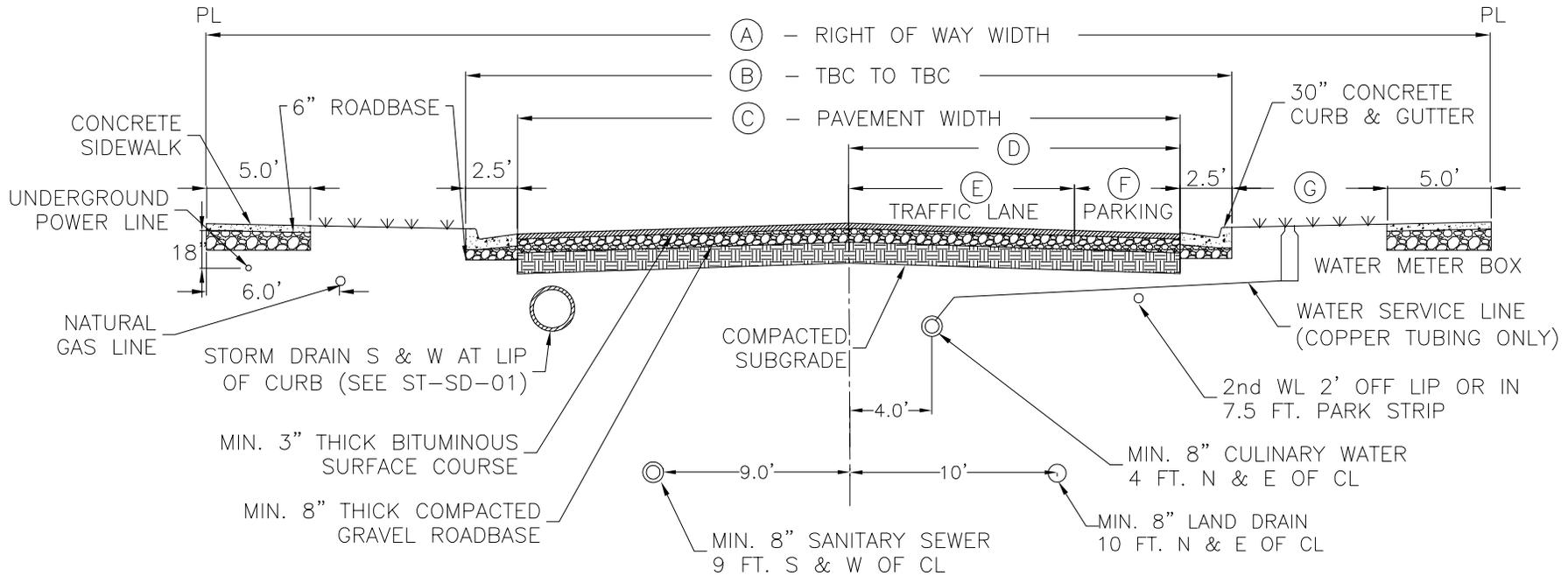
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SCALE	NONE
DATE	3/96
REVISIONS	5/12



STANDARD
DRAWING
TYP-STR
ST-ST-03

8. THIS DRAWING SHALL BE CONSIDERED A PART OF ALL DEVELOPMENT UTILITY CONSTRUCTION AND THE CITY'S STANDARD SPECIFICATIONS.
9. FOR ADDITIONAL INFORMATION ON SPECIFIC ITEMS, SEE STANDARD DRAWINGS.

STREET SECTION



* ONLY ALLOWED IN CUL-DE-SACS OR LOOP STREETS SERVING TEN OR FEWER LOTS OR SENSITIVE LANDS AREA

** ARTERIAL STREETS SHALL HAVE:
 4 - 12 FT. WIDE TRAFFIC LANES
 2 - 8 FT. WIDE PARKING LANES
 1 - 12 FT. WIDE MEDIAN STRIP

*** HILLSIDE RESIDENTIAL STREET - AS APPROVED BY CITY ENGINEER

**** PARK STRIP/SIDEWALK/ROW REQUIREMENTS AS APPROVED BY CITY ENGINEER

STREET DIMENSIONS

STREET TYPE	(A)	(B)	(C)	(D)	(E)	(F)	(G)
**ARTERIAL	100'	81'	76'	38'	12.0'	8.0'	4.5'
MINOR ARTERIAL	84'	65'	60'	30'	11.0'	8.0'	4.5'
COLLECTOR	66'	47'	42'	21'	13.5'	7.5'	4.5'
MINOR COLLECTOR	60'	41'	36'	18'	10.5'	7.5'	4.5'

NOTE:
 UNLESS APPROVED OTHERWISE, MIN. DEPTH OF COVER OVER BURIED UTILITY LINES SHALL BE:

WATER MAIN	4.0 FT.
WATER SERVICE LINE	4.0 FT.
SEWER MAIN	5.0 FT.
STORM DRAIN	2.0 FT.
LAND DRAIN	4.5 FT.

TYPICAL SUBDIVISION	(A)	(B)	(C)	(D)	(E)	(F)	(G)
RESIDENTIAL COLLECTOR	62'	37'	32'	16'	10'	6'	7.5'
RESIDENTIAL	58'	33'	28'	14'	10'	4'	7.5'
*MINOR STREET	50'	33'	28'	14'	14'	-	4.5'
***6.0 ABUTTING WALK	39'	33'	28'	14'	10'	4'	-
****PRIVATE STREET	-	33'	28'	14'	10'	4'	-

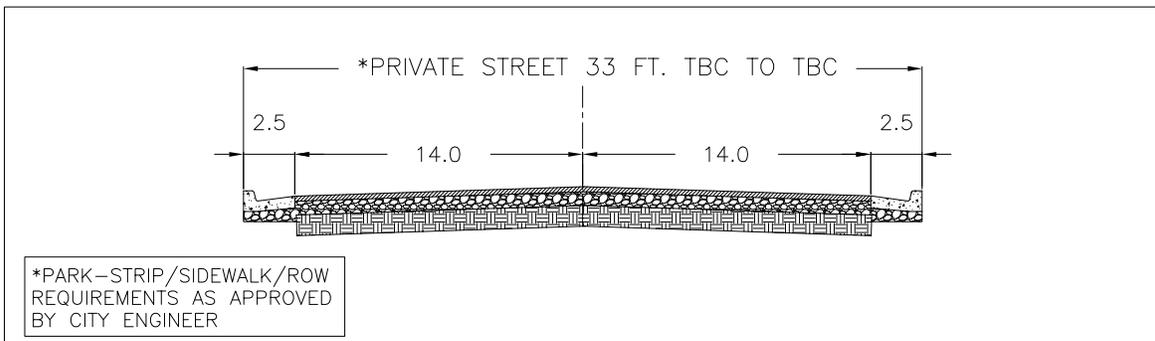
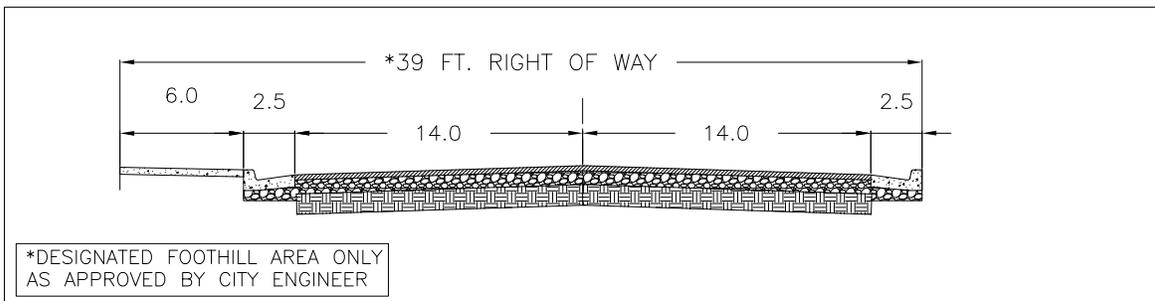
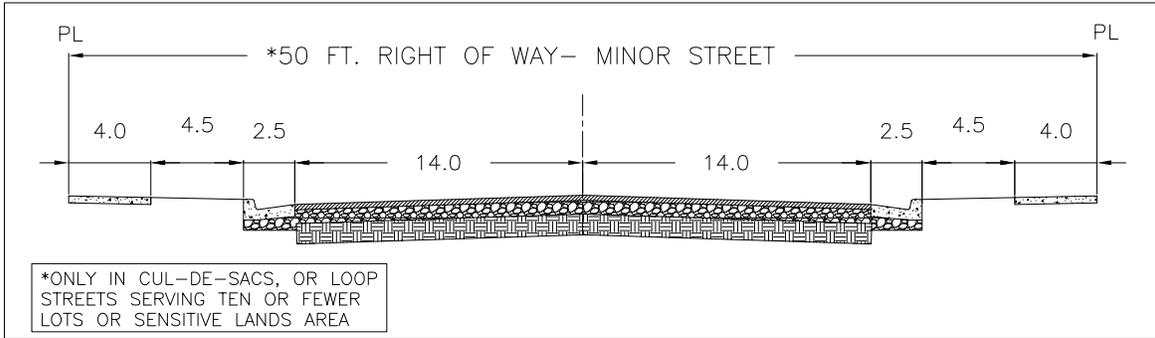
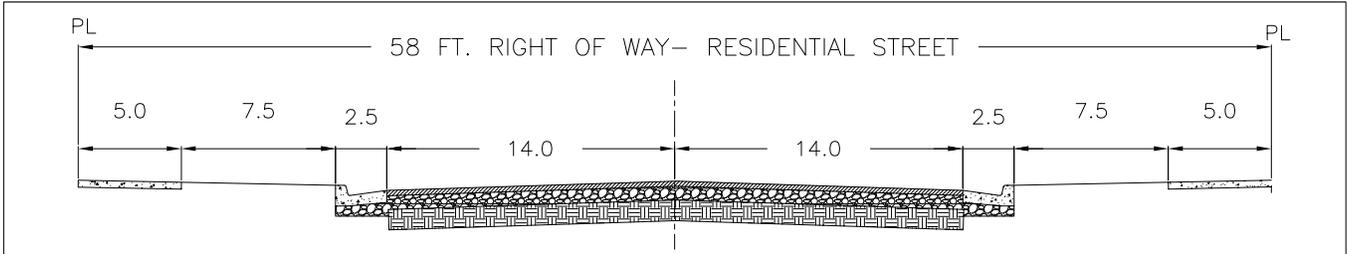
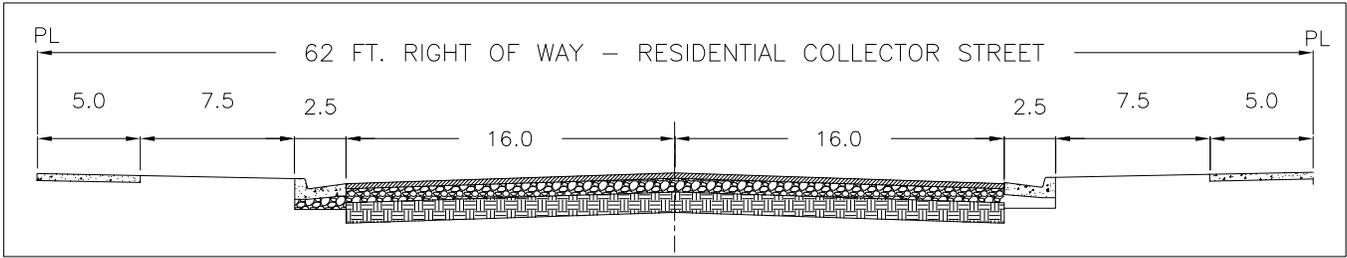
← 4.0' WALK

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 REVISIONS
 03/12



STANDARD
 DRAWING
 STR-XSEC
 ST-ST-04

SUBDIVISION STREET CROSS SECTIONS

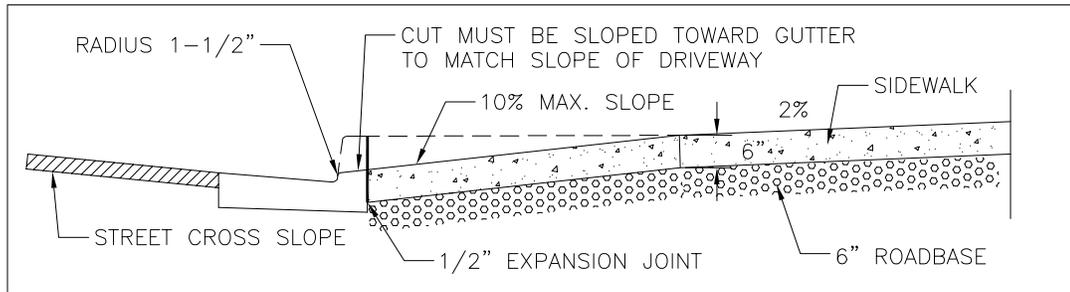
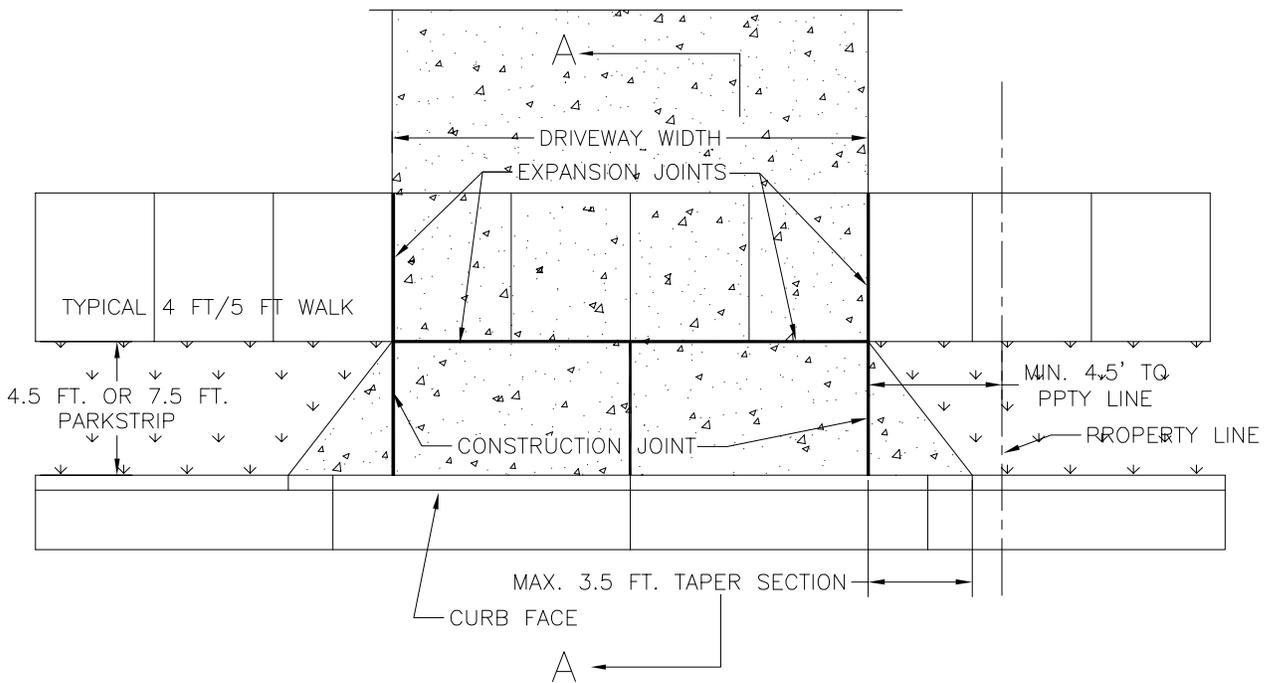


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STANDARD
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ST-ST-05

DRIVE APPROACH



SECTION A-A

TABLE OF DRIVEWAY WIDTHS			% OF FRONTAGE ALLOWED IN APPROACH
ZONE	MINIMUM WIDTH(FT)	MAXIMUM WIDTH(FT)	
A	10	40	40
R-S	10	33	33
R-1-6	10	32	33
R-1-8	10	32	33
R-1-10	10	32	33
R-MH	10	32	33
R-2	10	32	33
RM-1	10	32	33
RM-2	10	32	33
R-H	10	32	33

THE DRIVE PAVEMENT SHALL BE CONSTRUCTED AS FOLLOWS:

WIDTH AT WALK	PAVEMENT SECTION
10.0' TO 12.0'	NO SPLIT REQUIRED
13.0' TO 20.0'	2 EQUAL WIDTH SECTIONS
21.0' TO 28.0'	3 EQUAL WIDTH SECTIONS
29.0' TO 40.0'	4 EQUAL WIDTH SECTIONS

THERE SHALL BE EXPANSION JOINT MATERIAL BETWEEN EACH SECTION

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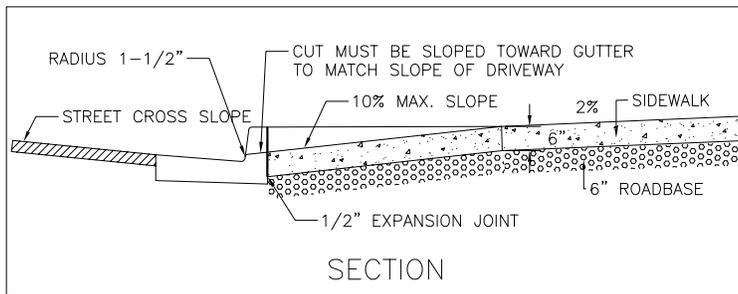
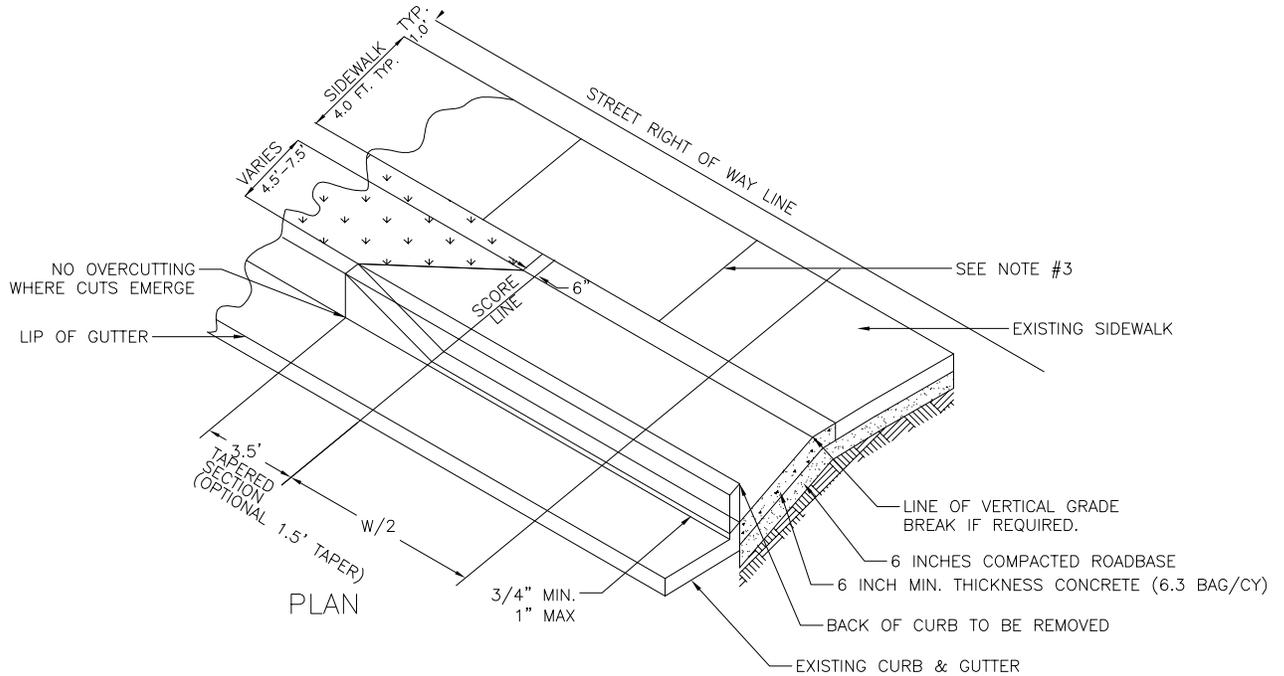


STANDARD
DRAWING

TYP-DRIVE

ST-ST-06

DRIVE APPROACH AT EXISTING CURB & GUTTER



NOTES

1. THE CONTRACTOR IS REQUIRED TO HAVE A CITY PERMIT.
2. HORIZONTAL CUT TO BE WIDTH OF DRIVEWAY PLUS FLARES ON EACH SIDE.
3. SIDEWALK SECTION MUST BE 6" MINIMUM THICKNESS (PLACED ON 6 INCHES OF COMPACTED ROADBASE) THROUGH WIDTH OF DRIVEWAY OR BE REPLACED WITH 6" CONCRETE TO NEAREST JOINT BEYOND WIDTH OF DRIVEWAY.
4. REMOVE AND REPLACE ALL DETERIORATED, WEAK, OR UNSOUND CONCRETE.
5. DIFFERENCE IN SLOPE OF DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5' FROM THE FRONT EDGE OF THE GUTTER SHALL NOT EXCEED 15%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED. BREAKOVER ANGLE AT BACK OF APPROACH SHALL NOT EXCEED 6% MAXIMUM.
6. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
7. THE MINIMUM DISTANCE FROM THE PROPERTY LINE TO THE DRIVEWAY (MEASURED AT THE FRONT OF THE WALK) IS 4.5 FEET.
8. CURE CONCRETE WITH TYPE II (WHITE PIGMENTED) COMPOUND PER APWA 03 39 00.

TABLE OF DRIVEWAY WIDTHS			% OF FRONTAGE ALLOWED IN APPROACH
ZONE	MINIMUM WIDTH(FT)	MAXIMUM WIDTH(FT)	
A	10	40	40
R-S	10	32	33
R-1-6	10	32	33
R-1-8	10	32	33
R-1-10	10	32	33
R-MH	10	32	33
R-2	10	32	33
RM-1	10	32	33
RM-2	10	32	33
R-H	10	32	33

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REVISIONS
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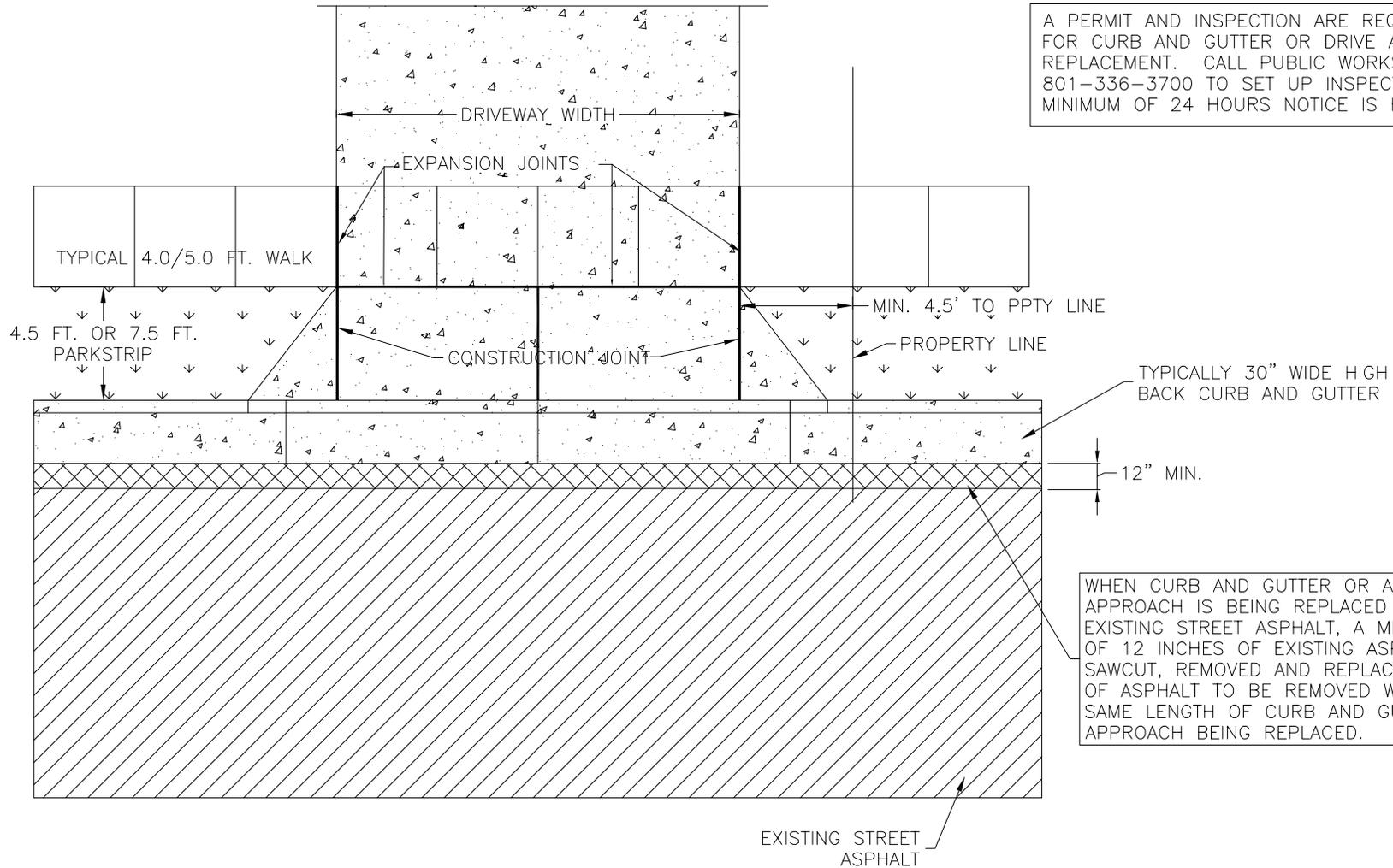
STANDARD
DRAWING

DR-APPR

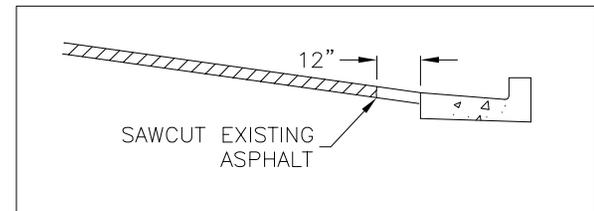
ST-ST-07

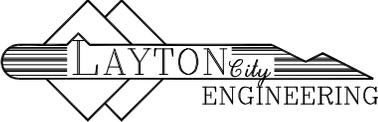
ASPHALT REPLACEMENT

A PERMIT AND INSPECTION ARE REQUIRED FOR CURB AND GUTTER OR DRIVE APPROACH REPLACEMENT. CALL PUBLIC WORKS AT 801-336-3700 TO SET UP INSPECTION. MINIMUM OF 24 HOURS NOTICE IS REQUIRED.

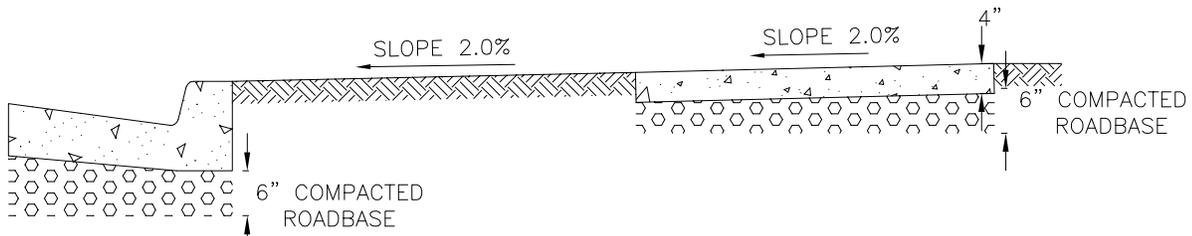


WHEN CURB AND GUTTER OR A DRIVE APPROACH IS BEING REPLACED ADJACENT TO EXISTING STREET ASPHALT, A MINIMUM WIDTH OF 12 INCHES OF EXISTING ASPHALT, MUST BE SAWCUT, REMOVED AND REPLACED. THE LENGTH OF ASPHALT TO BE REMOVED WILL BE THE SAME LENGTH OF CURB AND GUTTER OR DRIVE APPROACH BEING REPLACED.

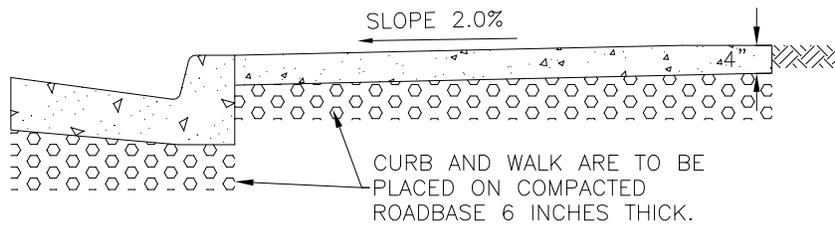


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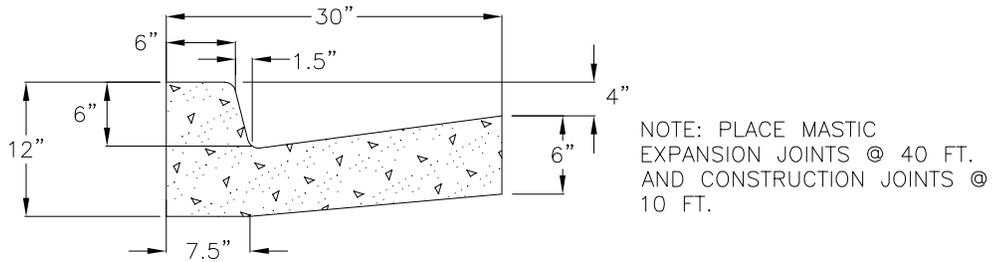
CURB & GUTTER & WATERWAY



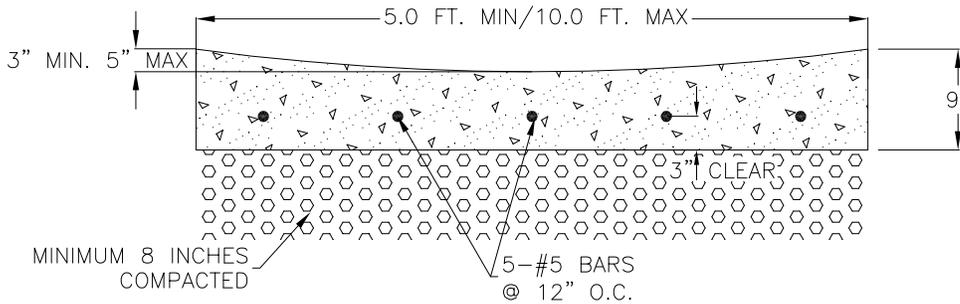
TYPICAL SECTION - STANDARD 30 INCH HIGH BACK CONCRETE CURB AND GUTTER - 4.5 FT. OR 7.0 FT. PARKSTRIP - 4.0 FT. WIDE WALK



TYPICAL SECTION - STANDARD 30 INCH HIGH BACK CONCRETE CURB AND GUTTER - 6.0 FT. WIDE ABUTTING WALK.



TYPICAL SECTION 30" CONCRETE CURB & GUTTER



TYPICAL WATERWAY SECTION

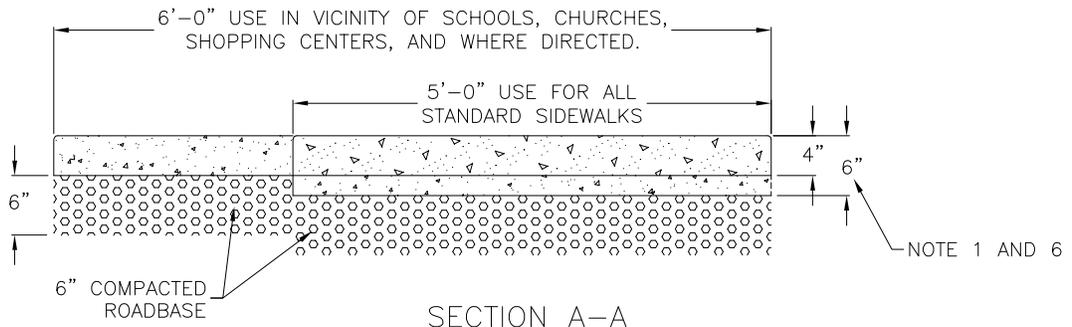
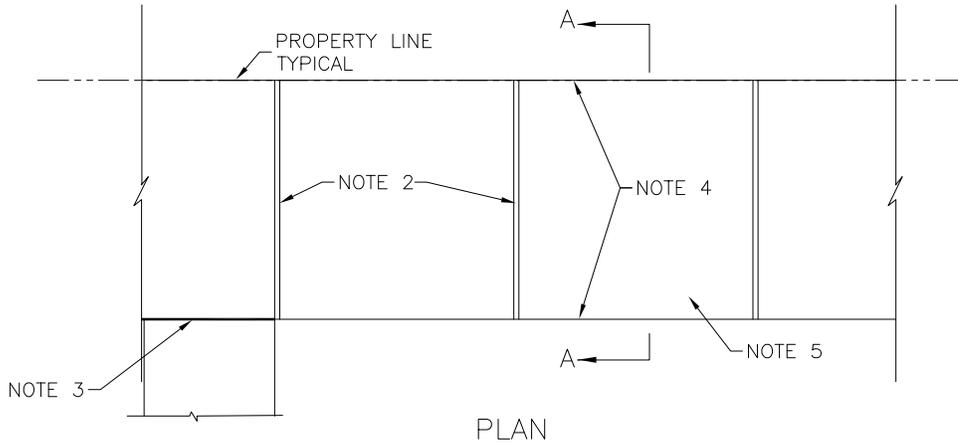
CONCRETE SHALL BE 6.3 BAG MIX MINIMUM 4000 PSI.

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REVISIONS	6/08



STANDARD DRAWING
ST-CG-WW
ST-ST-09

CONCRETE SIDEWALK



NOTE: PLACE MASTIC EXPANSION JOINTS @ 40 FT. AND CONSTRUCTION JOINTS @ 40 FT. (ALTERNATE) AND CONTROL JOINT @ 4 FT.

NOTES:

- USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IN RESIDENTIAL ZONE AND 8" IN COMMERCIAL AND INDUSTRIAL ZONE AREA IS REQUIRED.
- PLACE CONTROL JOINTS AT INTERVALS EQUAL TO 1 TO 1 1/2 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK. CONTROL JOINT 3/4 INCH DEEP.
- USE 1/2" EXPANSION JOINT FILLER AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS OR

DRIVEWAYS AND WHERE SIDEWALK MEETS TOP BACK OF CURB.

- EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
- USE FINE HAIR-BROOM TO FINISH WALKS ON GRADES UNDER 6% OVER 6% GRADE USE ROUGH HAIR-BROOM.
- USE SIX INCHES OF COMPACTED ROADBASE UNDER SIDEWALK, CURB AND GUTTER AND DRIVE APPROACHES.

7. CURE CONCRETE WITH TYPE II (WHITE PIGMENTED) COMPOUND PER APWA 03 39 00.

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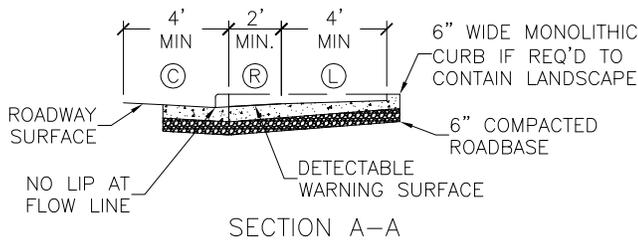
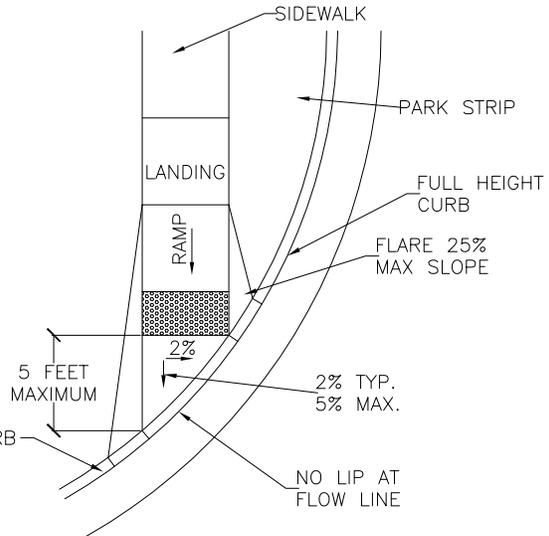
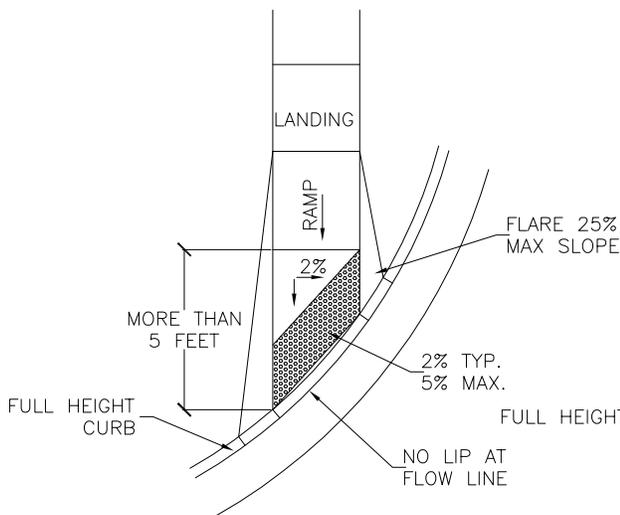
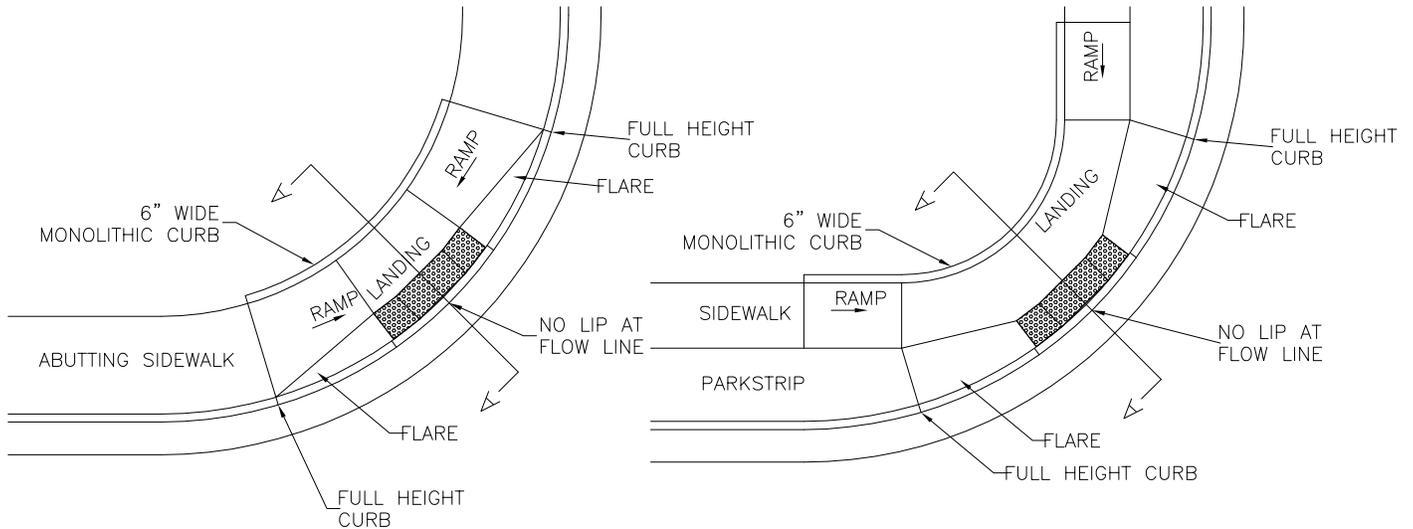


STANDARD
DRAWING

WALK-DET

ST-ST-10

HANDICAP RAMPS



NOTES:

1. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPE SHOWN ON PLAN. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. 4' X 4' MINIMUM LANDING WITH MAXIMUM 2% RUNNING AND CROSS SLOPE. BLENDED RAMPS (5% MAX. SLOPE) DO NOT REQUIRE LANDING.
3. RAMPS 8.33% (1:12) MAXIMUM RUNNING SLOPE.
4. THE WARNING SURFACE SHALL EXTEND 24" MIN. IN THE DIRECTION OF PEDESTRIAN TRAVEL AND MUST OCCUPY THE FULL WIDTH OF CURB CUT.
5. LOCATE THE DETECTABLE WARNING SURFACE SO THE EDGE NEAREST THE STREET IS AT OR WITHIN 2" OF THE BACK OF CURB.
6. RAMP GRADE BREAK MUST BE PERPENDICULAR TO RUNNING SLOPE.
7. LOCATE CURB CUT WITHIN CROSSWALK.
8. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND OFF REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.
9. PROVIDE BRICK RED DETECTABLE WARNING SURFACE (SEE ST-ST-12).

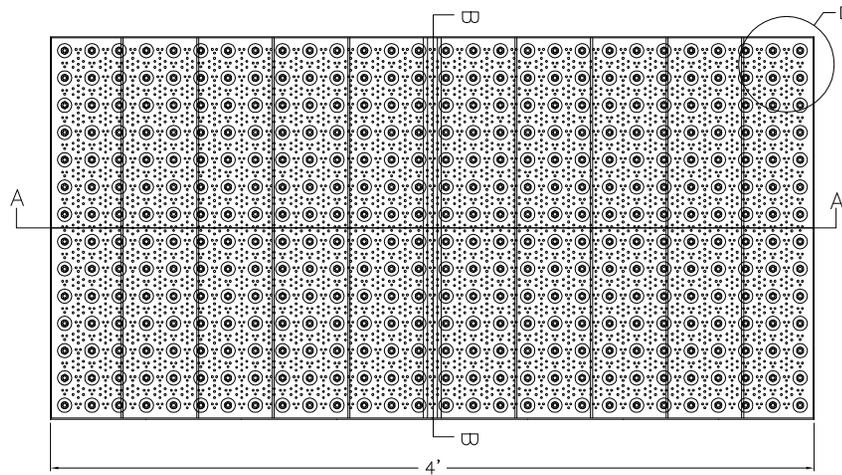
SLOPE TABLE			
	ITEM	MAX. RUNNING SLOPE*	MAX. CROSS SLOPE*
(L)	LANDING	2% (1V:48H)	2% (1V:48H)
(R)	RAMP	8.33% (1V:12H)	2% (1V:48H)
(C)	CLEAR SPACE	5% (1V:20H)	2% *1V:48H)
	SIDEWALK		2% *1V:48H)
	FLARE	10% (1V:10H)	

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DATE
1/12
REVISIONS

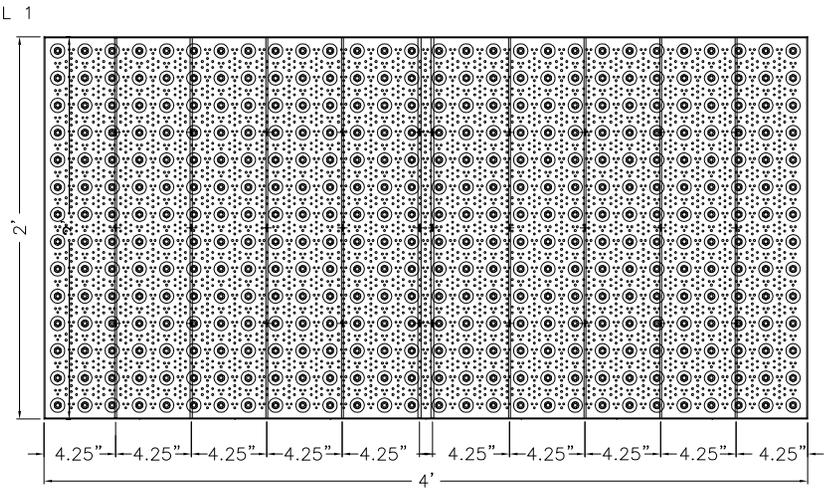


STANDARD
DRAWING
ADA RAMP
ST-ST-11

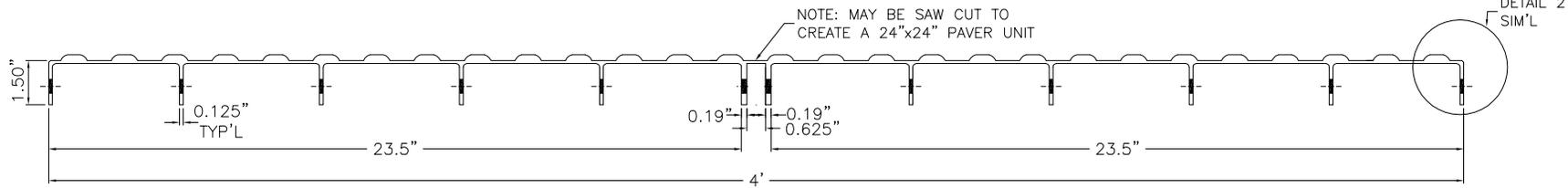
DETECTABLE WARNING SURFACE PAVER UNIT



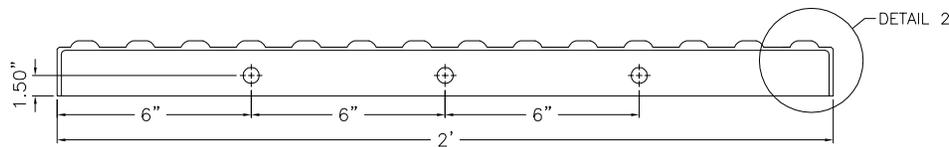
PAVER UNIT PLAN



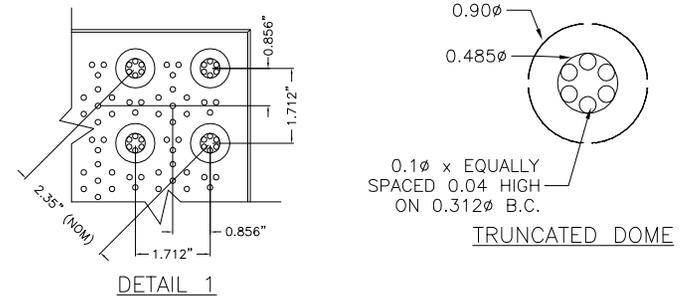
PAVER UNIT REFLECTED PLAN



SECTION A

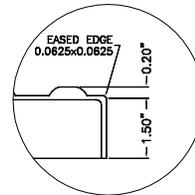


SECTION B

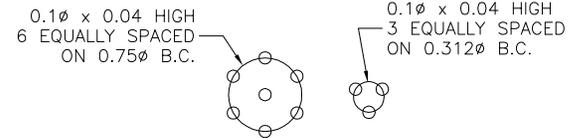


DETAIL 1

TRUNCATED DOME

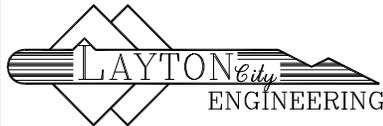


DETAIL 2



FIELD DOT PATTERNS

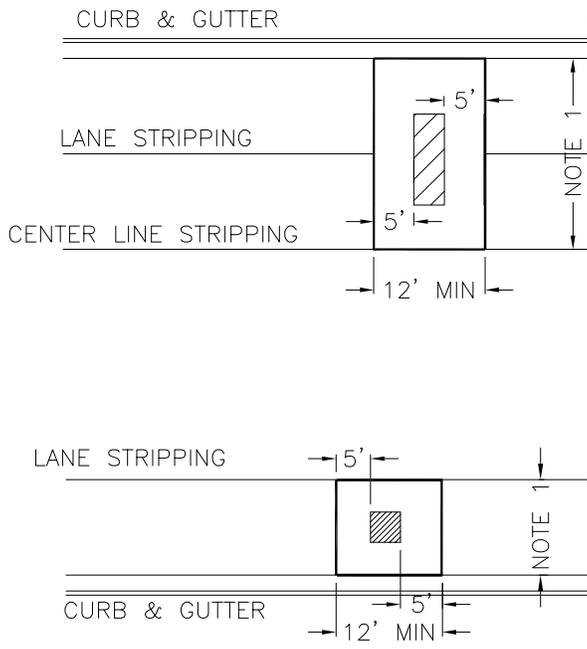
DRAWN BY DHR
SCALE NONE
DATE 2/05
REVISIONS



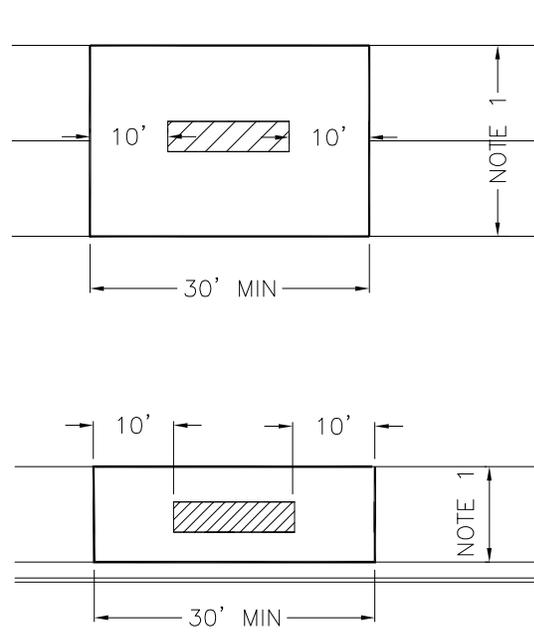
STANDARD
DRAWING
SURFACE PAVER

ST-ST-12

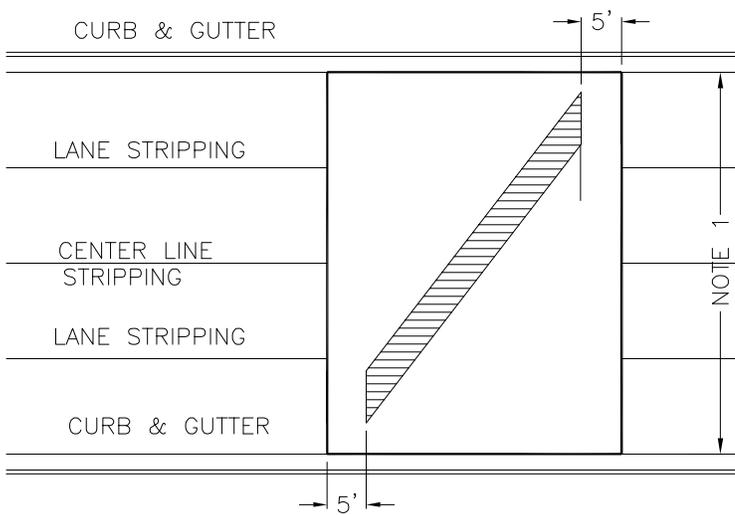
MINIMUM SEAL COAT LIMITS FOR STREET EXCAVATIONS



POTHOLES



PARALLEL TRENCHES



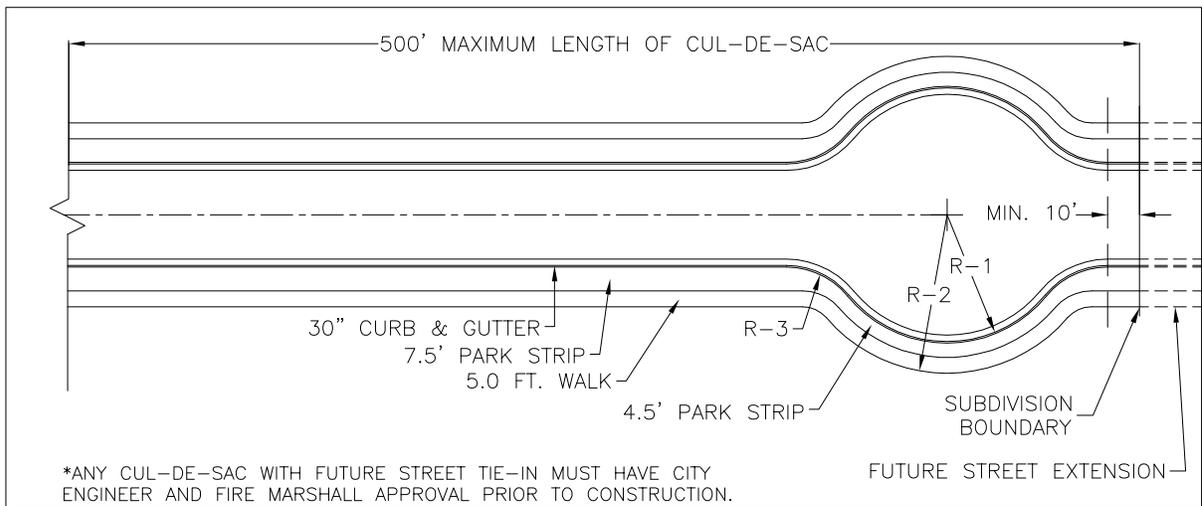
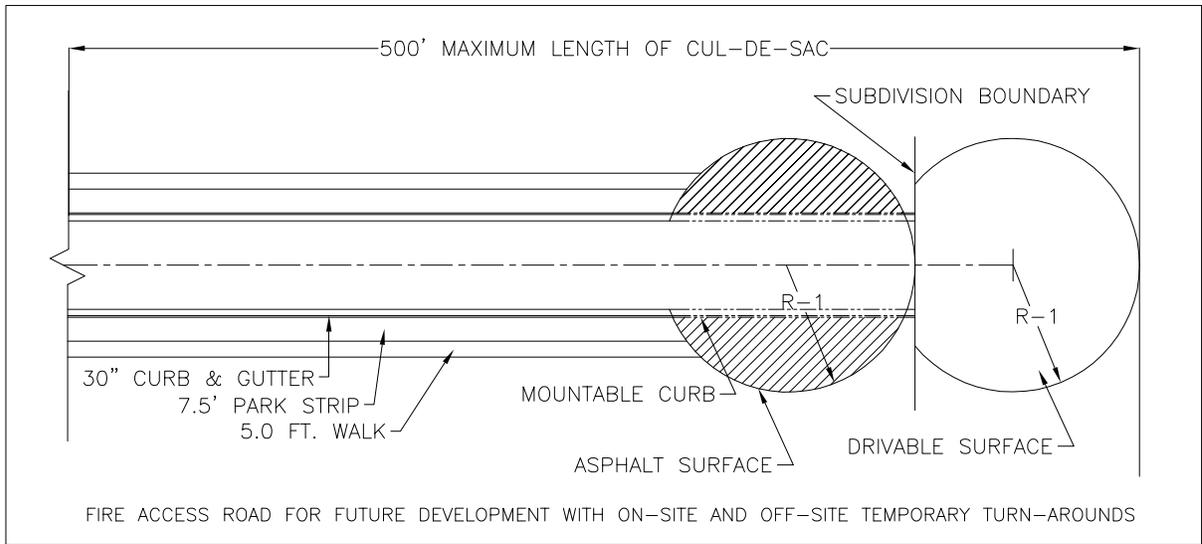
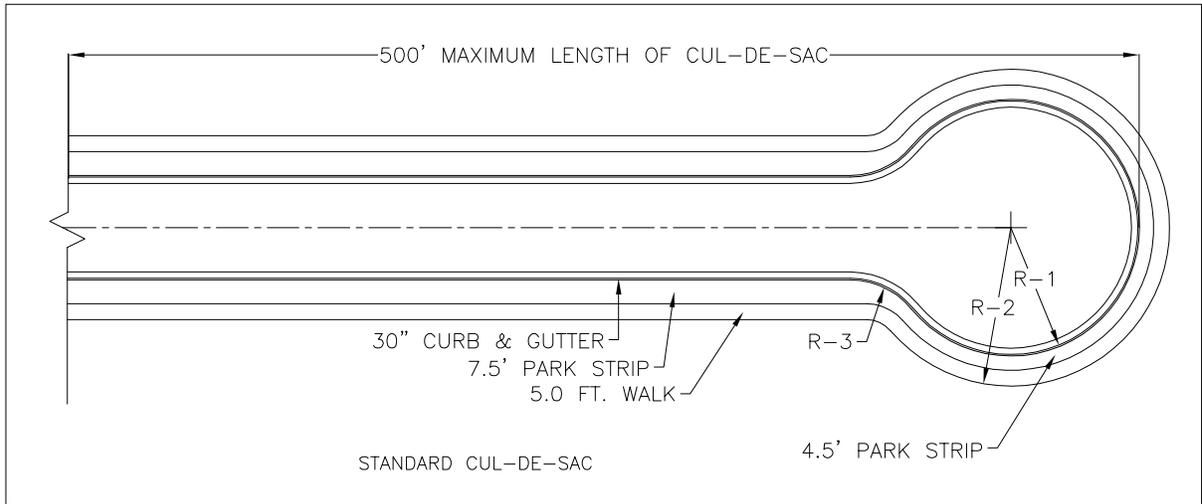
DIAGONAL TRENCHES

NOTES:

1. WIDTH OF PLAT MIX SEAL COAT
EXTEND PLANT MIX SEAL COAT TO THE EDGE OF THE ADJACENT TRAVEL LANE.
2. SURFACE LEVEL TOLERANCES
3/8 INCH PARALLEL TO STREET CENTERLINE AND 1/4 INCH TRANSVERSE TO STREET CENTERLINE AS MEASURED WITH A 10 FOOT LONG STRAIGHT EDGE.

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		SEAL-LMT
DATE 7/95		ST-ST-13
REVISIONS		

STANDARD AND TEMPORARY CUL-DE-SAC



DRAWN BY
DHR
SCALE
NONE
DATE
3/96
REVISIONS
8/13

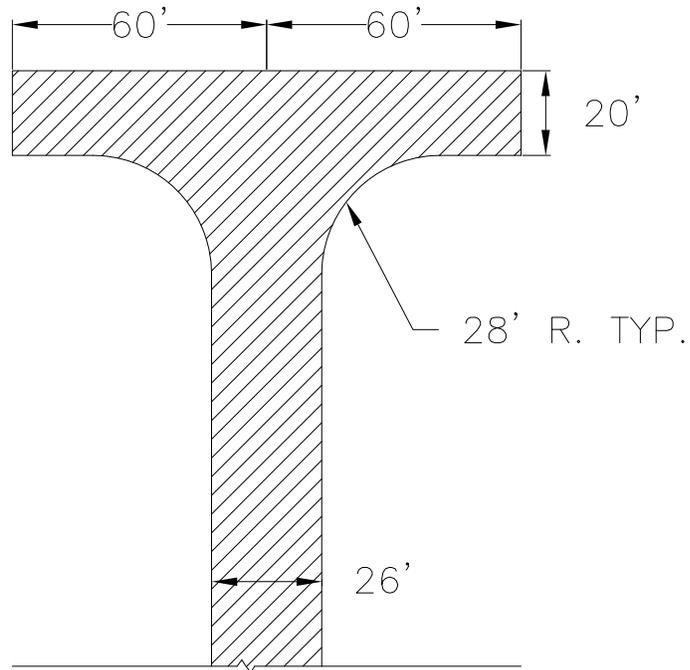


STANDARD
DRAWING
CUL-DE-SAC
ST-ST-14

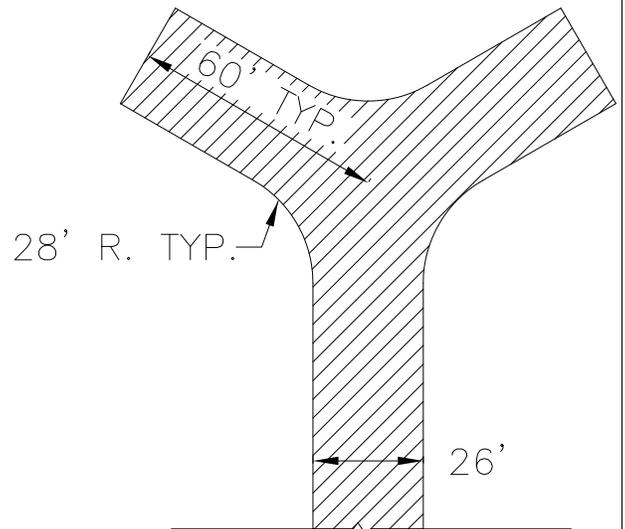
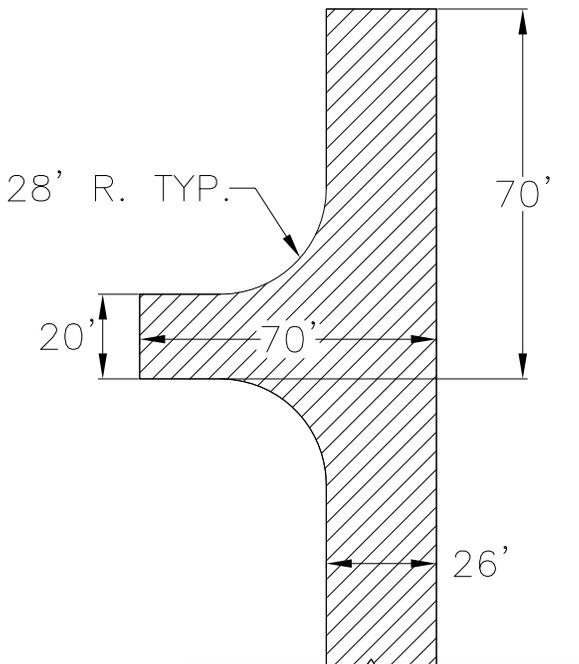
RADIUS (FT.)	
R-1 MINIMUM DRIVEABLE SURFACE	40
R-2 CENTER TO RIGHT-OF-WAY	50
R-3 BACK OF CURB RADIUS	25

DEAD END ACCESS WAY

ONLY ALLOWED IN SENSITIVE LAND AREA



120' HAMMERHEAD



ALTERNATIVES TO 120' HAMMERHEAD

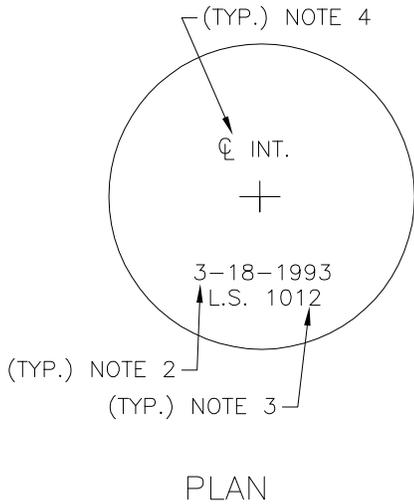
DRAWN BY DHR
SCALE NONE
DATE 11/93
REVISIONS 11/14



STANDARD DRAWING
DEAD-END
ST-ST-15

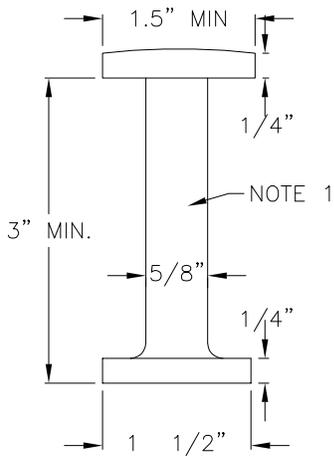
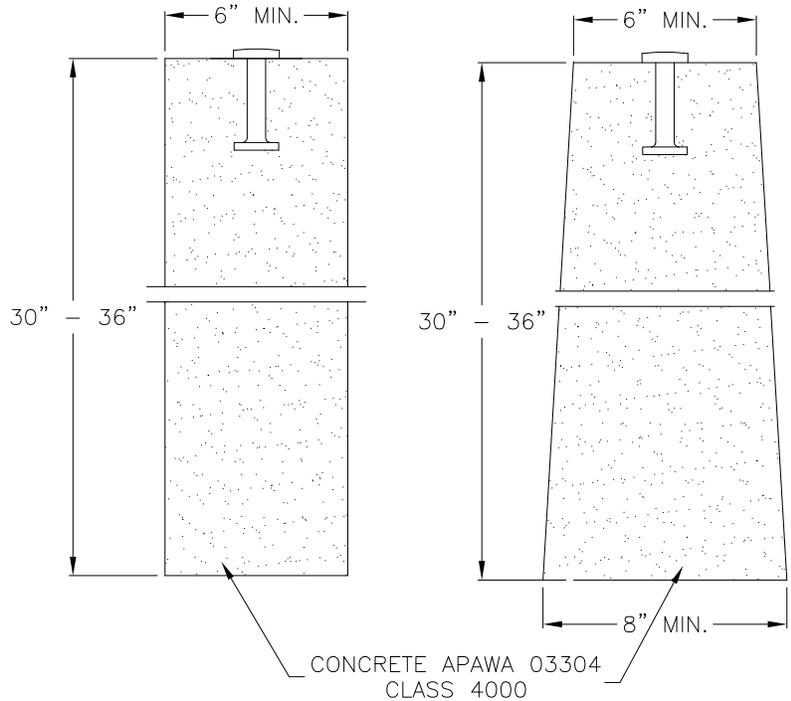
MONUMENT CAP AND BASE

MONUMENT CAP
SURVEYED BY LAND SURVEYORS



CAST IN PLACE
MONUMENT BASE

PRECAST
MONUMENT BASE

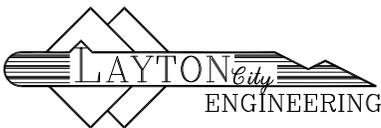


NOTES:

1. USE MONUMENT CAP (PLATE) OF BRASS OR BRONZE.
2. SHOW MONTH, DAY, AND YEAR WHEN CAP IS INSTALLED.
3. SHOW LICENSE NUMBER OF LAND SURVEYOR WHO SET THE CAP.
4. SHOW THE TYPE OF MONUMENT ON THE CAP. THE FOLLOWING IS A LIST OF COMMONLY USE ABBREVIATIONS:

ML. INT.	: MONUMENT LINE INTERSECTION
INT.	: INTERSECTION LINE
CL INT.	: CENTERLINE INTERSECTION
P.I.	: POINT OF INTERSECTION
P.C.	: POINT OF CURVATURE
P.T.	: POINT OF TANGENCY
P.O.C.	: POINT ON CURVE
P.R.C.	: POINT OF REVERSE CURVE
P.C.C.	: POINT OF COMPOUND CURVE
W.C.	: WITNESS CORNER
P.O.T.	: POINT ON TANGENT
S.C.	: SECTION CORNER

DRAWN BY
DHR
SCALE
NONE
DATE
1/93
REVISIONS



STANDARD
DRAWING

MON-CAP

ST-ST-16

UTILITY LOCATION ON CURVED STREET MINIMUM RADIUS 200'



STORM DRAIN TYPICALLY
PLACED SOUTH AND WEST
OF LIP OF CURB.

WATERLINE TYPICALLY PLACED 4 FT. NORTH OR
EAST OF THE STREET CENTERLINE. BENDS ARE
REQUIRED ON WATERLINE WITH STREET
CENTERLINE RADIUS LESS THAN 220 FT.

MIN. 200' RADIUS

MIN. 200' RADIUS

STORM DRAIN AND LAND DRAIN
MAXIMUM 3 FT. EXTENSION
PAST TOP BACK OF CURB

SANITARY SEWER
TYPICALLY PLACED 9
FEET SOUTH AND WEST
OF STREET CENTERLINE.

LAND DRAIN TYPICALLY
PLACED 10 FEET
NORTH AND EAST OF
STREET CENTERLINE.

SECONDARY WATERLINE
TYPICALLY PLACED OFF LIP
OF CURB OR IN 7.5 FT.
PARK-STRIP ON EITHER SIDE
OF THE STREET SO IT DOES
NOT CROSS AT CURVES.

DRAWN BY
DHR
SCALE
NONE
DATE
5/12
REVISIONS

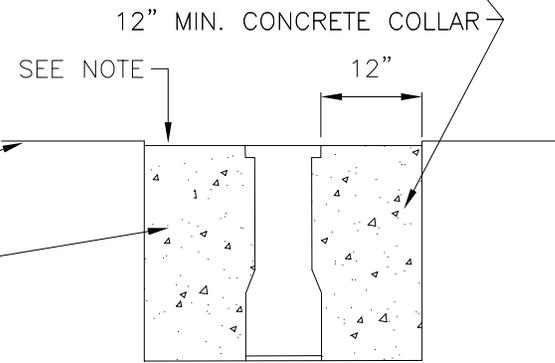
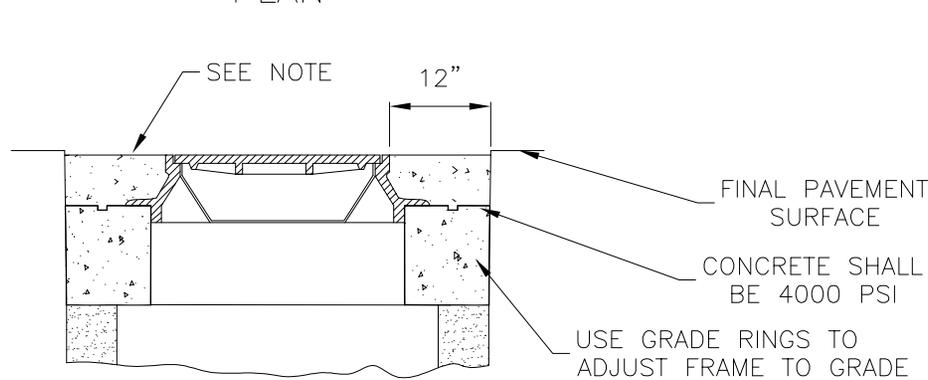
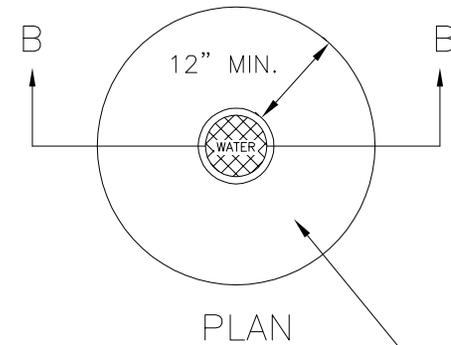
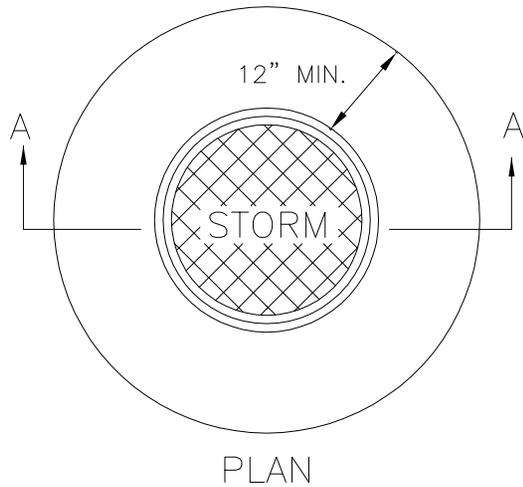


STANDARD
DRAWING

STR-UTIL

ST-ST-17

CONCRETE GRADE RING ADJUSTMENT

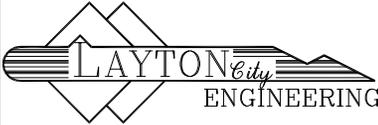


SECTION A

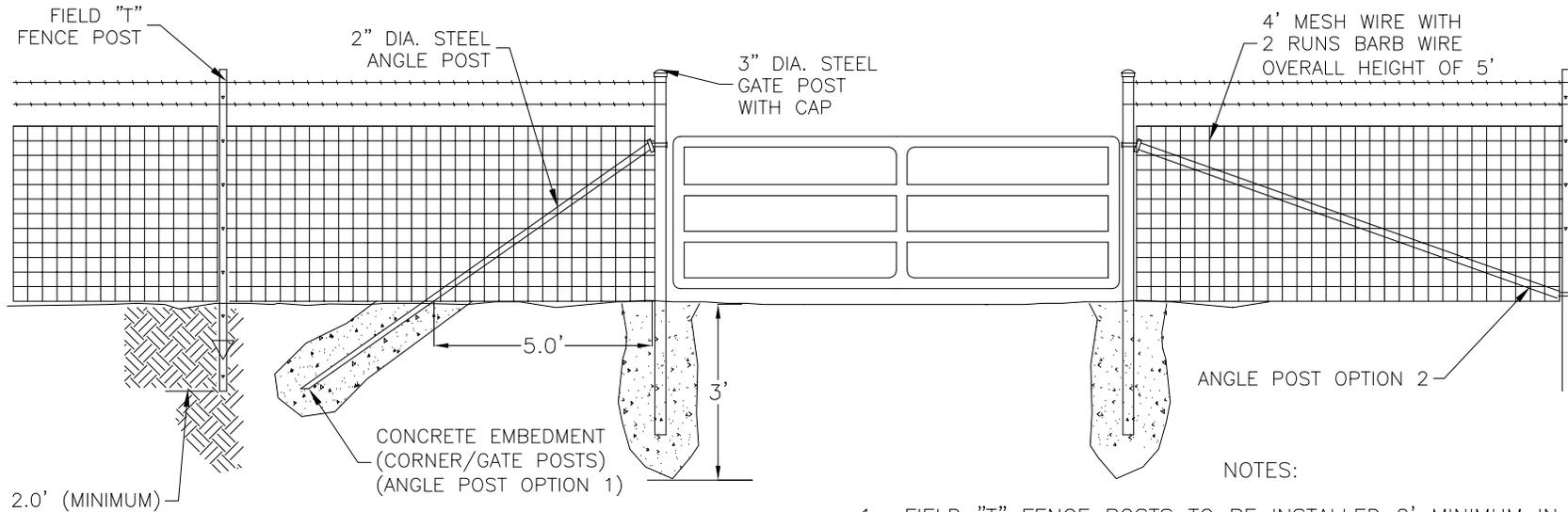
SECTION B

FINAL PAVEMENT SURFACE
 CONCRETE SHALL BE 4000 PSI
 USE GRADE RINGS TO ADJUST FRAME TO GRADE

NOTE: FINISH GRADE TO BE 1/2" BELOW AND MATCH EXISTING SLOPE OF STREET PAVEMENT SURFACE.

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		GRADERNG
DATE 11/99		ST-ST-18
REVISIONS		

FIELD FENCE AND GATE



NOTES:

1. FIELD "T" FENCE POSTS TO BE INSTALLED 2' MINIMUM IN GROUND.
2. ALL CORNER AND GATE POST TO BE 3" DIAMETER SCHEDULE 40 STEEL POSTS EMBEDDED IN 3' ON CONCRETE WITH MIN 2" DIAMETER ANGLE POST.
3. MAXIMUM BRACE POST SPACING IS 400'.
4. FENCE TO BE CONNECTED TO FENCE POST WITH 10 GAUGE WIRE AT GROUND LEVEL, TOP OF FENCE POSTS, AND AT 1' SPACING BETWEEN (3 CONNECTIONS MINIMUM).
5. CONCRETE SHALL BE 6.0 BAG MIN. AND DESIGNED TO 4000 PSI ON A 28 DAY COMPRESSIVE TEST.
6. MAXIMUM FENCE POST SPACING IS 16 FEET WITH 2 - 36" STAYS (RED BRAND OR EQUAL) PER 16 FEET.
7. MESH TO BE 12 GAUGE GALVANIZED WIRE WITH 4"x4" SPACING (RED BRAND OR EQUAL).
8. BARB WIRE TO BE 50 DEFENDER WITH 2 RUNS WITH 6" SPACING (RED BRAND OR EQUAL).

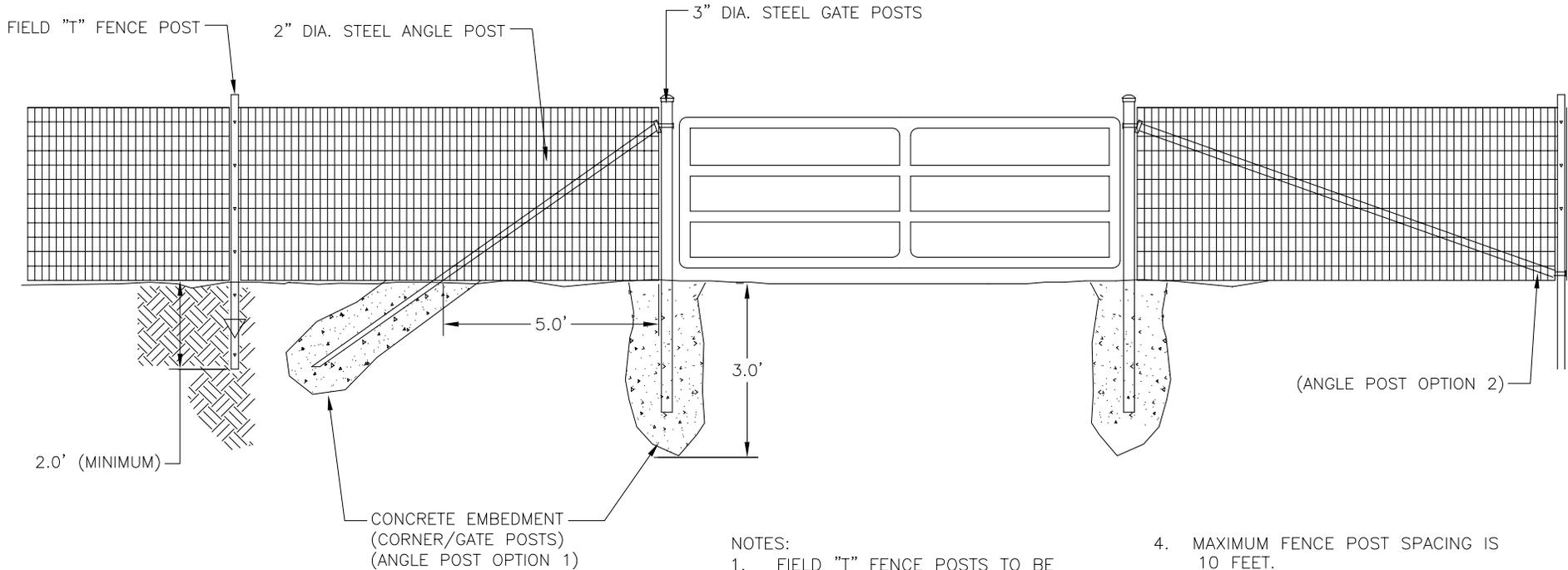
DRAWN BY
SH
SCALE
NONE
DATE
11/10
REVISIONS



STANDARD
DRAWING
FIELD FENCE

ST-ST-19

NON-CLIMBING FIELD FENCE AND GATE

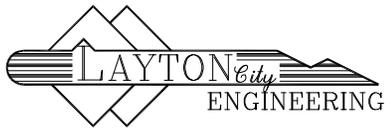


5.0 FT. HIGH NON-CLIMBING FENCE OR
4.0 FT. HIGH NON-CLIMBING FENCE
WITH ONE STRAND OF BARB WIRE

NOTES:

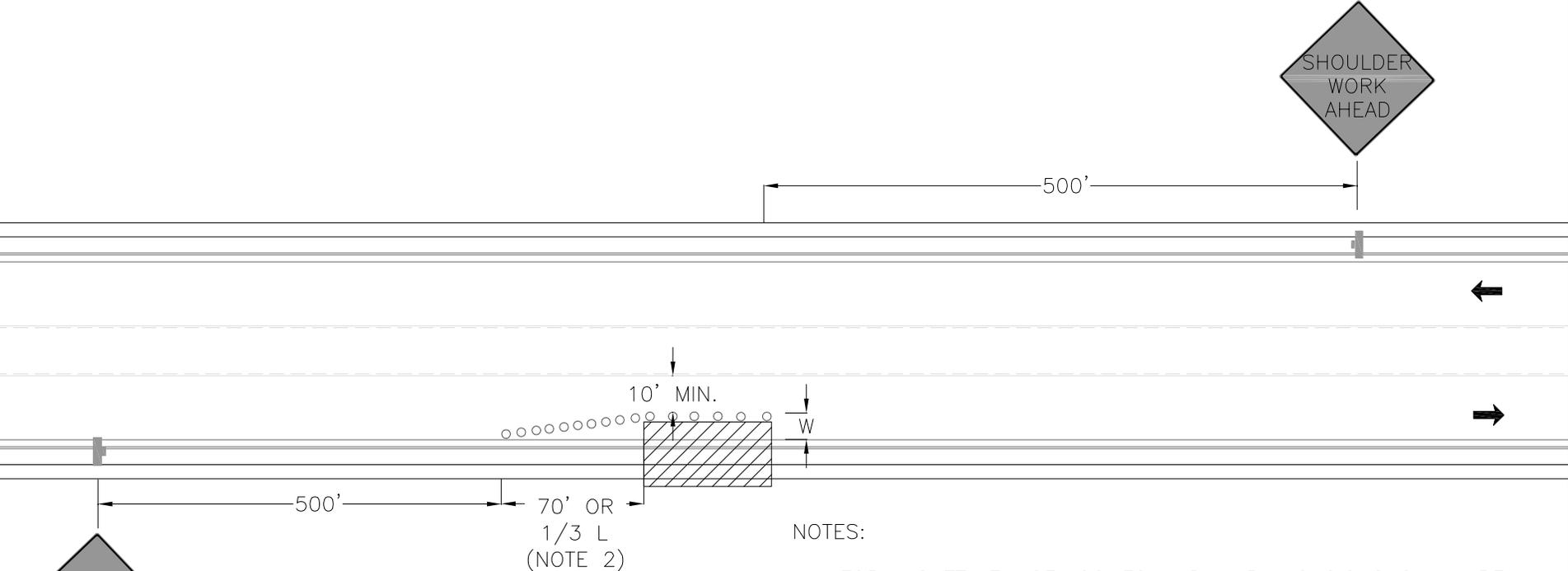
1. FIELD "T" FENCE POSTS TO BE INSTALLED 2' MINIMUM IN GROUND.
2. ALL CORNER AND GATE POST TO BE 3" DIAMETER SCHEDULE 40 STEEL POSTS EMBEDDED IN 3' OF CONCRETE WITH MIN 2" DIAMETER ANGLE POST.
3. FENCE TO BE CONNECTED TO FENCE POST WITH 10 GAUGE WIRE AT GROUND LEVEL, TOP OF FENCE POSTS, AND AT 1' SPACING BETWEEN (3 CONNECTIONS MINIMUM).
4. MAXIMUM FENCE POST SPACING IS 10 FEET.
5. CONCRETE SHALL BE 6.0 BAG MIN. AND DESIGNED TO 4000 PSI ON A 28 DAY COMPRESSIVE TEST.
6. MAXIMUM BRACE POST SPACING IS 400 FEET.

DRAWN BY	DHR
SCALE	NONE
DATE	12/99
REVISIONS	



STANDARD DRAWING
NO CLIMB FNC
ST-ST-20

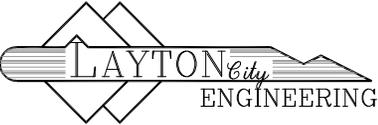
SHOULDER WORK WITH MINOR ENCROACHMENT 66-FOOT RIGHT OF WAY



NOTES:

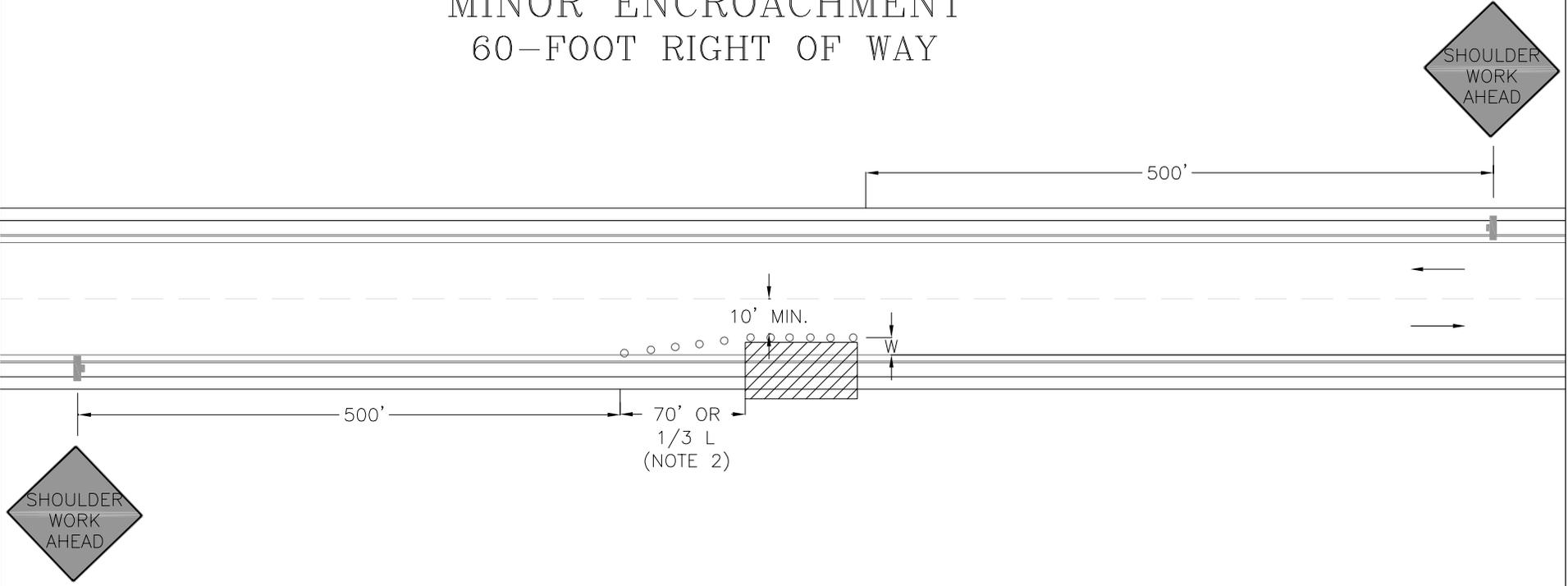
1. FOR NIGHTTIME USE, CONES AND WARNING SIGNS SHALL BE EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY.
2. THIS EXAMPLE IS FOR A 40 MPH SPEED LIMIT (S) AND AN OFFSET (W) OF 8.0'. $L = WSS/60$. IN THIS EXAMPLE, $L = (8 \times 40 \times 40) / 60 = 213.3'$. $1/3 L = 213.3 / 3 = 71$ OR ROUND TO 70.0'.

DRAWN BY	AM
SCALE	NONE
DATE	5/08
REVISIONS	3/12



STANDARD DRAWING
SLDR 66' ROW
ST-ST-21

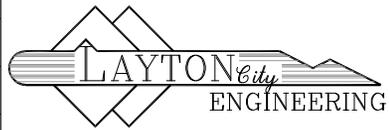
SHOULDER WORK WITH MINOR ENCROACHMENT 60-FOOT RIGHT OF WAY



NOTES:

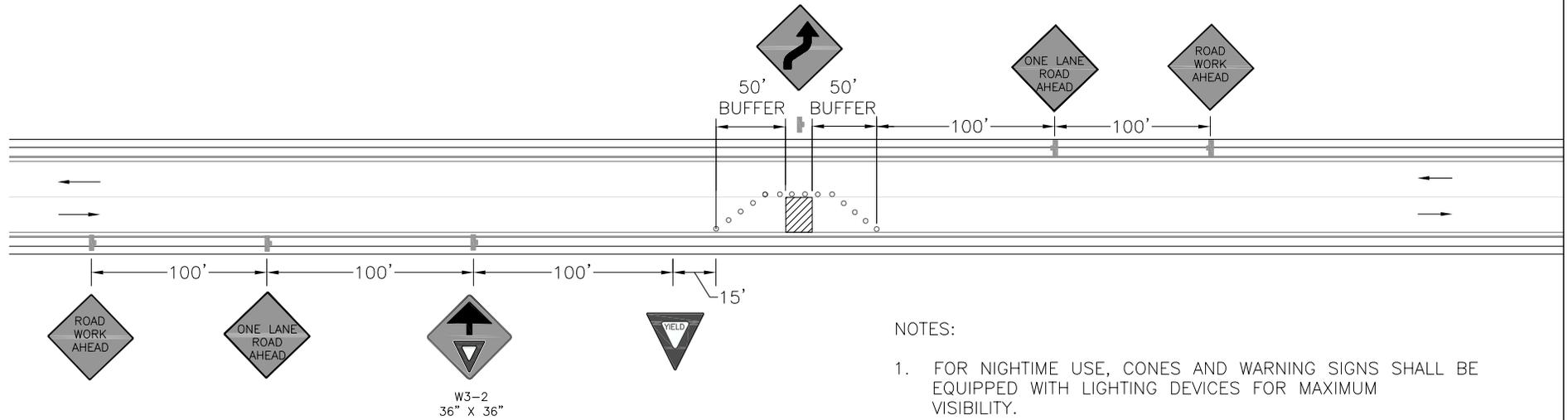
1. FOR NIGHTTIME USE, CONES AND WARNING SIGNS SHALL BE EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY.
2. THIS EXAMPLE IS FOR A 40 MPH SPEED LIMIT (S) AND AN OFFSET (W) OF 8.0'. $L = WSS/60$. IN THIS EXAMPLE, $L = (8 \times 40 \times 40) / 60 = 213.3'$. $1/3 L = 213.3 / 3 = 71$ OR ROUND TO 70.0'.

DRAWN BY
AM
SCALE
NONE
DATE
5/08
REVISIONS
3/12



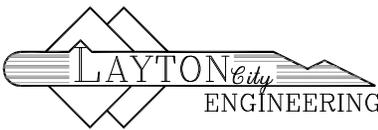
STANDARD
DRAWING
SLDR 60' ROW
ST-ST-22

LANE CLOSURE ON TWO LANE ROAD WITH LOW TRAFFIC VOLUMES

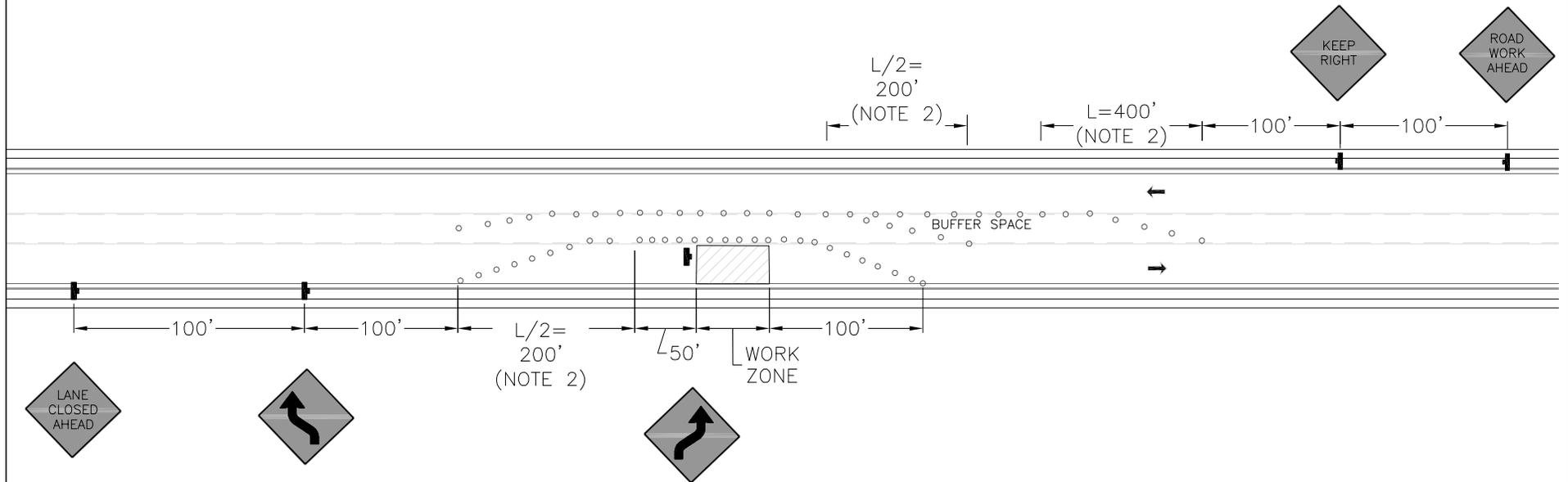


NOTES:

1. FOR NIGHTTIME USE, CONES AND WARNING SIGNS SHALL BE EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY.

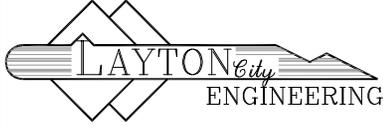
DRAWN BY AM		STANDARD DRAWING
SCALE NONE		LANE CLOSURE
DATE 6/08		ST-ST-23
REVISIONS 3/12		

LANE SHIFT

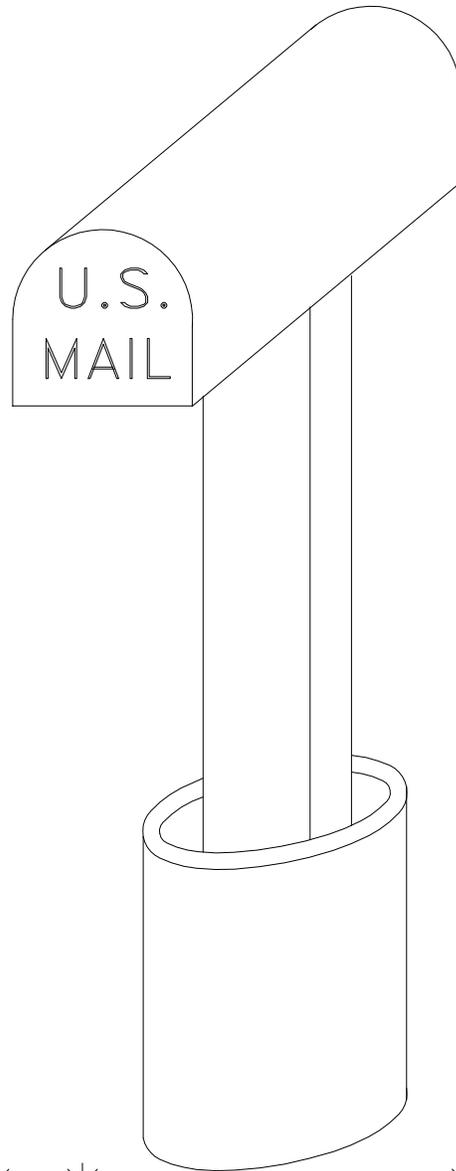


NOTES:

1. FOR NIGHTTIME USE, CONES AND WARNING SIGNS SHALL BE EQUIPPED WITH LIGHTING DEVICES FOR MAXIMUM VISIBILITY.
2. THIS EXAMPLE IS FOR A 40 MPH SPEED LIMIT (S) AND AN OFFSET (W) OF 15.0'. $L = WSS/60$. IN THIS EXAMPLE, $L = (15 \times 40 \times 40) / 60 = 400.0'$. $1/2 L = 400 / 2 = 200'$.
3. 10.0-FT MIN LANES REQUIRED.

DRAWN BY AM		STANDARD DRAWING
SCALE NONE		LANE SHIFT
DATE 6/08		ST-ST-24
REVISIONS		

TEMPORARY MAIL SERVICE



ACCEPTABLE TEMPORARY MAIL SERVICE
MUST BE MOVABLE AND ON STABLE BASE

DRAWN BY
DHR
SCALE
none
DATE
3/94
REVISIONS



STANDARD
DRAWING

MAILBOX

ST-ST-25



STANDARD PLANS

FOR CULINARY WATER

SYSTEMS

APRIL 2015

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer - Development

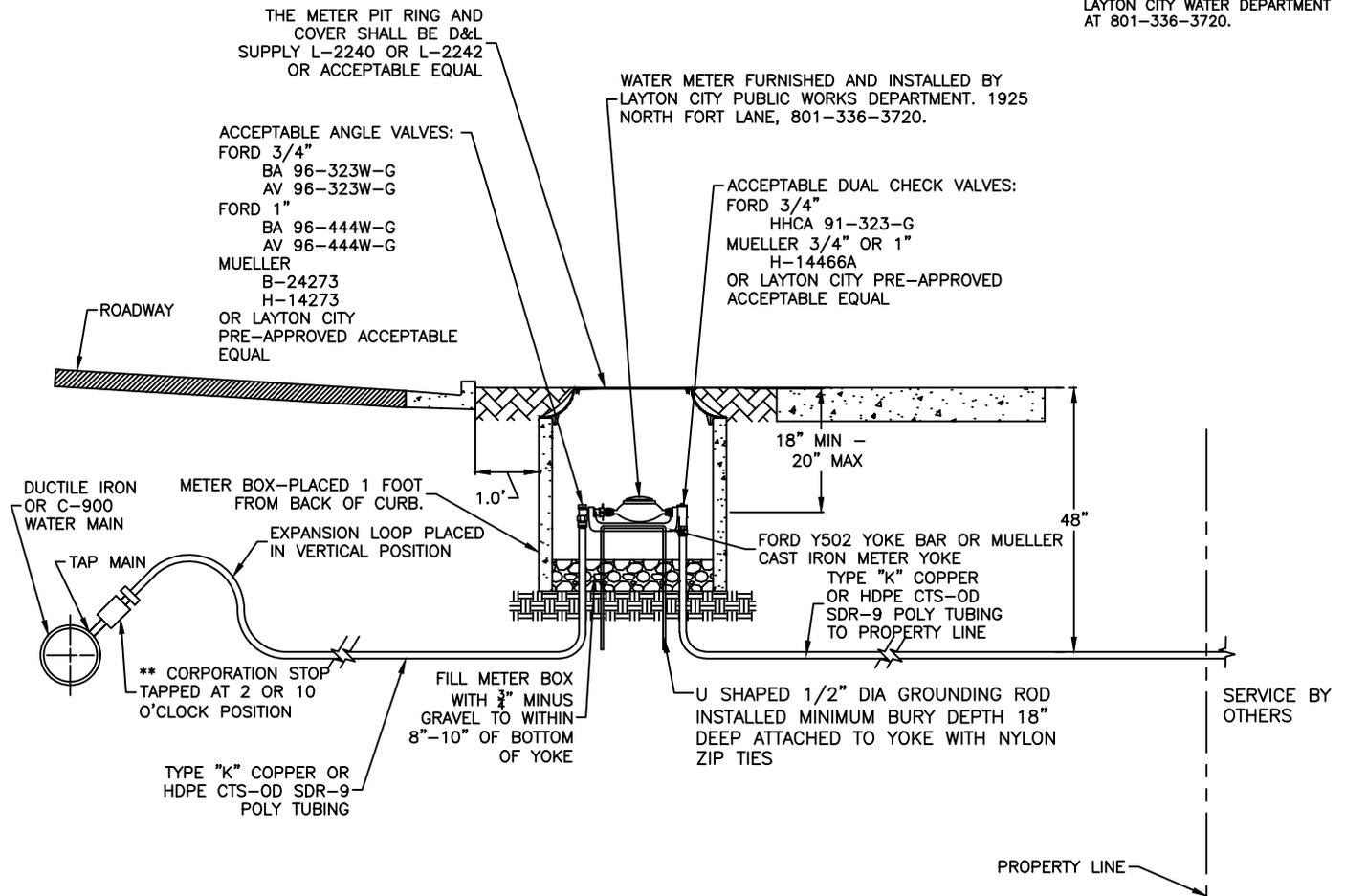
Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

CULINARY WATER DRAWINGS INDEX

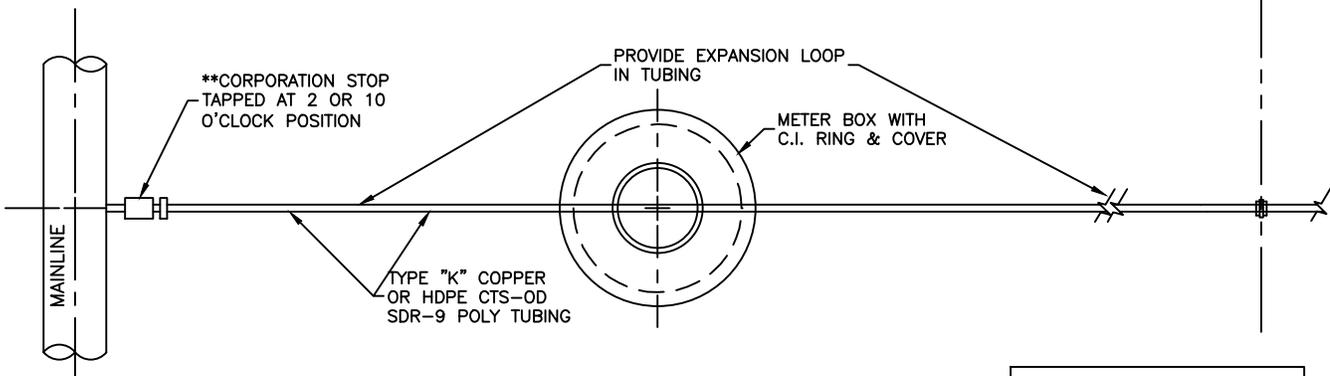
DETAIL NAME	ABBREV.	PAGE #
3/4" & 1" Water Service Connection	1" METER	ST-WL-01
Jumper Specifications for 3/4" or 1" Meter	JUMPER	ST-WL-02
HDPE Meter Box for 1 1/2" or 2" Water Service	2" HDPE METER BOX	ST-WL-03
Concrete Meter Box for 1 1/2" or 2" Water Service	2" CONC METER BOX	ST-WL-04
4", 6", or 8" Octave Meter without Reducer	OCTAVE METER NO REDUCER	ST-WL-05
3" or 4" Octave Meter with Reducer	OCTAVE METER W/REDUCER	ST-WL-06
Reserved		ST-WL-07
Reserved		ST-WL-08
Reserved		ST-WL-09
Reserved		ST-WL-10
Reserved		ST-WL-11
Water Meter Vault	VAULT	ST-WL-12
Tracing Wire Installation	TRACING WIRE	ST-WL-13
Water Line Loop	WL-LOOP	ST-WL-14
Direct Bearing Thrust Blocks	THRUST	ST-WL-15
Air-Vacuum Relief Station (In Street)	AIR-VAC	ST-WL-16
Air-Vacuum Relief Station (In Park Strip)	AIR-VAC PARK STRIP	ST-WL-17
Fire Hydrant Installation (Valve at Main Line)	FH-DET2	ST-WL-18
Flushing Hydrant	FLUSHING HYDRANT	ST-WL-19
Minimum Clearance Around Fire Hydrant	FH-CLEARANCE	ST-WL-20

3/4" & 1" WATER SERVICE CONNECTION

FOR QUESTIONS ON METER SET-UP OR INSTALLATION, CONTACT THE LAYTON CITY WATER DEPARTMENT AT 801-336-3720.



SECTION



PLAN

NOTES: ALL RESIDENTIAL METERS SHALL BE PLACED 1.0' BEHIND THE SIDEWALK IF THE SIDEWALK ABUTS THE CURB & GUTTER.

TRACING WIRE SHALL TERMINATE INSIDE METER BOX AND BE CONNECTED TO GROUND ROD.

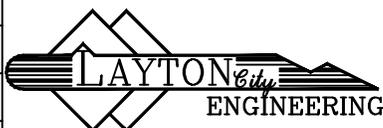
METER BOX SIZE

3/4" SERVICE (24" X 36" BOX)
1" SERVICE (24" X 36" BOX)

* ACCEPTABLE METER BOX MATERIAL:
PRECAST CONCRETE OR CORRUGATED POLYETHYLENE PIPE CONFORMING TO AASHTO M294 TYPE S, WITH A SMOOTH INTERIOR LINER.

** ACCEPTABLE CORPORATION STOPS
FORD CORPORATION STOPS
FB-1000 F-1000
MUELLER CORPORATION STOPS
B-25008 H-15008
OR LAYTON CITY PRE-APPROVED ACCEPTABLE EQUAL

DRAWN BY
DHR
SCALE
NONE
DATE
10/97
REVISIONS
1/15



STANDARD
DRAWING
1" METER
ST-WL-01

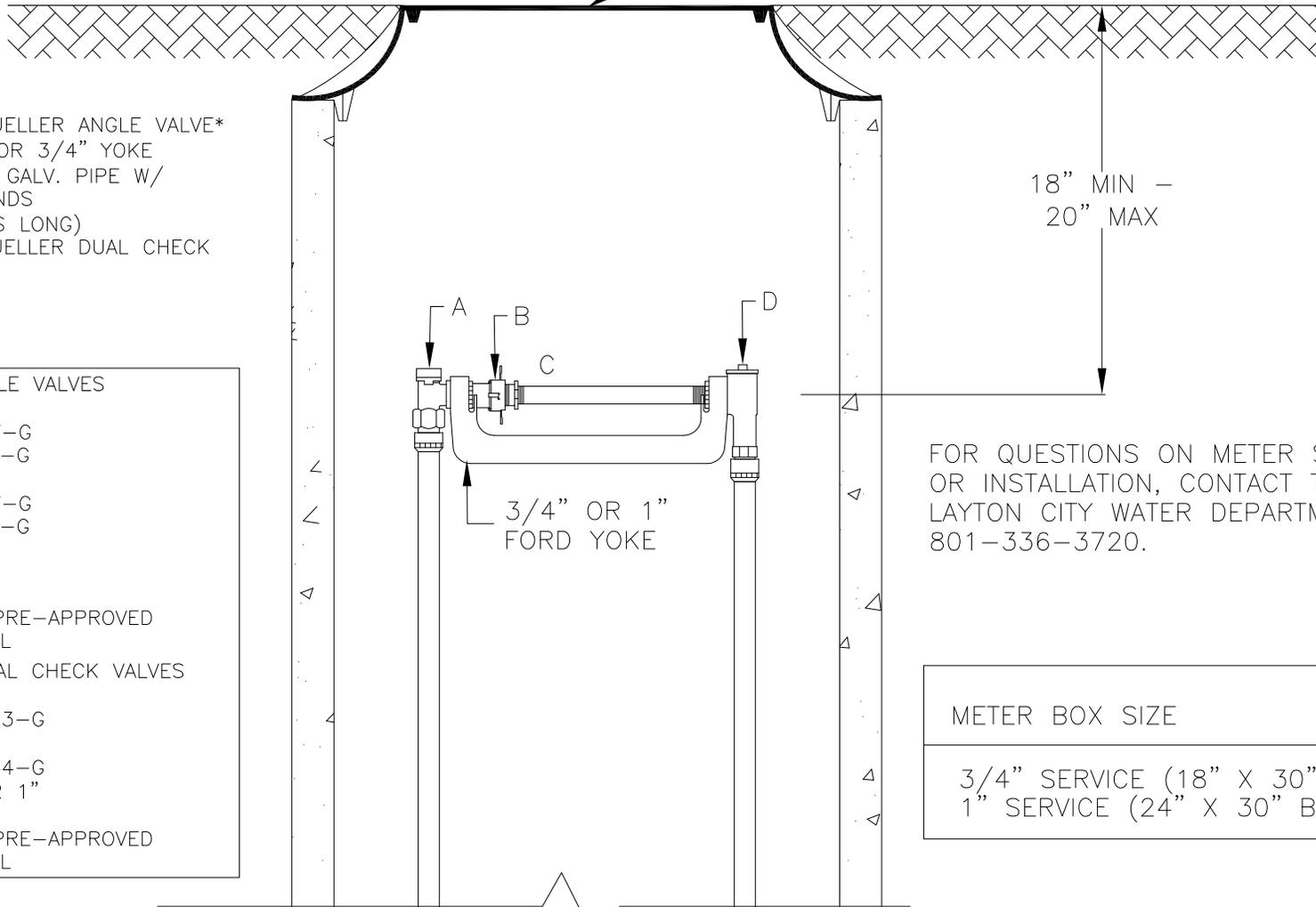
JUMPER SPECIFICATIONS FOR 3/4" OR 1" METER

THE METER PIT RING AND COVER SHALL BE D&L SUPPLY L-2240 OR L-2242 OR ACCEPTABLE EQUAL

- A - FORD OR MUELLER ANGLE VALVE*
- B - EXPANDER FOR 3/4" YOKE
- C - 3/4" OR 1" GALV. PIPE W/ THREADED ENDS (10.5 INCHES LONG)
- D - FORD OR MUELLER DUAL CHECK VALVE**

*ACCEPTABLE ANGLE VALVES
 FORD 3/4"
 BA 96-323W-G
 AV 96-323W-G
 FORD 1"
 BA 96-444W-G
 AV 96-444W-G
 MUELLER
 B-24273
 H-14273
 OR LAYTON CITY PRE-APPROVED
 ACCEPTABLE EQUAL

**ACCEPTABLE DUAL CHECK VALVES
 FORD 3/4"
 HHCA 91-323-G
 FORD 1"
 HHCA 91-444-G
 MUELLER 3/4" OR 1"
 H-14466A
 OR LAYTON CITY PRE-APPROVED
 ACCEPTABLE EQUAL



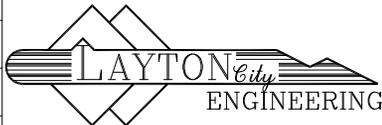
18" MIN -
20" MAX

FOR QUESTIONS ON METER SET-UP OR INSTALLATION, CONTACT THE LAYTON CITY WATER DEPARTMENT AT 801-336-3720.

METER BOX SIZE
3/4" SERVICE (18" X 30" BOX)
1" SERVICE (24" X 30" BOX)

ACCEPTABLE METER BOX MATERIAL: PRECAST CONCRETE OR CORRUGATED POLYETHYLENE PIPE CONFORMING TO AASHTO M294 TYPE S, WITH A SMOOTH INTERIOR LINER.

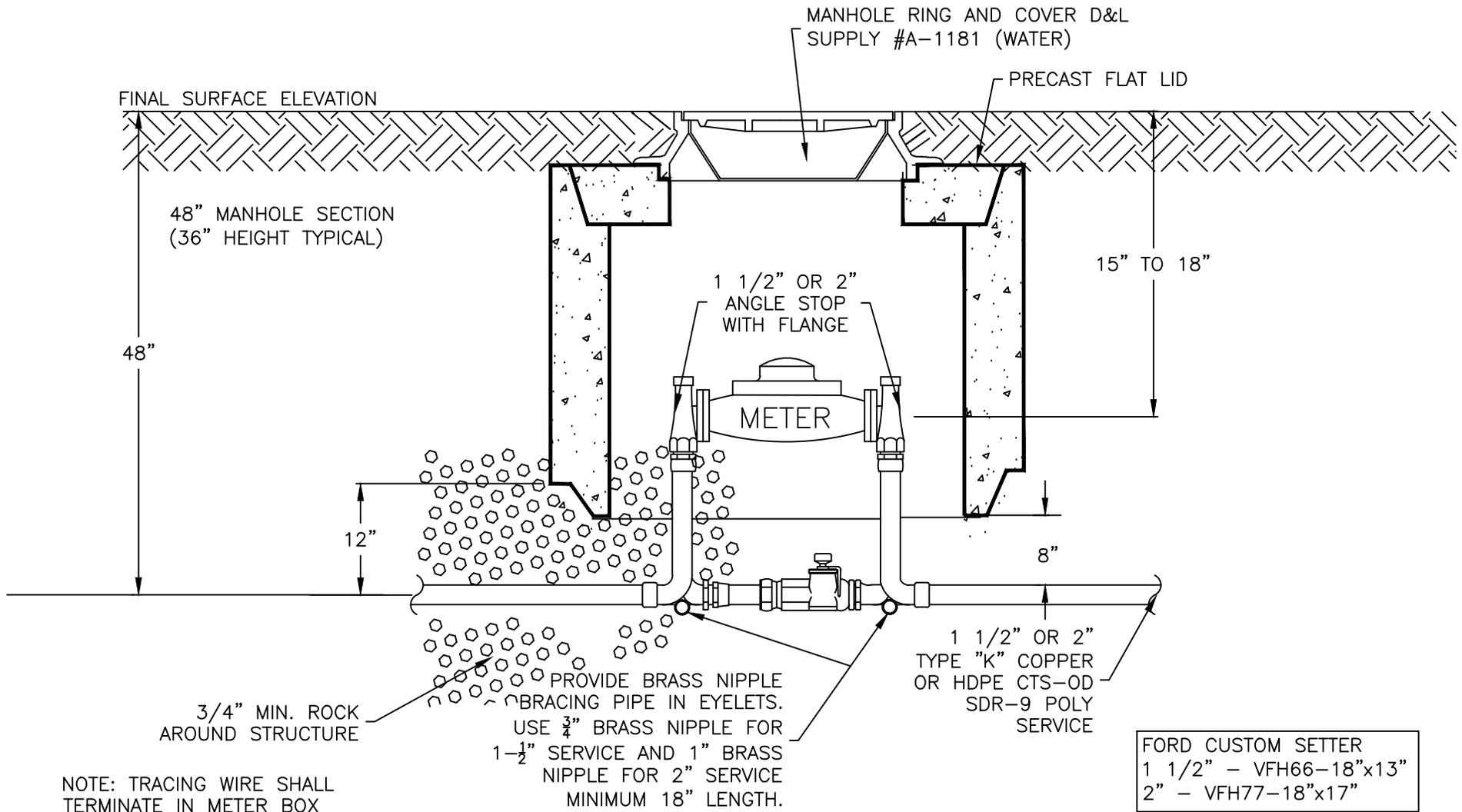
DRAWN BY DHR
SCALE NONE
DATE 4/04
REVISIONS 5/09



STANDARD DRAWING
JUMPER
ST-WL-02

CONCRETE METER BOX FOR 1 1/2" OR 2" WATER SERVICE

CONCRETE BOX REQUIRED IF METER IS LOCATED IN TRAFFIC AREA



DRAWN BY
DHR
SCALE
NONE
DATE
4/04
REVISIONS
1/15



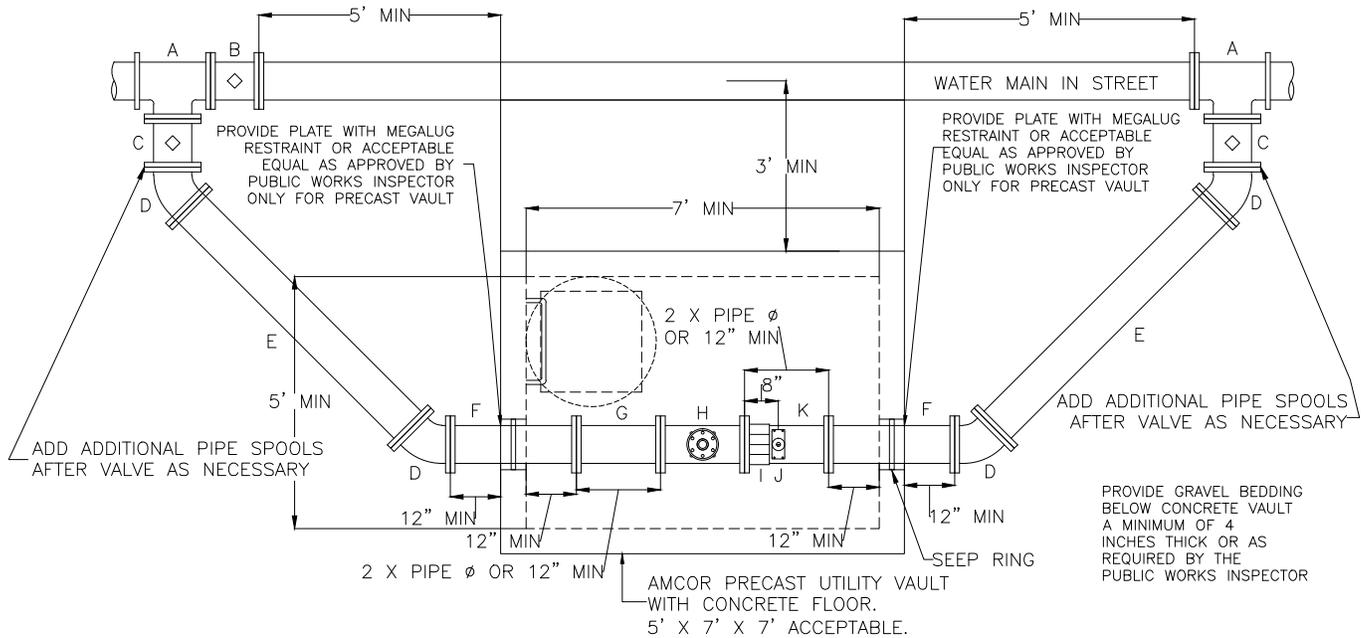
STANDARD
DRAWING

2" CONC METER BOX

ST-WL-04

METER SHALL BE MASTER METER WITH 3G RADIO
READER PROVIDED BY LAYTON CITY PUBLIC WORKS
WATER DEPARTMENT. 1925 NORTH FORT LANE,
801-336-3720

4", 6", or 8" Octave Meter Installation With 8" Bypass



Water Meter Size				QUANTITY
PART	4"	6"	8"	
A	8" X 8" X 4" FLG TEE	8" X 8" X 6" FLG TEE	8" X 8" X 8" FLG TEE	2
B	8" FLG GATE VALVE	8" FLG GATE VALVE	8" FLG GATE VALVE	1
C	4" FLG GATE VALVE	6" FLG GATE VALVE	8" FLG GATE VALVE	2
D	4" FLG 45° BEND	6" FLG 45° BEND	8" FLG 45° BEND	4
E	4" FLG X PE PIPE	6" FLG X PE PIPE	8" FLG X PE PIPE	2
F	4" X 2'-6" FLG X FLG PIPE WITH SEEP RING	6" X 2'-6" FLG X FLG PIPE WITH SEEP RING	8" X 2'-6" FLG X FLG PIPE WITH SEEP RING	2
G	4" X 1'-11" FL X FL PIPE	6" X 1'-9" FL X FL PIPE	8" X 1'-8" FL X FL PIPE	1
**H	4" MASTER OCTAVE METER WITH 3G RADIO HEAD	6" MASTER OCTAVE METER WITH 3G RADIO HEAD	8" MASTER OCTAVE METER WITH 3G RADIO HEAD	1
I	4" FL COUPLING ADAPTER	6" FL COUPLING ADAPTER	8" FL COUPLING ADAPTER	1
J	4" X 2" BRASS SADDLE W/ PLUG	6" X 2" BRASS SADDLE W/ PLUG	8" X 2" BRASS SADDLE W/ PLUG	1
K	4" X 1'-11" FL X PE PIPE	6" X 1'-9" FL X PE PIPE	8" X 1'-8" FL X PE PIPE	1

** DENOTES MATERIAL SUPPLIED BY LAYTON CITY WATER DEPARTMENT
1925 NORTH FORT LANE, 336-3720

8" METER WILL SERVICE UP TO 2800 GALLONS PER MINUTE

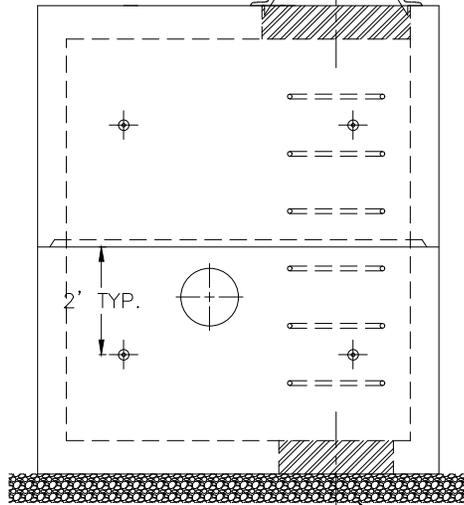
6" METER WILL SERVICE UP TO 1600 GALLONS PER MINUTE

4" METER WILL SERVICE UP TO 1000 GALLONS PER MINUTE

DRAWN BY SWJ		STANDARD DRAWING
SCALE NONE		OCTAVE METER NO REDUCER
DATE 5/14		ST-WL-05
REVISIONS 1/15		

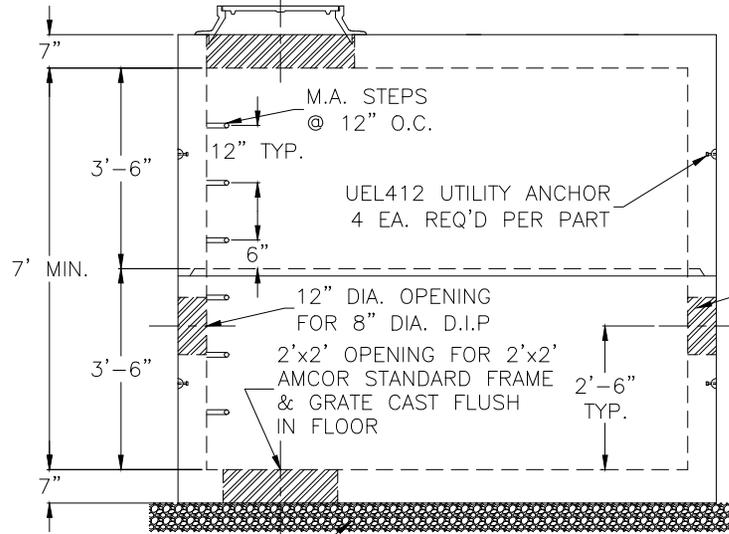
WATER METER VAULT

31" DIA. OPENING W/
D&L SUPPLY A-1180
RING AND COVER



END VIEW

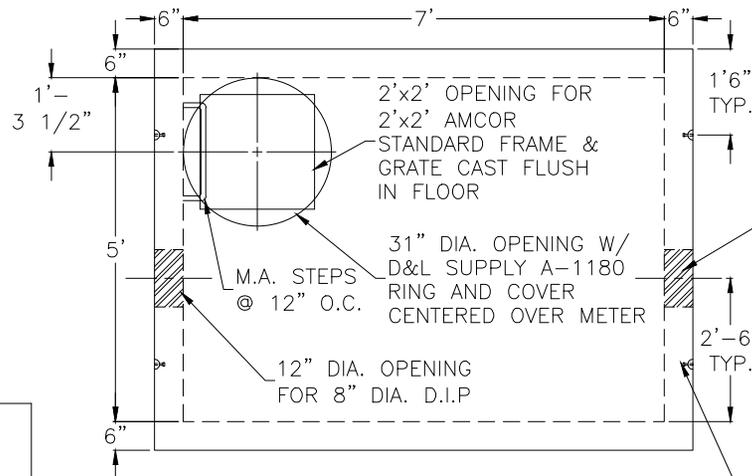
31" DIA. OPENING W/
D&L SUPPLY A-1180
RING AND COVER



ELEVATION VIEW

PROVIDE GRAVEL BEDDING MINIMUM
4 INCHES THICK OR AS REQUIRED
BY THE PUBLIC WORKS INSPECTOR

12" DIA. OPENING
FOR 8" DIA. D.I.P



PLAN VIEW

UEL412 UTILITY ANCHOR
4 EA. REQ'D PER PART

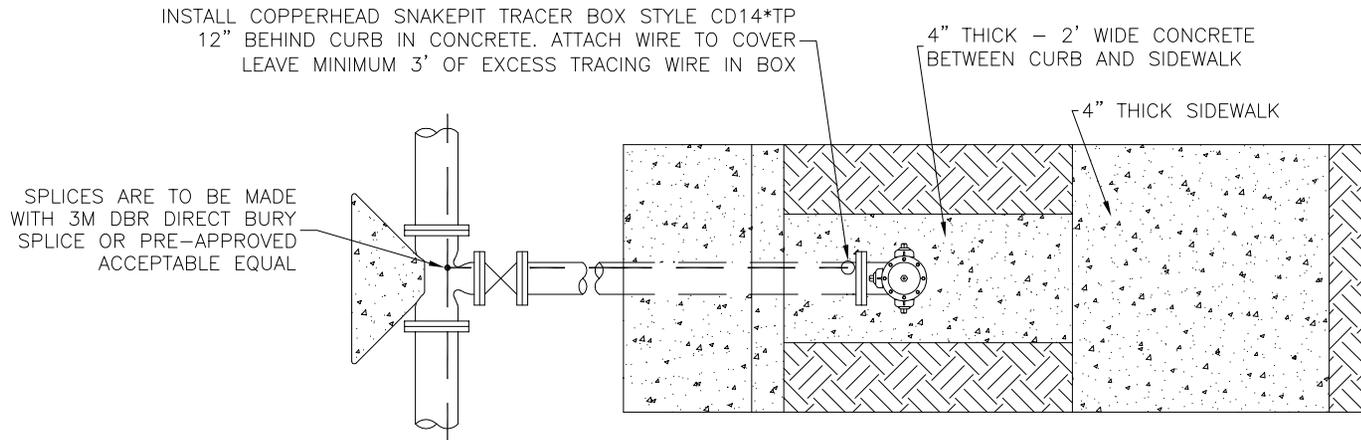
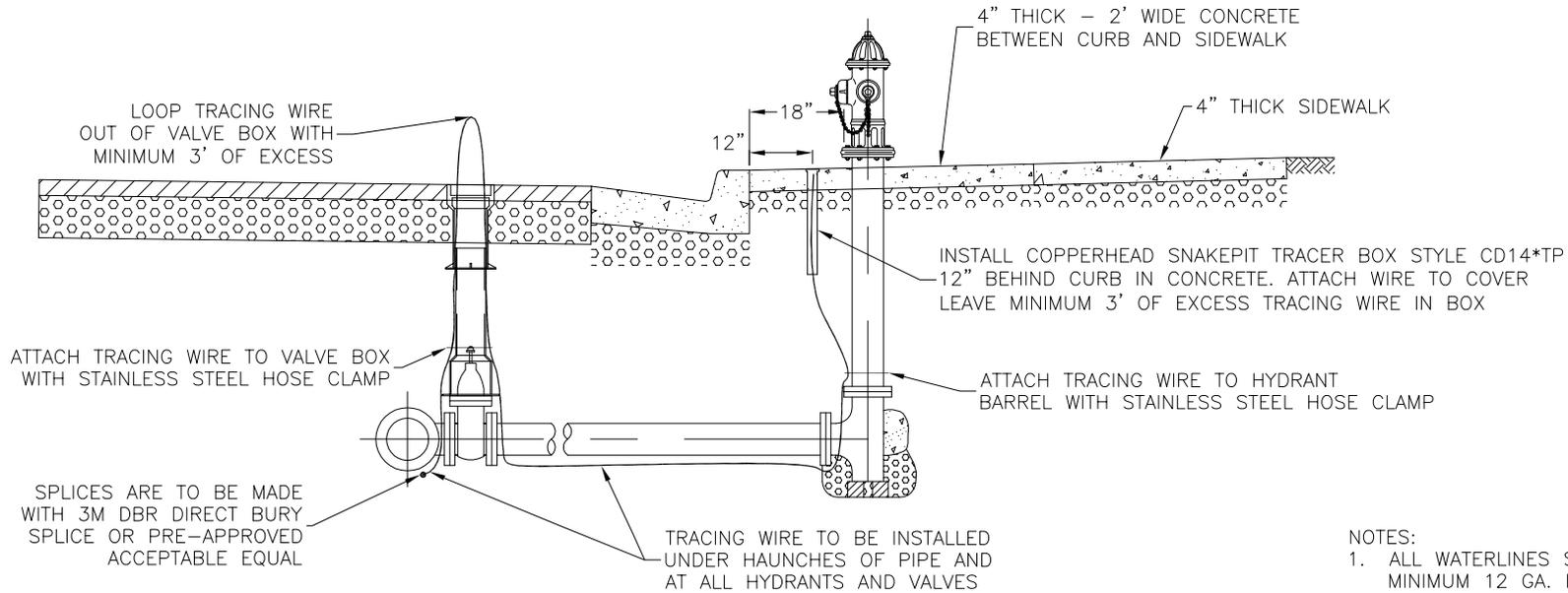
DRAWN BY	SWJ
SCALE	NONE
DATE	1/08
REVISIONS	1/15



STANDARD
DRAWING
VAULT

ST-WL-12

TRACING WIRE INSTALLATION

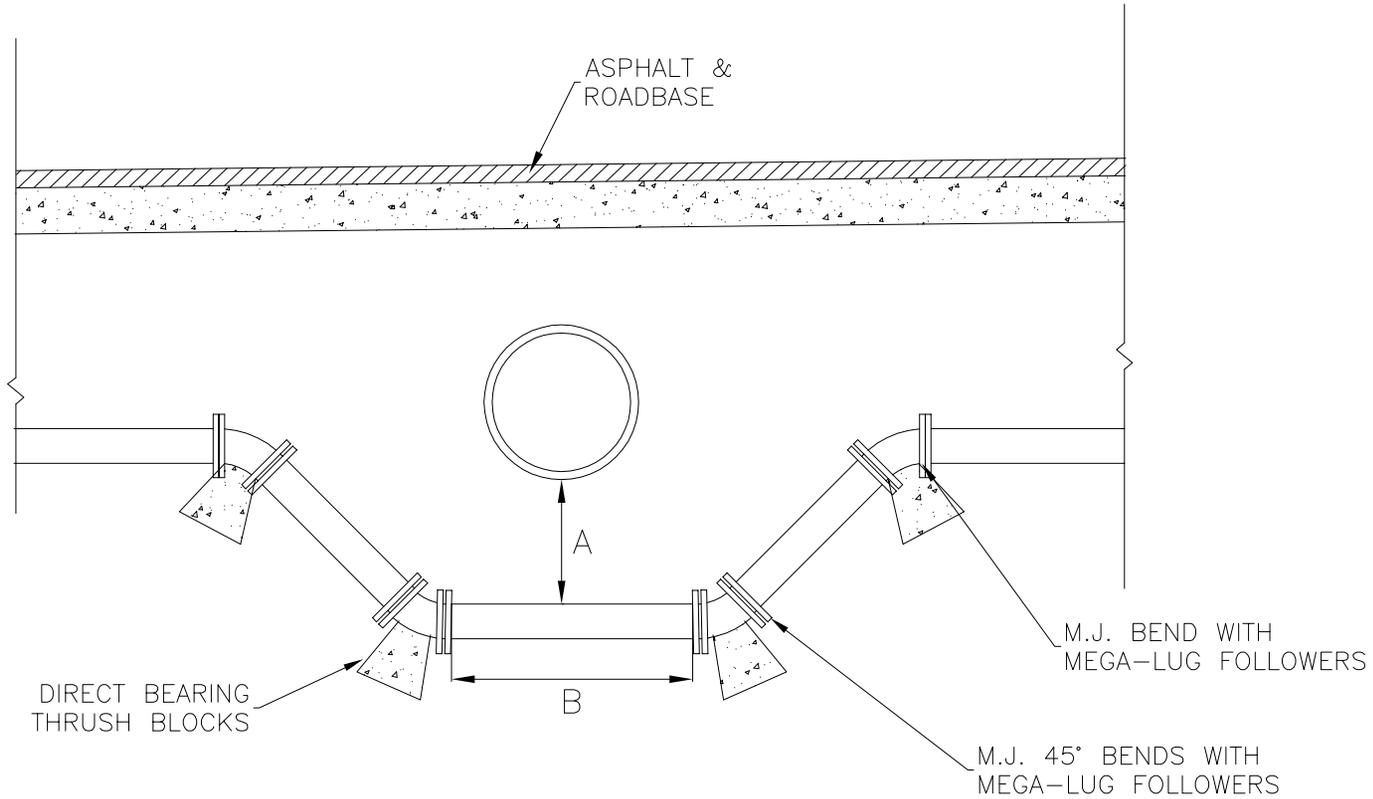


NOTES:

1. ALL WATERLINES SHALL HAVE A MINIMUM 12 GA. INSULATED TRACING WIRE INSTALLED UNDER THE HAUNCHES OF THE PIPE PRIOR TO BACKFILLING.
2. TRACING WIRES SHALL TERMINATE INSIDE OF ALL VALVE BOXES AND FIRE HYDRANTS. AT SERVICE SADDLES AND TAPPING SLEEVES, THE TRACING WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND THE PIPE. A GROUNDING ROD SHALL BE INSTALLED AT ALL TRACER SYSTEM TERMINAL POINTS.
3. TRACING WIRE SHALL BE COPPER WIRE WITH BLUE INSULATION RATED FOR DIRECT BURIAL. ALL WIRE CONNECTORS SHALL BE 3M DBR DIRECT BURY SPLICE OR PRE-APPROVED ACCEPTABLE EQUAL AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONTINUITY.
4. ALL TRACING WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR PRIOR TO ASPHALT PLACEMENT. ANY TRACING WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR PRIOR TO ASPHALT PLACEMENT.

DRAWN BY SWJ		STANDARD DRAWING
SCALE NONE		TRACING WIRE
DATE 3/12		ST-WL-13
REVISIONS		

WATER LINE LOOP



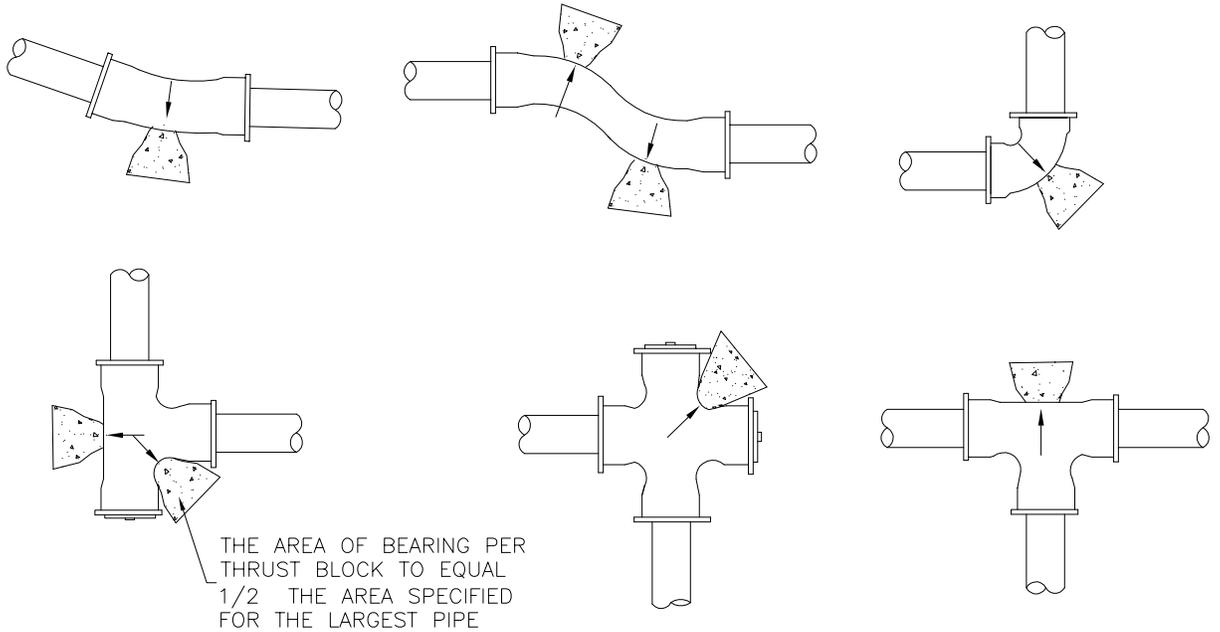
- NOTE:
1. SEE ST-WL-15 FOR THRUST BLOCK SIZING.
 2. SEE APWA PLAN 562 TIE DOWN THRUST RESTRAINTS.

TABLE OF DIMENSIONS

NO.	OBSTRUCTION	
	SEWER MAIN	OTHER
A	18"	12" MIN.
B	FULL PIPE LENGTH	O.D. + 12"

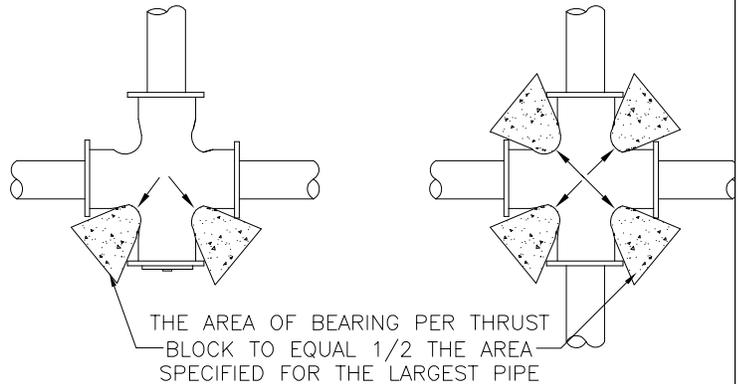
DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		WL-LOOP
DATE 11/93		ST-WL-14
REVISIONS 2/02		

DIRECT BEARING THRUST BLOCKS



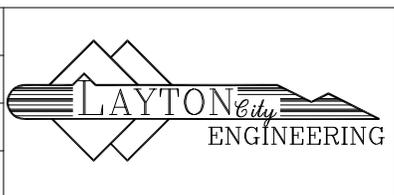
NOTES:

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. POUR THRUST BLOCKS AGAINST UNDISTURBED SOIL.
3. ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE.
4. CURE CONCRETE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.
5. CONCRETE MUST HAVE A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
6. POUR THRUST TO THE CONFIGURATION SHOWN.
7. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 100 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS./SQ.FT.
8. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
9. BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.



MINIMUM BEARING AREA IN SQUARE FT.					
SIZE OF PIPE	TEES, VAL., DEAD ENDS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6	9.5	5	2.8	1.5
10"	8	12	6	4	3
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
24"	53	74	41	21	53

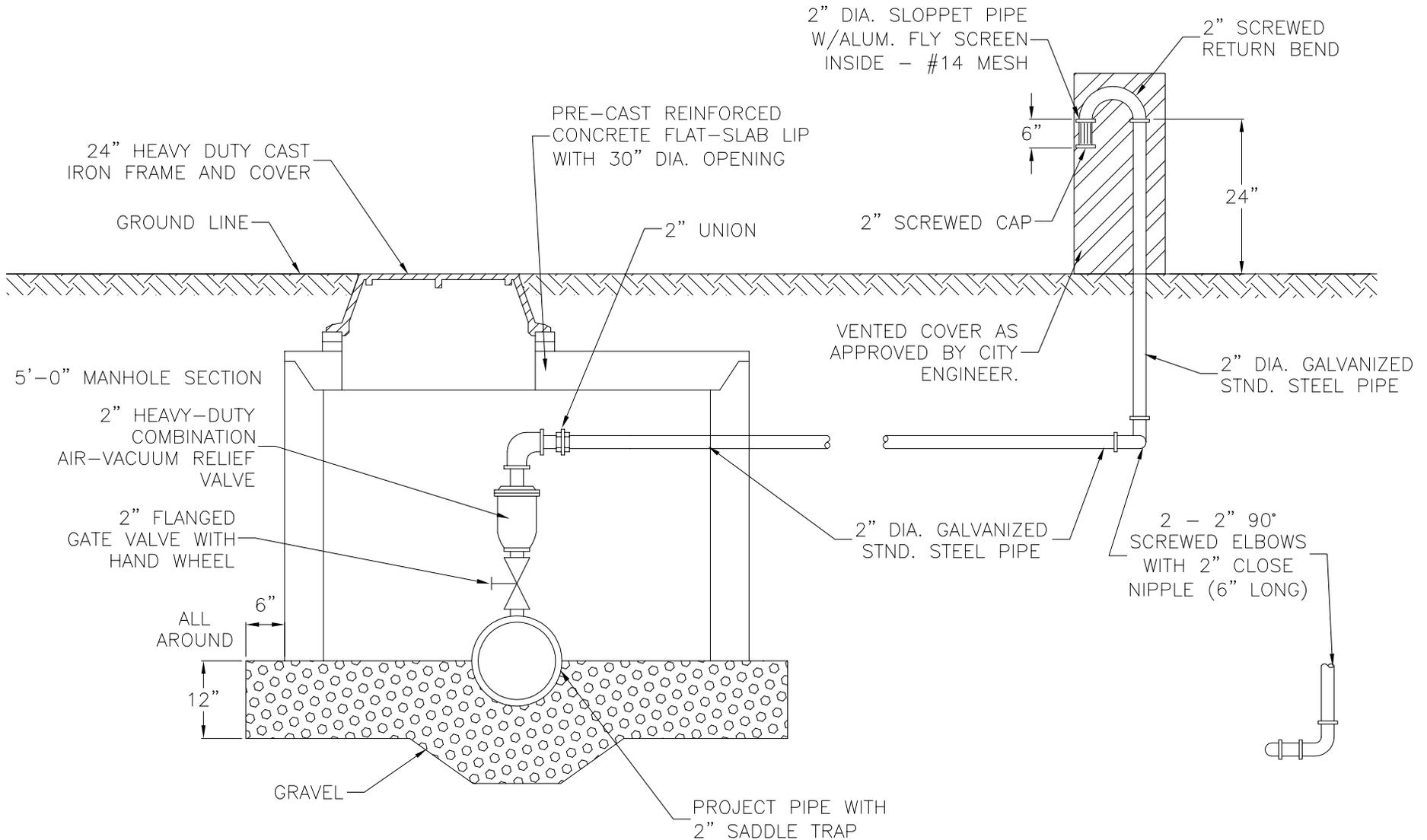
DRAWN BY
DHR
SCALE
NONE
DATE
1/98
REVISIONS

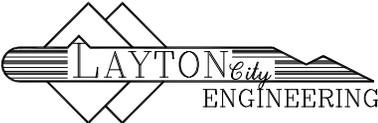


STANDARD
DRAWING

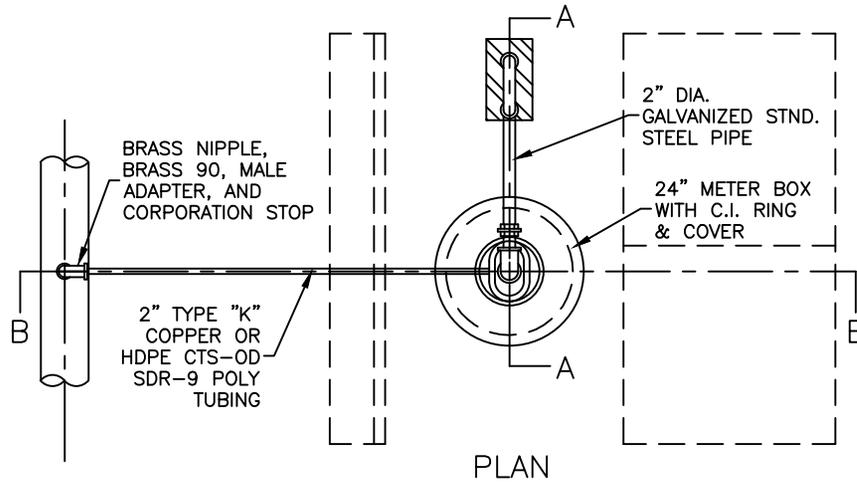
THRUST
ST-WL-15

AIR-VACUUM RELIEF STATION IN STREET

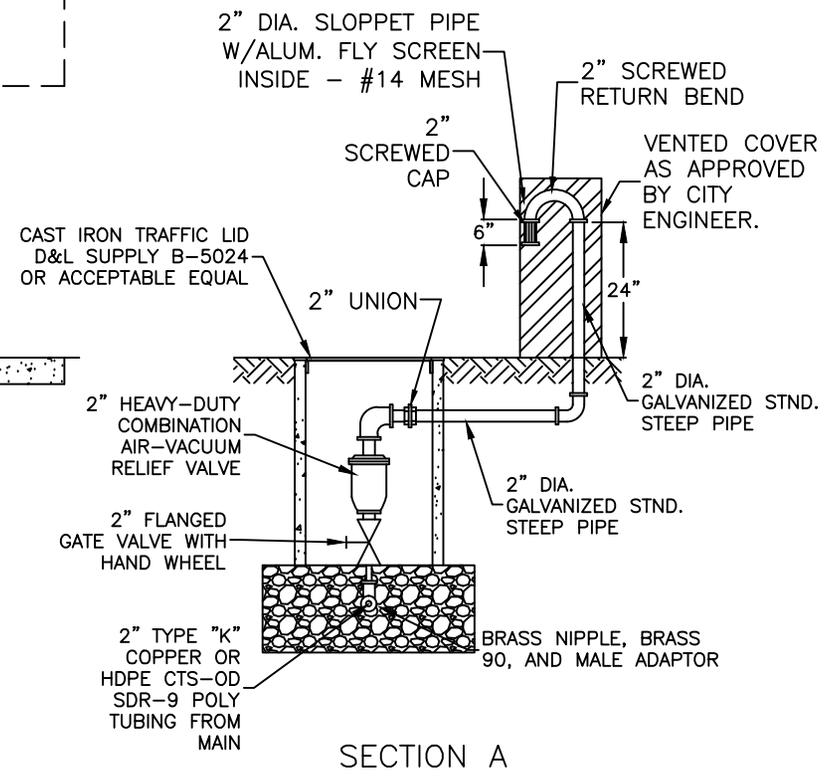
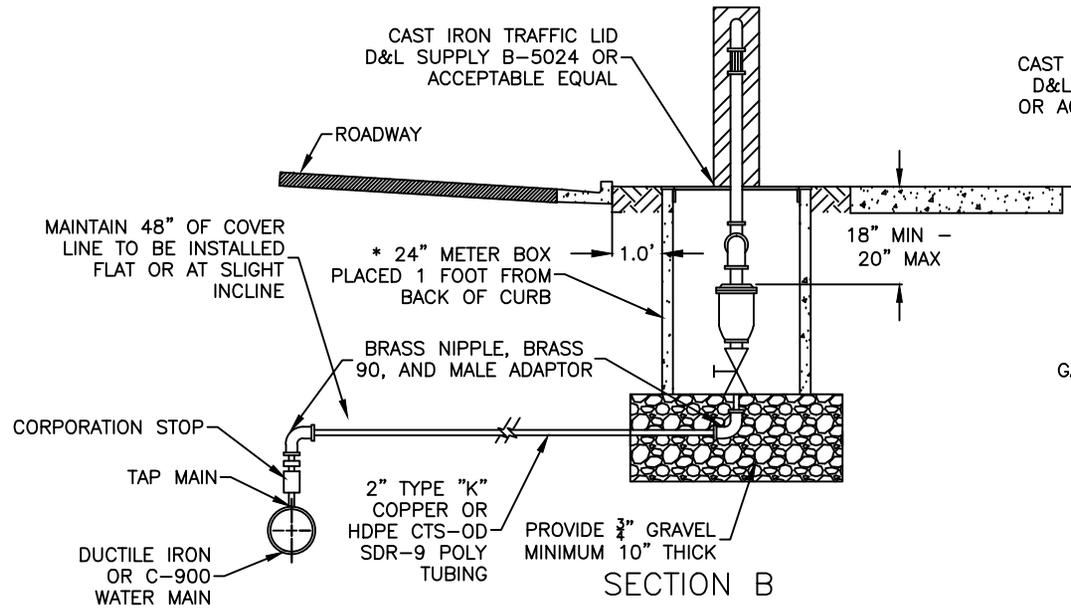


DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		AIR-VAC
DATE 9/01		ST-WL-16
REVISIONS		

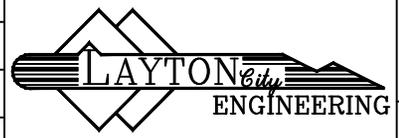
AIR-VACUUM RELIEF STATION IN PARK STRIP



* ACCEPTABLE METER BOX MATERIAL: PRECAST CONCRETE OR CORRUGATED POLYETHYLENE PIPE CONFORMING TO AASHTO M294 TYPE S, WITH A SMOOTH INTERIOR LINER.



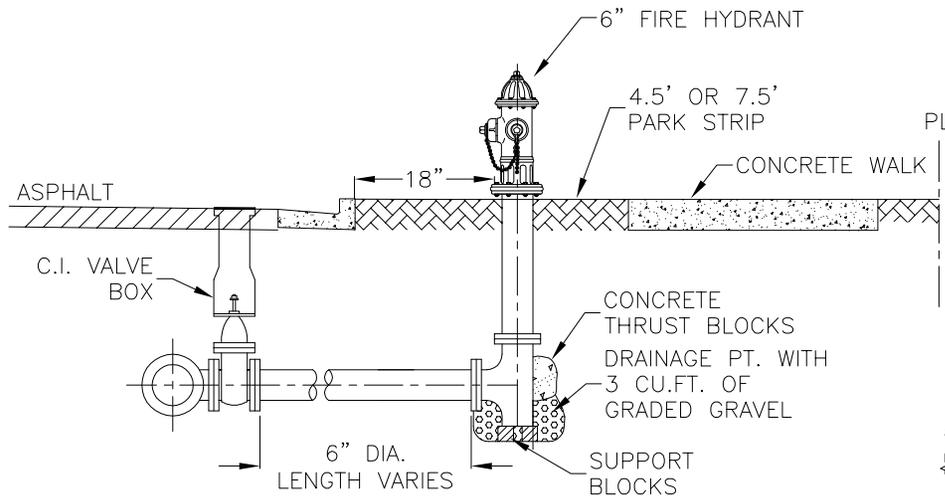
DRAWN BY
SJ
SCALE
NONE
DATE
5/08
REVISIONS



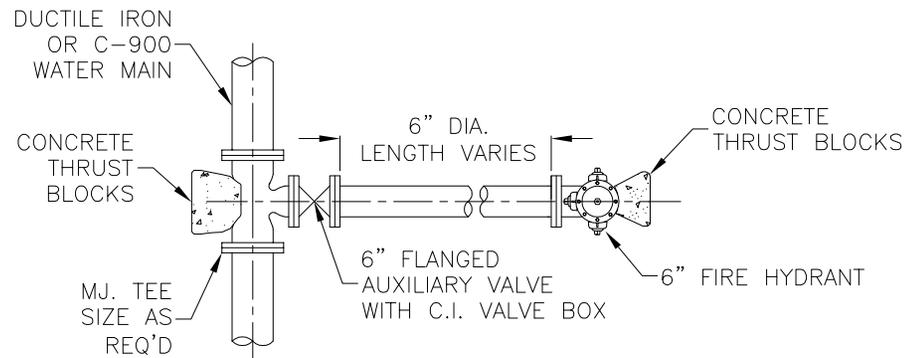
STANDARD
DRAWING
AIR-VAC PARK STRIP
ST-WL-17

NOTE: TRACING WIRE SHALL TERMINATE IN METER BOX

FIRE HYDRANT INSTALLATION

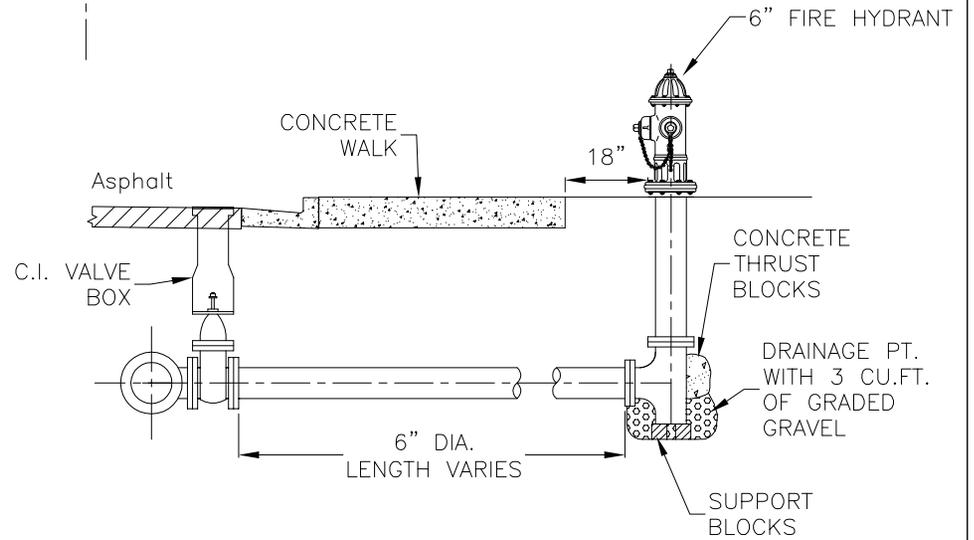


SECTION VIEW –
HYDRANT IN PARK STRIP



PLAN VIEW

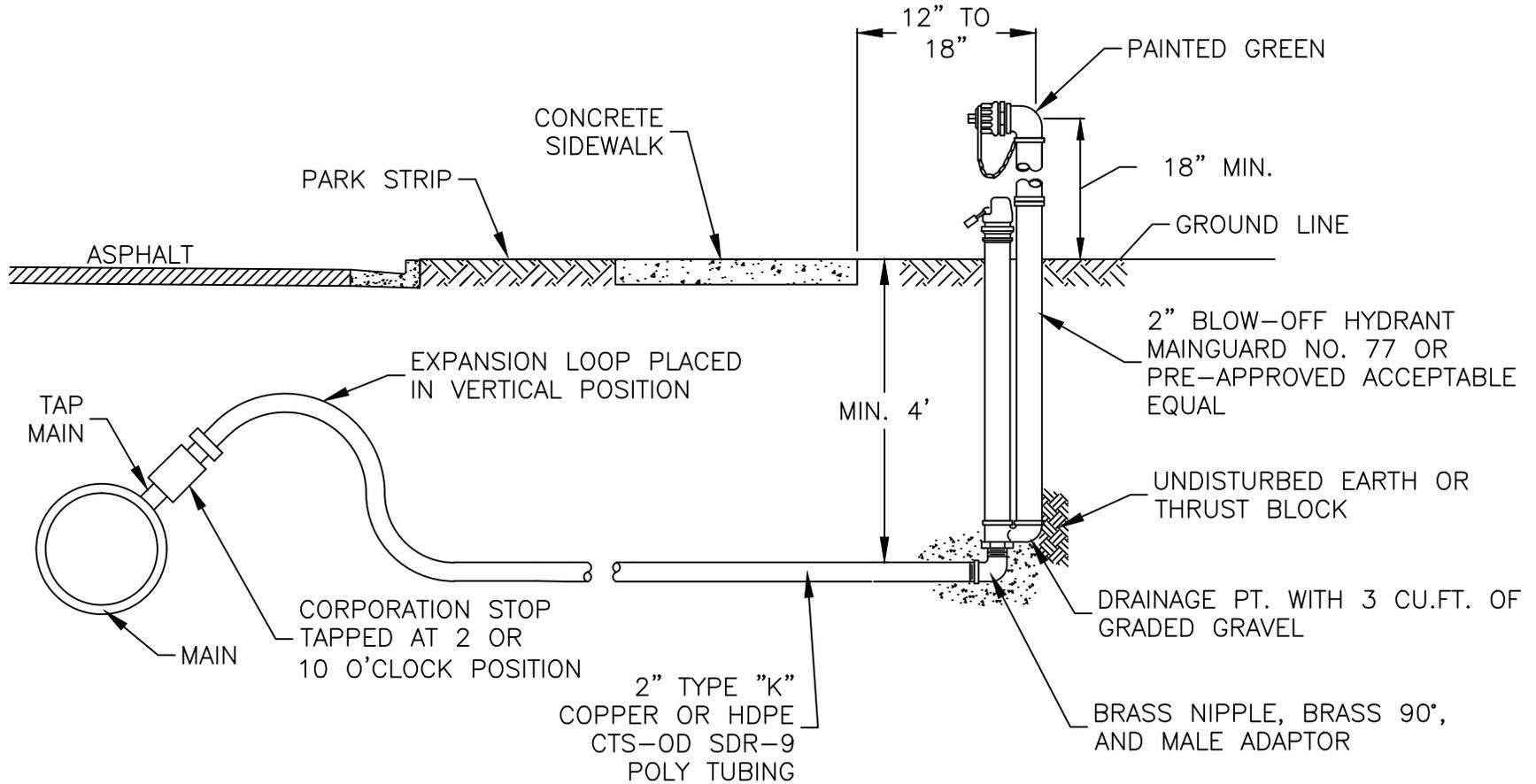
NOTE: USE CLOW MEDALLION FIRE HYDRANT
OR MUELLER SUPER CENTURION 200 FIRE
HYDRANT, OR ACCEPTABLE EQUAL.



SECTION VIEW –
HYDRANT BEHIND
ABUTTING SIDEWALK

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		FH-DET2
DATE 1/98		ST-WL-18
REVISIONS		

FLUSHING HYDRANT

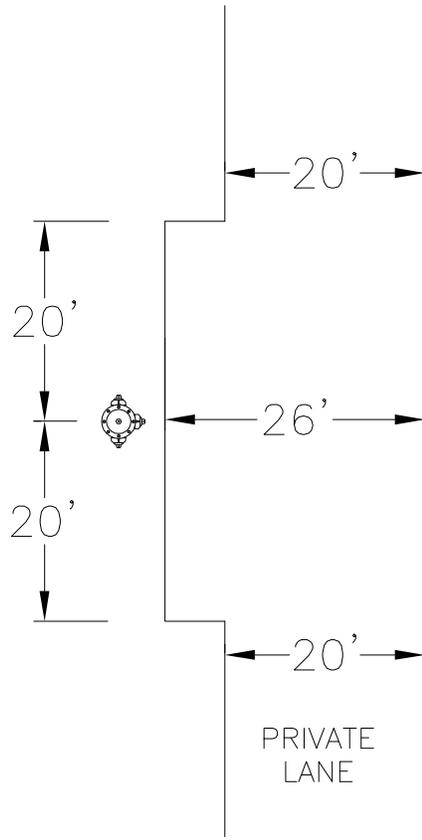


NOTES:

1. FLUSHING HYDRANTS MAY BE USED IN LOCATIONS PRE-APPROVED BY CITY ENGINEER.
2. TRACING WIRE SHALL TERMINATE AT FLUSHING HYDRANT SHUTOFF VALVE.

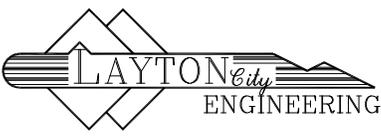
DRAWN BY SJ		STANDARD DRAWING	
SCALE NONE		FLUSHING HYDRANT	
DATE 10/11		ST-WL-19	
REVISIONS			

MINIMUM CLEARANCE AROUND A FIRE HYDRANT



FOR A PRIVATE LANE SERVING ONE
OR TWO DWELLINGS AS OUTLINED IN
MUNICIPAL CODE 18.50.060

26 FOOT WIDE DRIVABLE SURFACE
FOR 20 FEET ON EACH SIDE OF THE
HYDRANT

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		FH-CLEARANCE
DATE 4/10		ST-WL-20
REVISIONS		



STANDARD PLANS

FOR SANITARY SEWER

SYSTEMS

APRIL 2015

James Woodruff, City Engineer

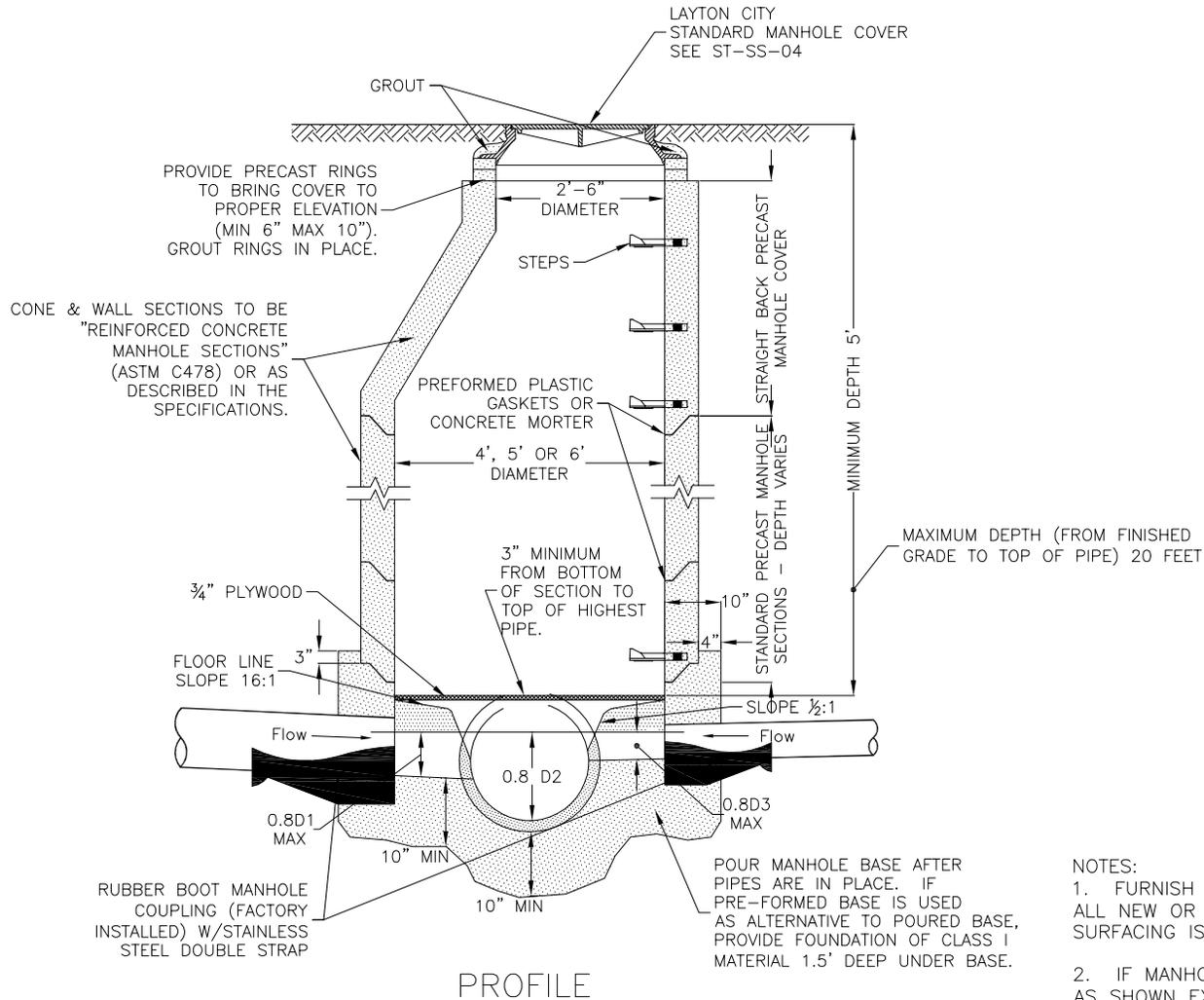
Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

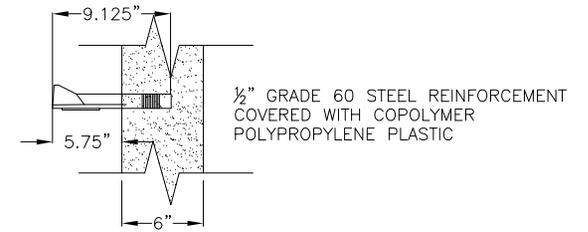
SANITARY SEWER DRAWINGS INDEX

DETAIL NAME	ABBREV.	PAGE #
Standard Manhole	STRD MH	ST-SS-01
Standard Connection to Existing Manhole	MH-EX-CONN	ST-SS-02
Drop Manhole w/ Manhole on Outside Sweep	DROPMH2MH45°	ST-SS-03
Manhole Cover	SSMH-LID	ST-SS-04
Sanitary Sewer Service Connection	SSCONN	ST-SS-05
Manhole and Valve Box Marker	MHMARKER	ST-SS-06

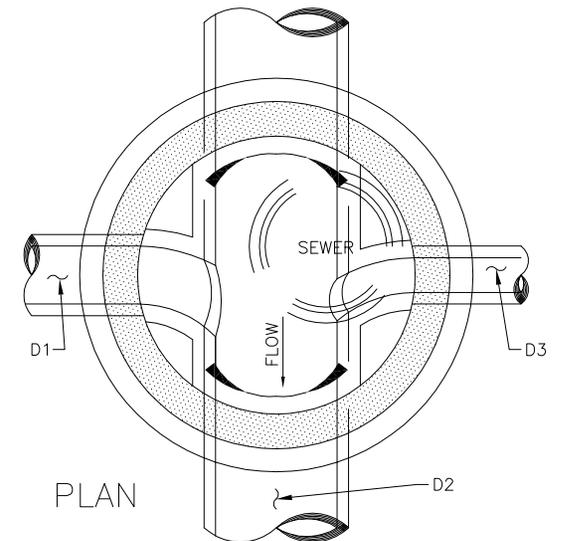
STANDARD MANHOLE



PROFILE



STEP DETAIL



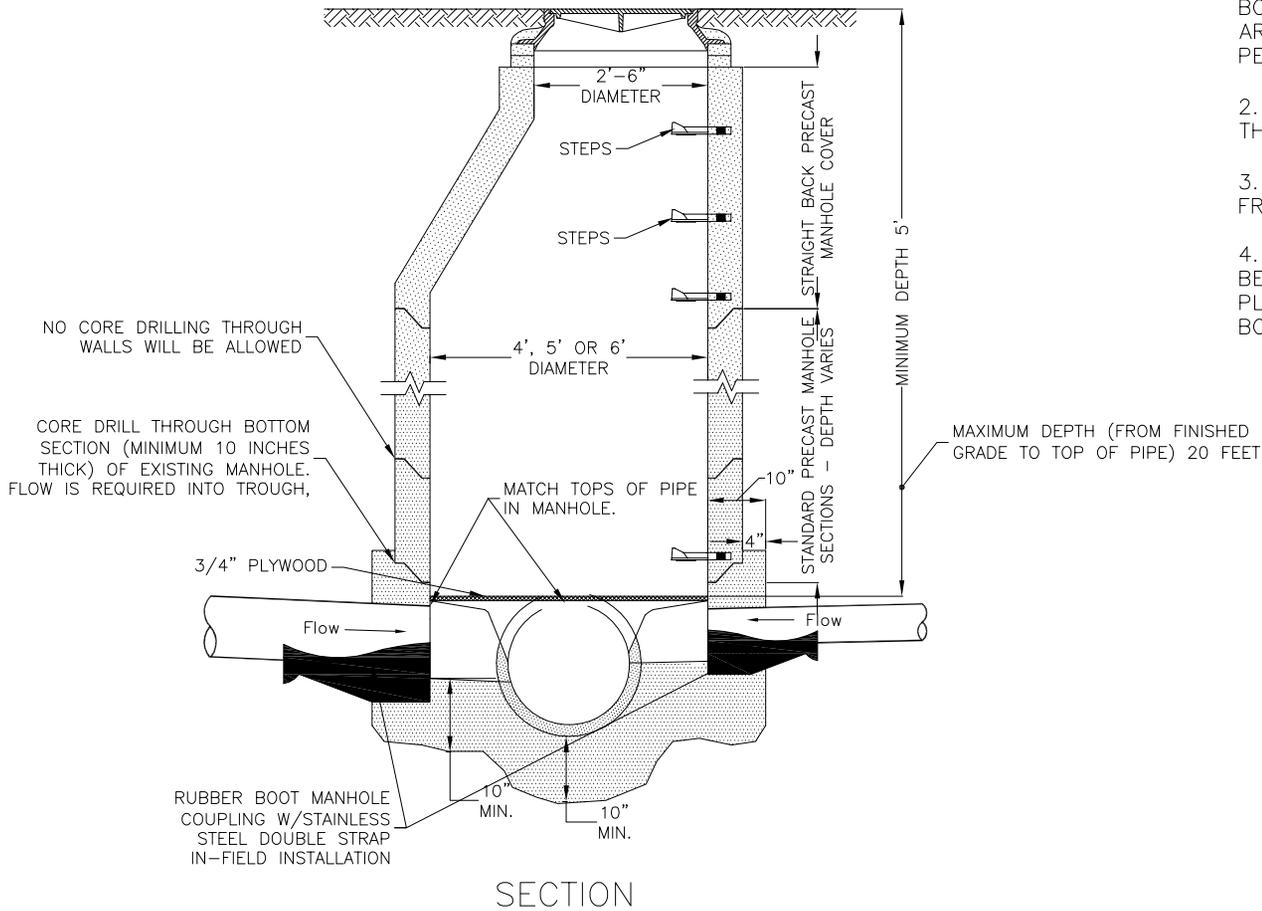
PLAN

NOTES:

1. FURNISH AND INSTALL 3/4" PLYWOOD FALSE BOTTOM COVER IN ALL NEW OR EXISTING MANHOLES AROUND WHICH GRADING OR SURFACING IS BEING PERFORMED.
2. IF MANHOLE IS TO BE POURED IN PLACE FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 8" MIN. WALL THICKNESS.
3. PROVIDE STUBS WHERE SHOWN ON THE PLAN DRAWINGS.
4. MANHOLES MAY BE 4', 5', OR 6' AS SHOWN ON THE PLAN DRAWINGS.
5. PROVIDE FLEXIBLE JOINTS IN PIPELINES, 18" FROM OUTSIDE FACE OF MANHOLE.
6. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY FALSE BOTTOM COVER.

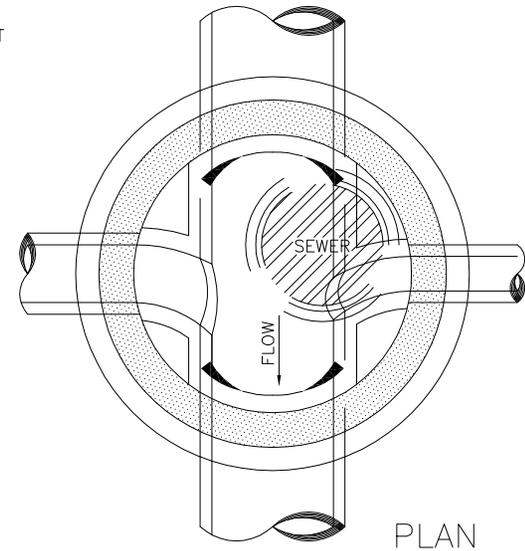
DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		STRD - MH
DATE 3/96		ST-SS-01
REVISIONS		

STANDARD CONNECTION TO EXISTING MANHOLE



NOTES:

1. FURNISH AND INSTALL 3/4" PLYWOOD FALSE BOTTOM COVER IN ALL NEW OR EXISTING MANHOLES AROUND WHICH GRADING OR SURFACING IS BEING PERFORMED.
2. MANHOLES MAY BE 4', 5', OR 6' AS SHOWN ON THE PLAN DRAWING.
3. PROVIDE FLEXIBLE JOINTS IN PIPELINES, 18" FROM OUTSIDE FACE OF MANHOLE.
4. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY FALSE BOTTOM COVER.

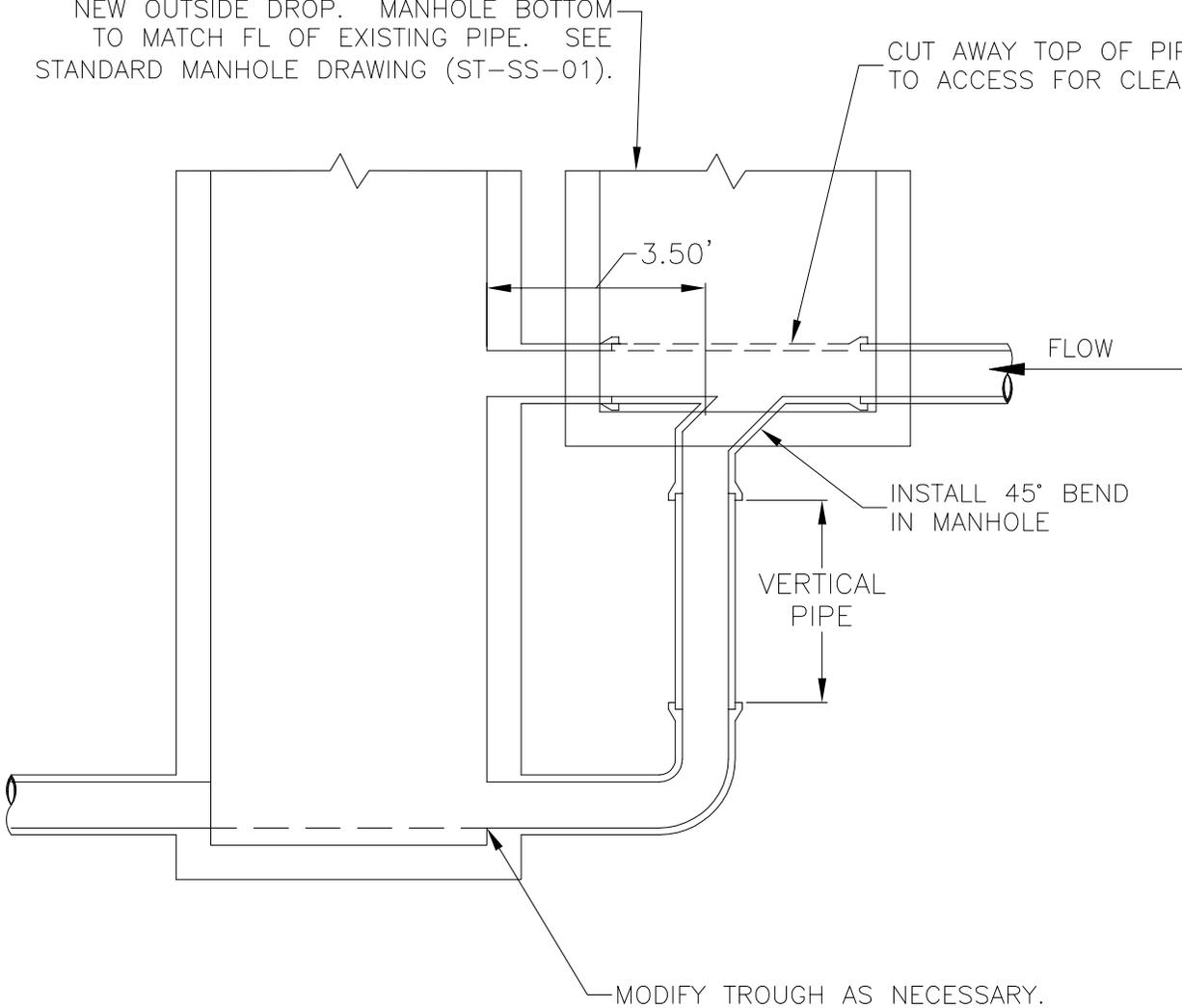


DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		MH-EX-CONN
DATE 3/96		ST-SS-02
REVISIONS		

DROP MANHOLE WITH MANHOLE ON OUTSIDE DROP WITH 45° ON DROP

CONSTRUCT NEW 4' ϕ MANHOLE
NEXT TO STANDARD MANHOLE AND OVER
NEW OUTSIDE DROP. MANHOLE BOTTOM
TO MATCH FL OF EXISTING PIPE. SEE
STANDARD MANHOLE DRAWING (ST-SS-01).

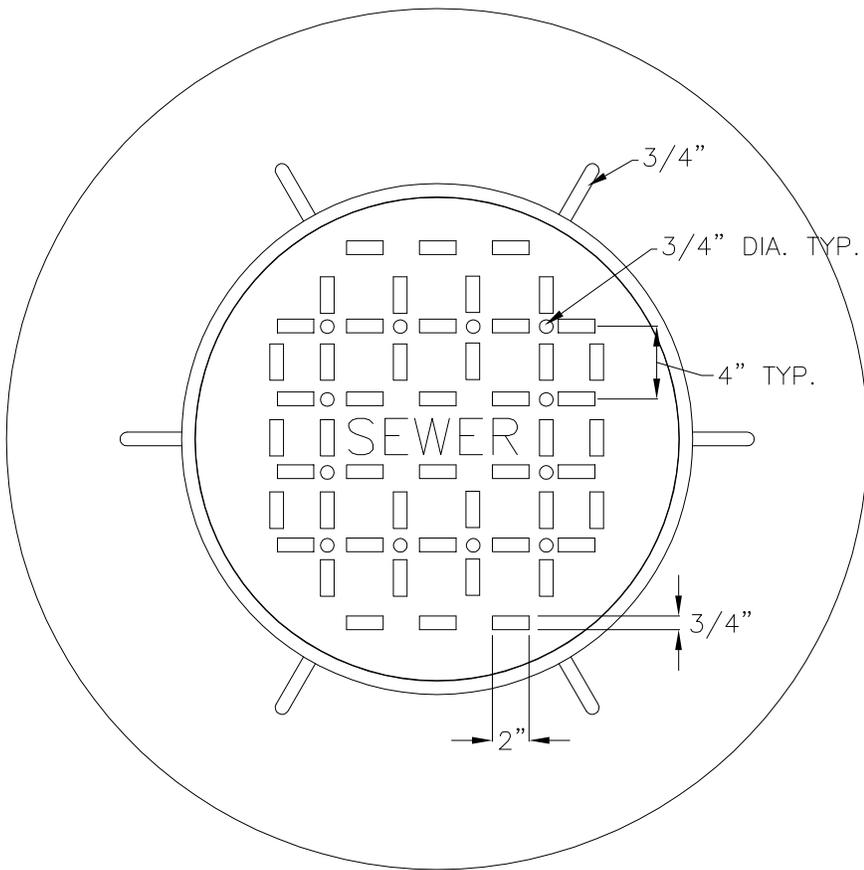
CUT AWAY TOP OF PIPE
TO ACCESS FOR CLEANING



SEE STANDARD MANHOLE
DRAWINGS ST-SS-01 AND
ST-SS-02 FOR MANHOLE
DIMENSIONS AND DETAILS.

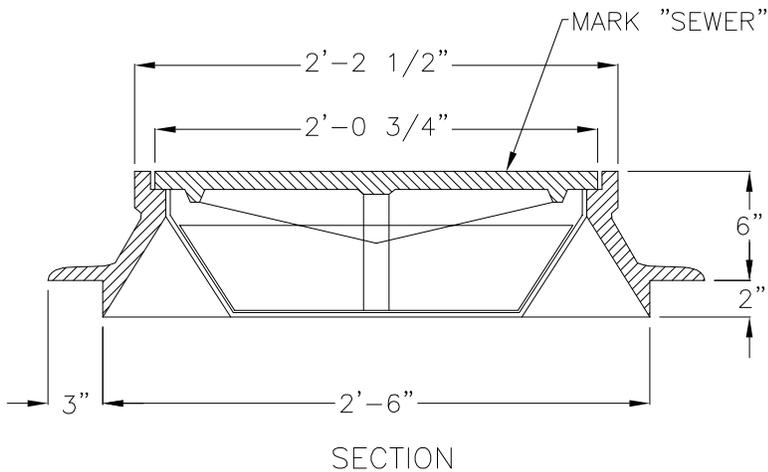
DRAWN BY SH		STANDARD DRAWING	SEE STANDARD MANHOLE DRAWINGS ST-SS-01 AND ST-SS-02 FOR MANHOLE DIMENSIONS AND DETAILS.
SCALE NONE		DROP MH 2 MH 45'	
DATE 9/97		ST-SS-03	
REVISIONS			

MANHOLE COVER

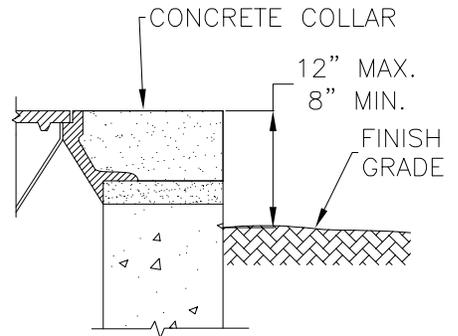


PLAN RING & COVER

STANDARD MANHOLE
 FRAME AND COVER
 EQUAL TO D & L
 SUPPLY A-1180
 MANHOLE RING & COVER
 (VENTED).



SECTION



DETAIL
 UNIMPROVED AREAS

NOTE: CONTRACTOR SHALL
 POUR A CONCRETE COLLAR
 (MIN. 12") AROUND THE CAST
 IRON RING, EVEN WHEN THE
 MANHOLE IS LOCATED IN AN
 UNIMPROVED LOCATION.

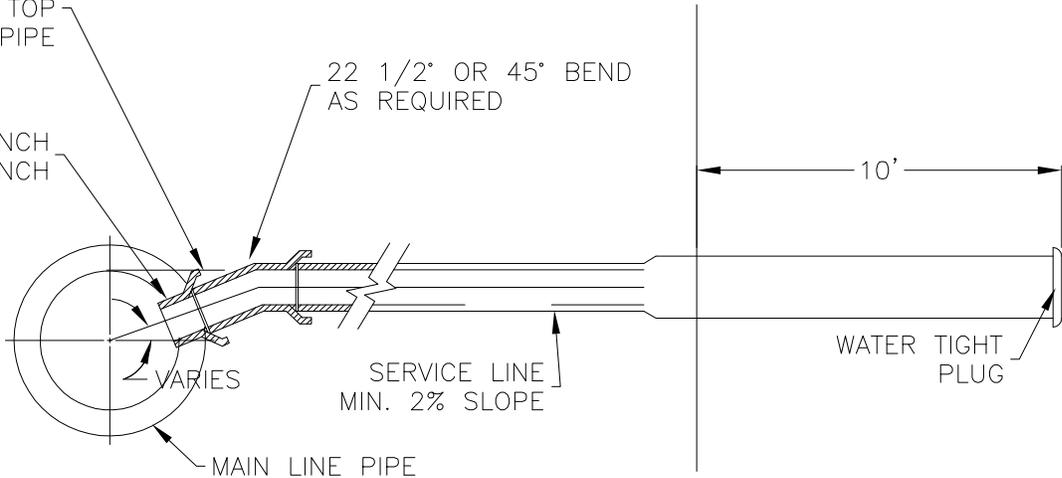
DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		SSMH-LID
DATE 9/93		ST-SS-04
REVISIONS		

SANITARY SEWER SERVICE CONNECTION

TOP OF SERVICE LINE IS
SAME ELEVATION AS TOP
OF MAIN LINE PIPE

4" 45° WYE BRANCH
OR TEE BRANCH

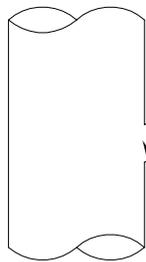
22 1/2° OR 45° BEND
AS REQUIRED



SECTION

PROPERTY LINE

4" PVC PIPE



22 1/2° OR 45°
BEND AS REQUIRED

4"-45°
WYE BRANCH

PLAN

WATER TIGHT
PLUG

DRAWN BY DHR
SCALE NONE
DATE 9/99
REVISIONS 3/12



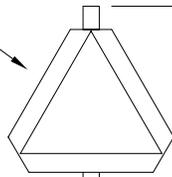
STANDARD
DRAWING

SS-CON

ST-SS-05

MANHOLE & VALVE BOX MARKER

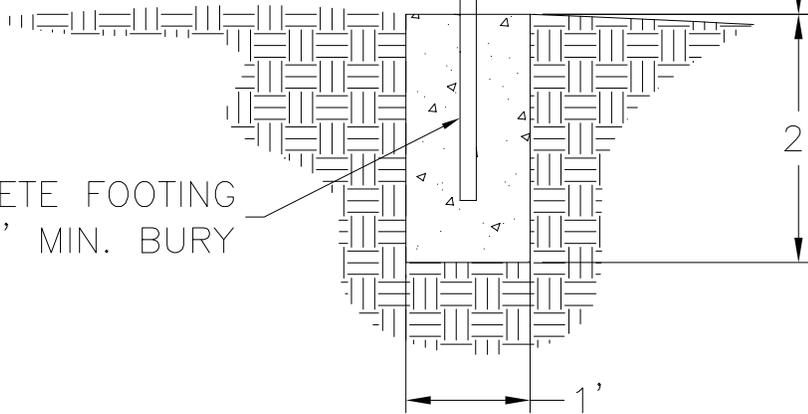
ORANGE TRIANGLE W/
REFLECTIVE TAPE
BOTH SIDES OF PIPE



1 1/2" GALV. PIPE

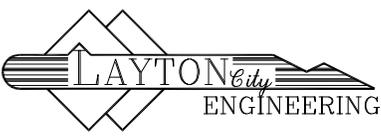


6' MIN.



CONCRETE FOOTING
2' MIN. BURY



DRAWN BY RB		STANDARD DRAWING
SCALE NONE		MH MARKER
DATE 3/10		ST-SS-06
REVISIONS 3/12		



STANDARD PLANS

FOR STORM DRAIN

APRIL 2015

James Woodruff, City Engineer

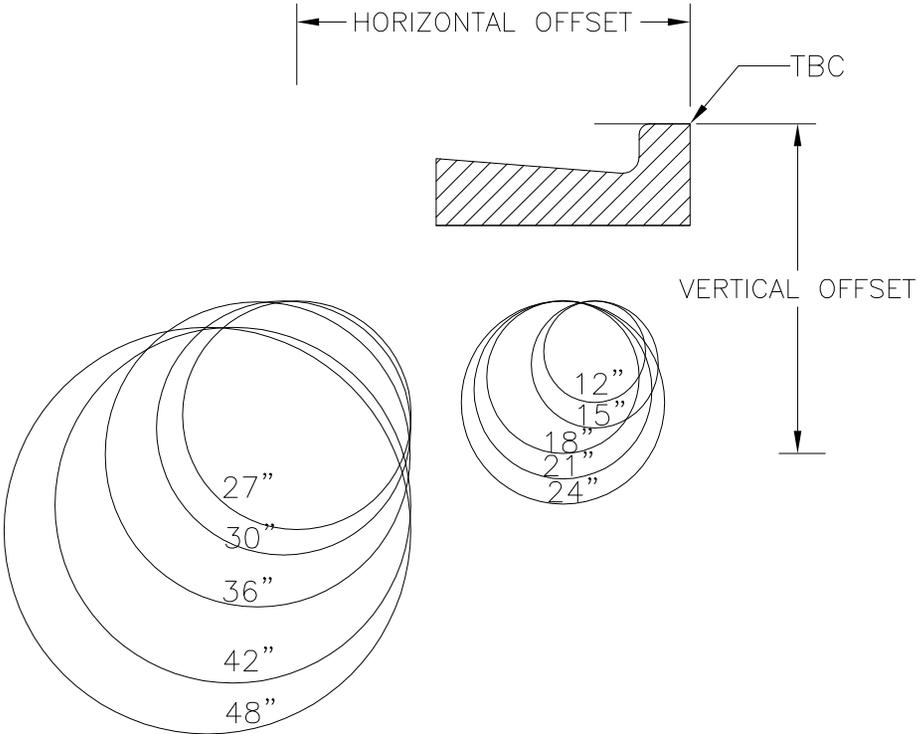
Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

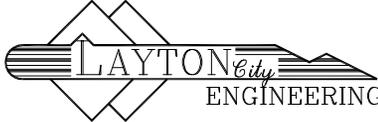
STORM DRAIN DRAWINGS INDEX

DETAIL NAME	ABBREV.	PAGE #
Location of Storm Drain Pipe	SD-LOC	ST-SD-01
Inlet Box – 15” Pipe	15” IB	ST-SD-02
Double Inlet Box Curb & Gutter Location	DIB	ST-SD-03
Gutter Inlet Box	GTRINLET	ST-SD-04
Manhole Inlet	MH-INLET	ST-SD-05
5’ X 4’ Inlet Box	5X4INLET	ST-SD-06
Bicycle Safe Inlet Grate	BIKEGRATE	ST-SD-07
Cleanout Box – 12”, 15”, or 18” Pipe	12”-18” CO BOX	ST-SD-08
Cleanout Box – 21” – 30” Pipe	21”-30” CO BOX	ST-SD-09
Cleanout Box – 36” – 42” Pipe	36”-42” CO BOX	ST-SD-10
Cleanout Box – 48” Pipe	48” CO BOX	ST-SD-11
Cleanout Box with Manhole Lid	CO-MH-LID	ST-SD-12
Combination Cleanout Box/Inlet Box	COMBO	ST-SD-13
Combination Cleanout Box/Double Inlet Box	COMBO-DI	ST-SD-14
Irrigation Diversion Box	IRR-CO	ST-SD-15
Detention Pond Inlet/Outlet Structure	I/O STRUCTURE	ST-SD-16
Storm Drain & Land Drain Manhole	SDMH	ST-SD-17
Manhole Cover	SDMH-LID	ST-SD-18
Footing and Foundation Subdrain	FOOTING	ST-SD-19
Pond Berm Cross Section	POND BERM	ST-SD-20
Storm Drain Detention Basin Sprinkling System	SDBASIN SPRINKLER	ST-SD-21
Combination Cleanout/Inlet Box in Waterway	COMBO-WWY	ST-SD-22
Inlet Box – 15” Pipe (Stub to IRR Ditch)	IB – DITCH	ST-SD-23
8” Drain Line Installation for Slope Stabilization/Dewatering	8” PERF	ST-SD-24

LOCATION OF STORM DRAIN PIPE

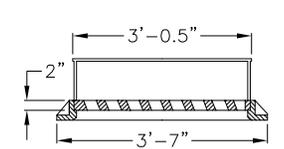
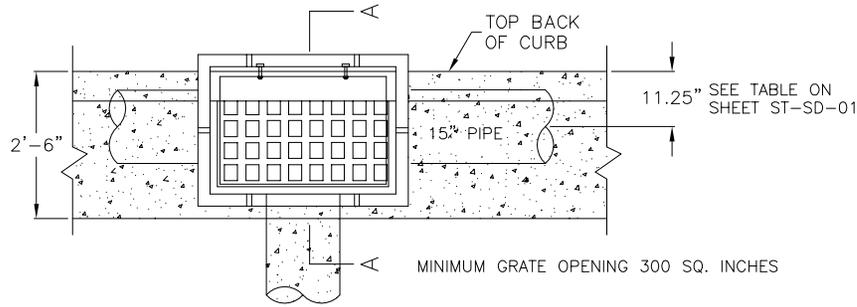


PIPE DIAMETER	HORIZONTAL OFFSET FROM TBC TO CL OF PIPE (FT.)	MIN VERTICAL OFFSET FROM TBC (FT.) TO FL OF PIPE
12"	0.94	2.75
15"	0.94	3.00
18"	1.25	3.25
21"	1.25	3.50
24"	1.25	3.75
27"	3.87	4.00
30"	4.00	4.25
36"	4.25	4.75
42"	4.50	5.50
48"	4.75	6.00

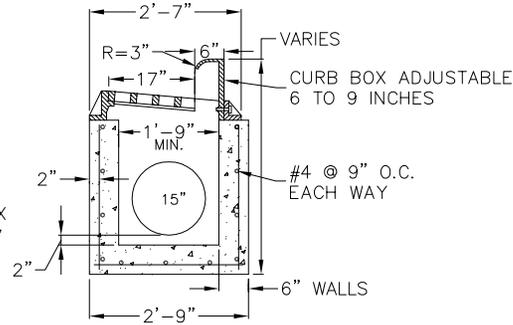
DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		SD-LOC
DATE 3/96		ST-SD-01
REVISIONS 5/12		

INLET BOX - 15" PIPE

CURB & GUTTER PLAN



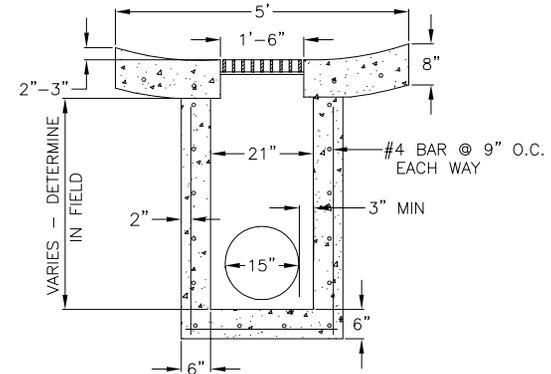
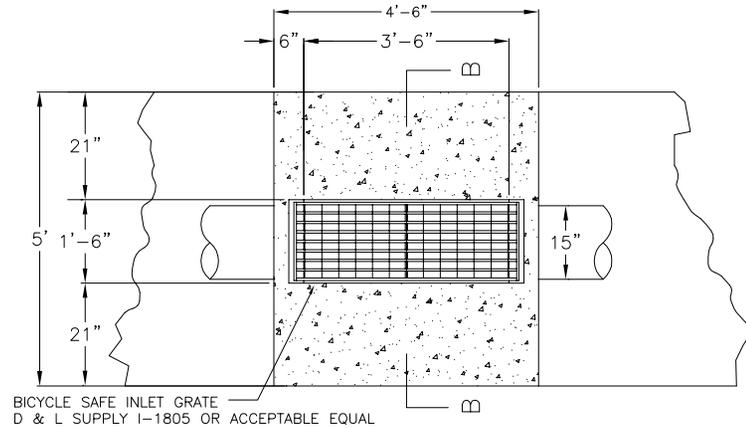
INLET FRAME AND GRATE WITH ADJUSTABLE CURB BOX (OLYMPIC FOUNDRY 1-3517 OR ACCEPTABLE EQUAL)



SECTION A

*INTERIOR BOX SIZE 1'-9" X 36"

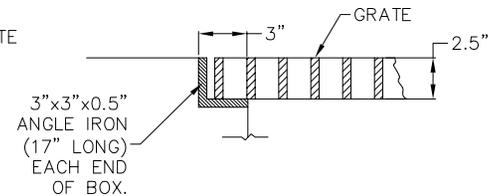
WATERWAY PLAN



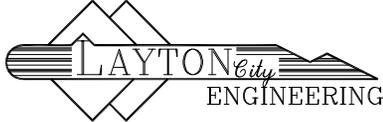
SECTION B

NOTES:

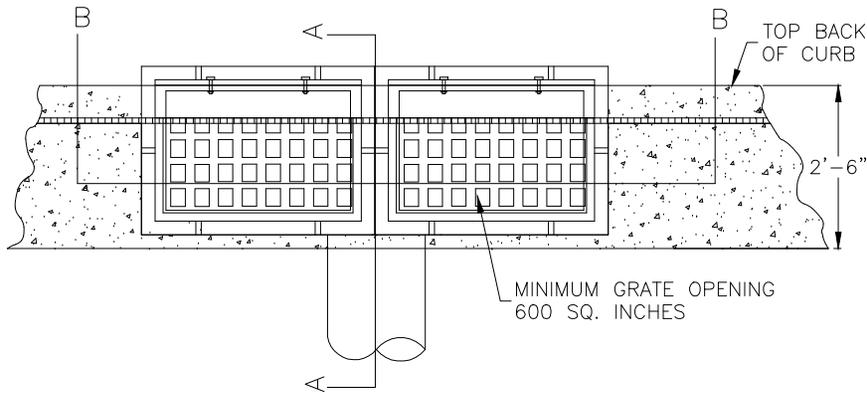
- ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60. KSI PER APWA 03 20 00.
- ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
- THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL)
- THE WATERWAY INLET GRATE SHALL BE BICYCLE SAFE AND SHALL BE SET ON 3"x3"x1/2" ANGLE IRON SUPPORTS CAST IN EACH END OF THE BOX (D&L SUPPLY I-1805 OR ACCEPTABLE EQUAL) (SEE LEDGE DETAIL).
- CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
- ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
- REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF THE STRUCTURE.
- IF PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.



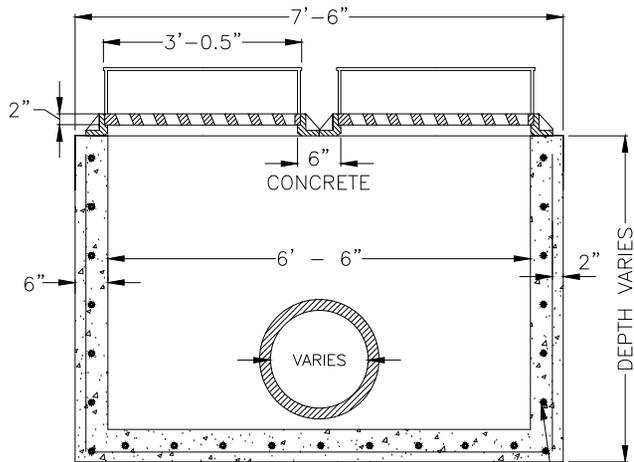
LEDGE DETAIL WATERWAY INLET GRATE

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		15" IB
DATE 3/96		ST-SD-02
REVISIONS 3/03		

DOUBLE INLET BOX CURB & GUTTER LOCATION



PLAN - DOUBLE INLET

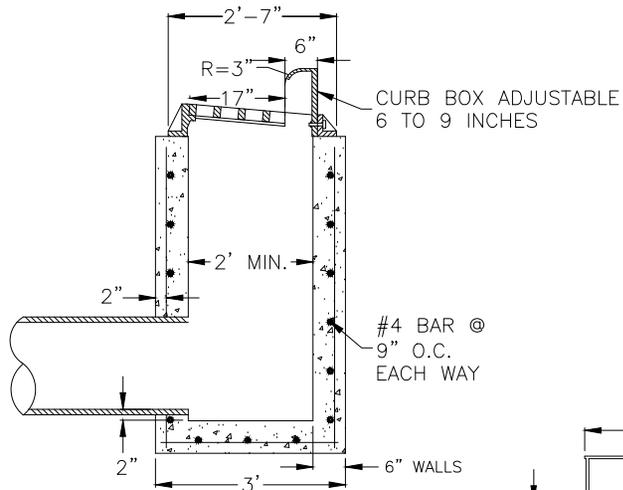


SECTION B

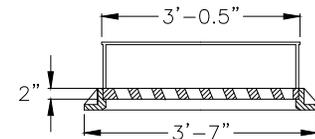
#4 BAR @
9" O.C.
EACH WAY

NOTES:

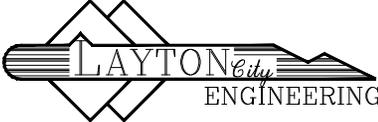
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60. KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY 1-3517 OR ACCEPTABLE EQUAL).
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
7. IF PRECAST BOX ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.



SECTION A

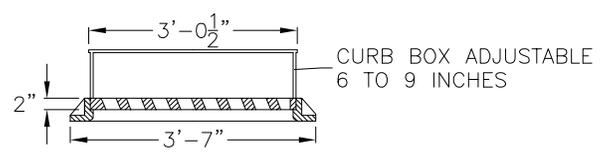
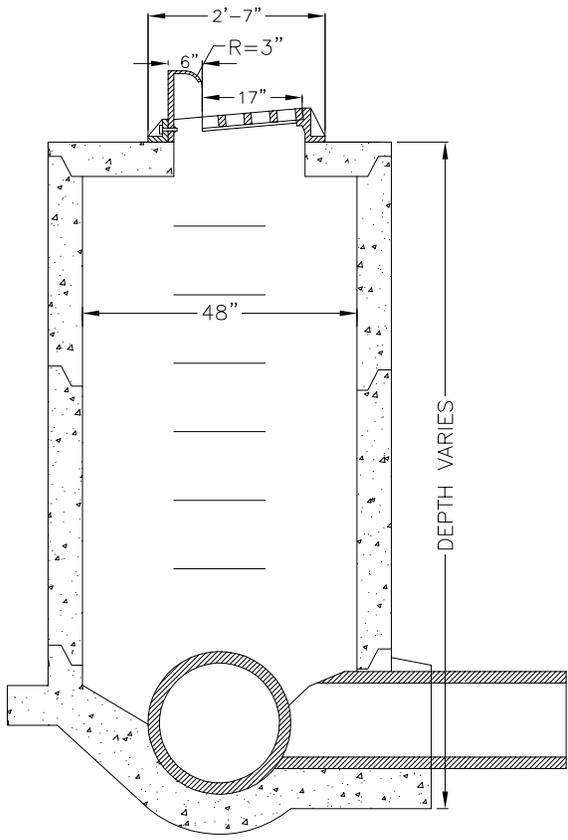
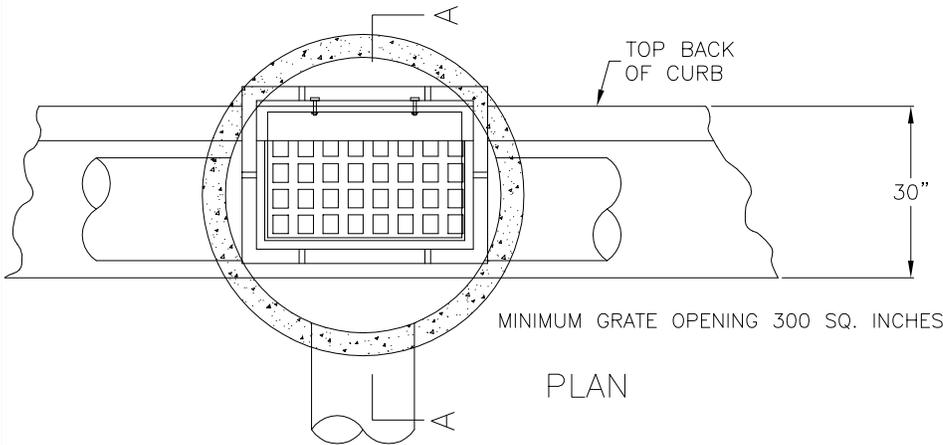


INLET FRAME AND GRATE
WITH ADJUSTABLE CURB BOX
(OLYMPIC FOUNDRY 1-3517
OR ACCEPTABLE EQUAL)

DRAWN BY DHR SCALE NONE DATE 3/96 REVISIONS 1/15		STANDARD DRAWING DIB ST-SD-03
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MANHOLE INLET

WITH INLET GRATE COVER
CURB & GUTTER LOCATION



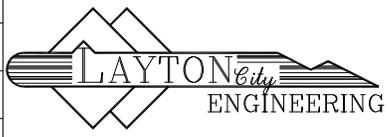
INLET FRAME AND GRATE
WITH ADJUSTABLE CURB BOX
(OLYMPIC FOUNDRY 1-3517
OR ACCEPTABLE EQUAL)

NOTES:

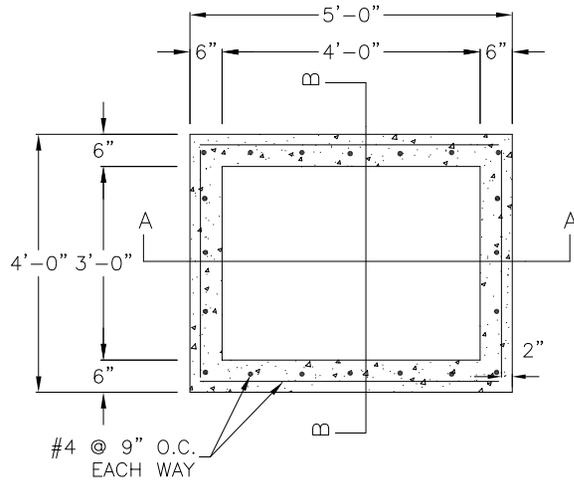
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60. KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY 1-3517 OR ACCEPTABLE EQUAL).
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF THE STRUCTURE.

SECTION A

SEE DRAWING "ST-SD-17" FOR
MANHOLE CONSTRUCTION DETAILS

DRAWN BY DHR		STANDARD DRAWING	
SCALE NONE		MH-INLET	
DATE 3/96		ST-SD-05	
REVISIONS 10/97			

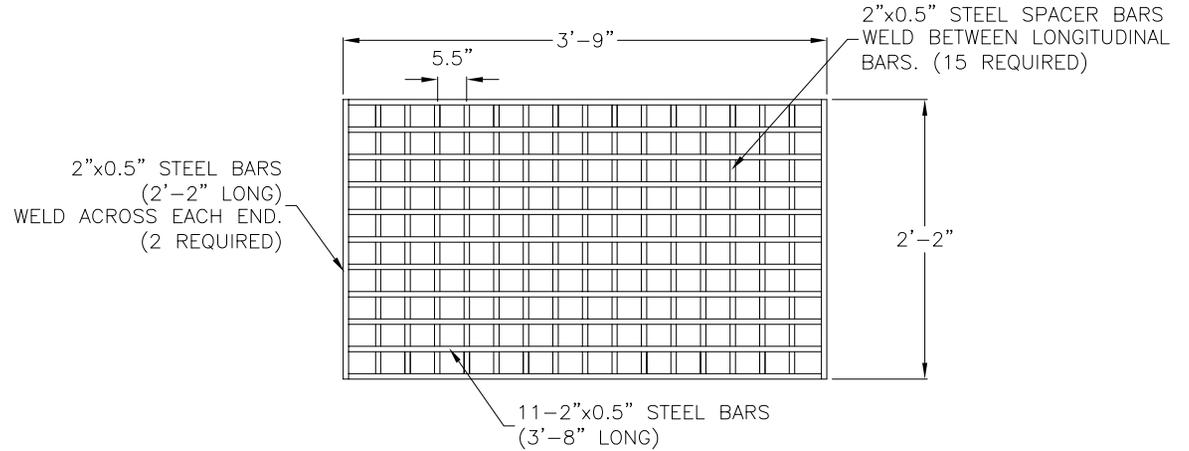
5' X 4' INLET BOX



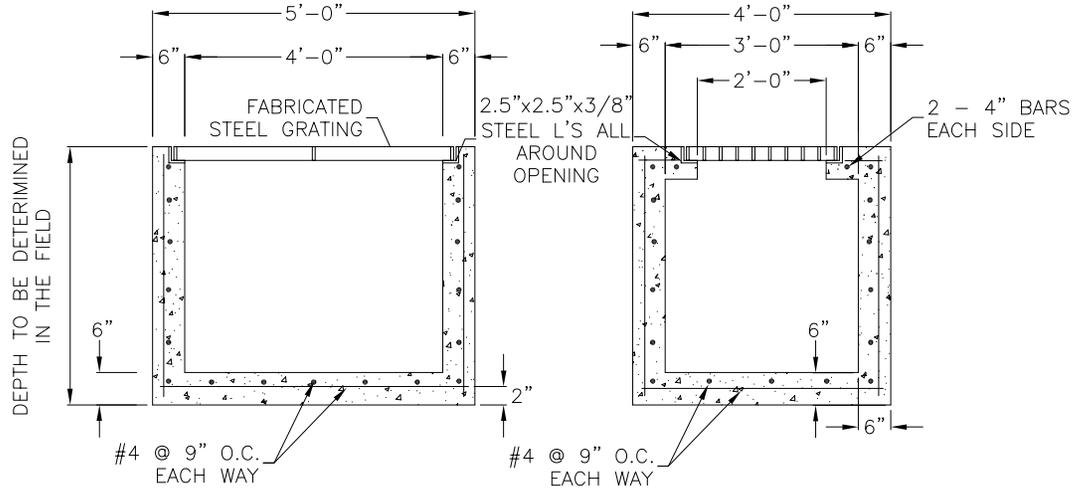
PLAN-INLET BOX

NOTES:

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE INLET GRATE SHALL BE SET ON 3"x3"x1/2" ANGLE IRON SUPPORTS CAST IN EACH END OF THE BOX.
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF THE STRUCTURE.
7. TO BE USED IN FIELDS OR PARKING LOT AREAS.



BICYCLE SAFE STEEL GRATING
(NOT TO SCALE)

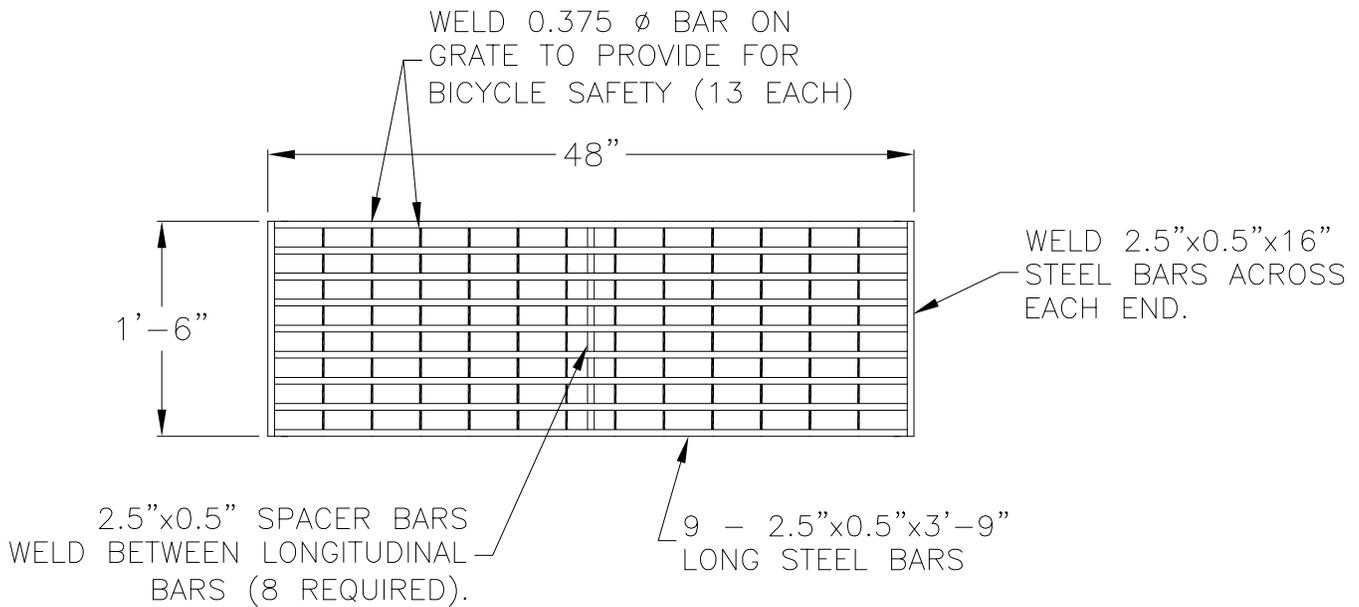


SECTION A

SECTION B

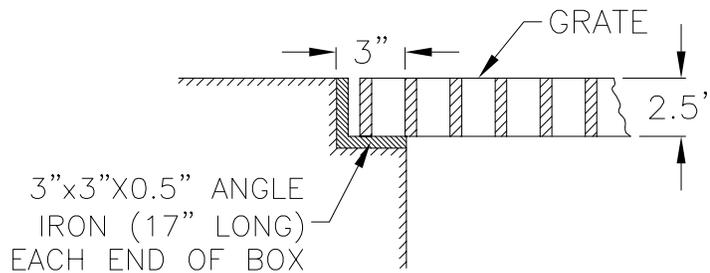
DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		
DATE 11/93		#4 @ 9" O.C. EACH WAY
REVISIONS		ST-SD-06

BICYCLE SAFE INLET GRATE



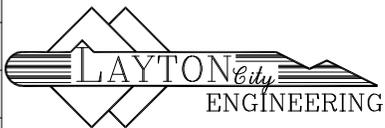
DETAILS - STEEL GRATE

RECTANGULAR FRAME AND GRATE
D&L SUPPLY I-1805 OR
ACCEPTABLE EQUAL



LEDGE DETAIL
WATERWAY INLET GRATE

DRAWN BY
DHR
SCALE
NONE
DATE
10/97
REVISIONS



STANDARD
DRAWING

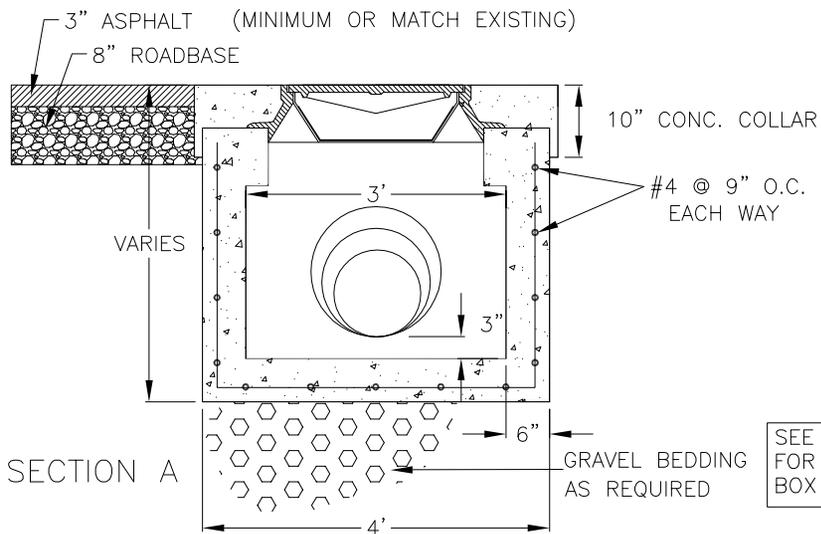
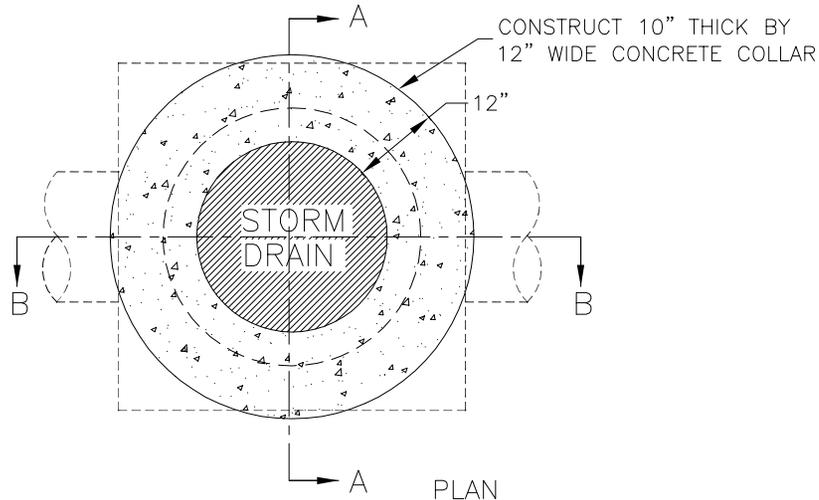
BIKEGRATE

ST-SD-07

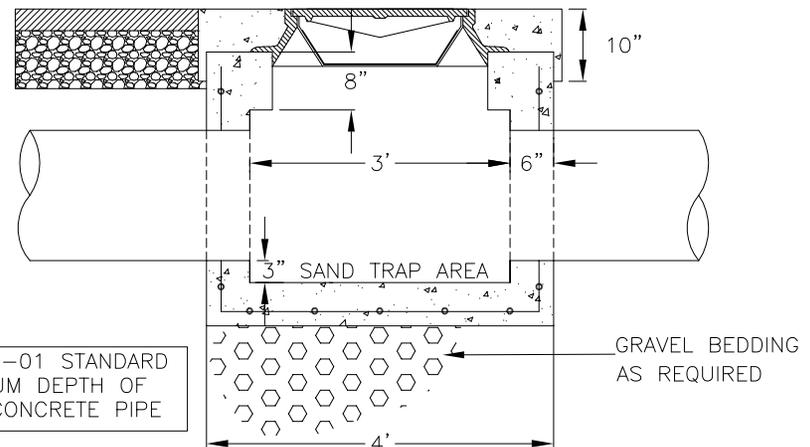
CLEANOUT BOX - 12", 15" OR 18" PIPE

NOTES:

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9 INCHES O.C. EACH WAY IN THE FLOOR AND WALLS.
3. THE MANHOLE FRAME AND COVER SHALL BE D & L SUPPLY MODEL A-1181 OR ACCEPTABLE EQUAL.
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT FLUSH WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
7. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.



SEE ST-SD-01 STANDARD FOR MINIMUM DEPTH OF BOX FOR CONCRETE PIPE



SECTION B

DRAWN BY
DHR
SCALE
NONE
DATE
6/05
REVISIONS



STANDARD
DRAWING

12"-18" CO BOX

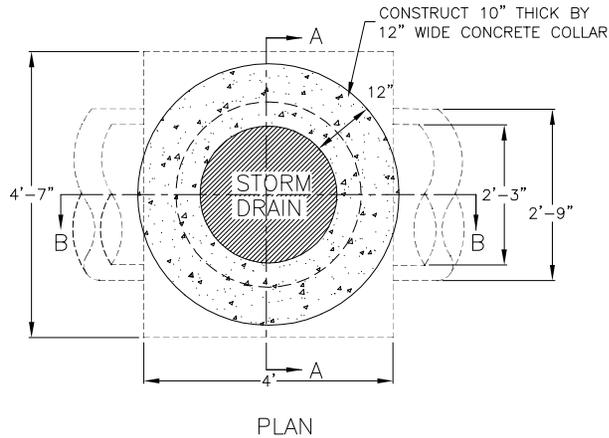
ST-SD-08

CLEANOUT BOX - 21" - 30" PIPE

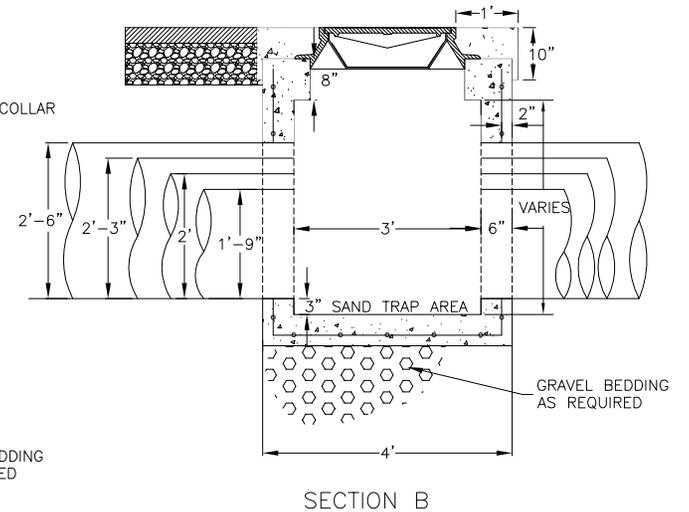
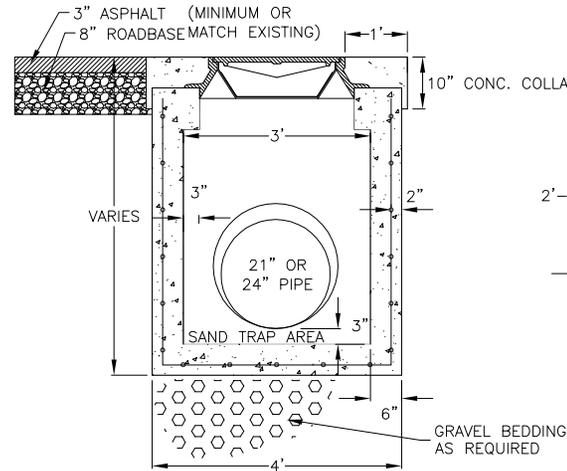
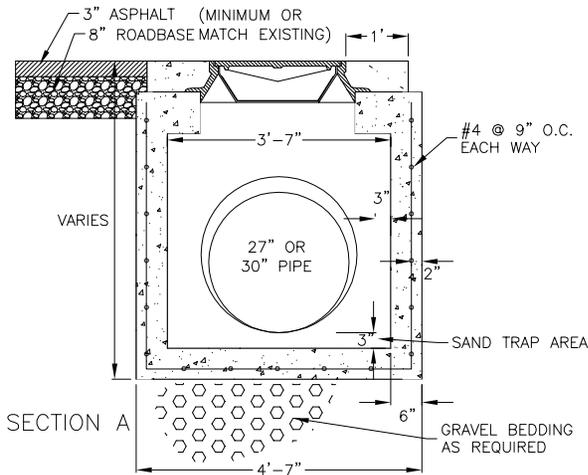
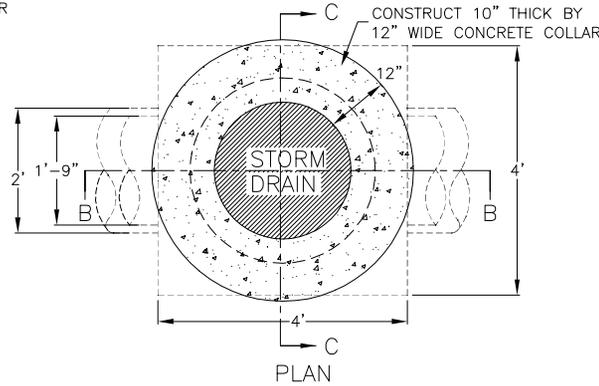
NOTES:

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9 INCHES O.C. EACH WAY IN THE FLOOR AND WALLS.
3. THE MANHOLE FRAME AND COVER SHALL BE D & L SUPPLY MODEL A-1181 OR ACCEPTABLE EQUAL.
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT FLUSH WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2 INCHES CLEAR ON EARTH SIDE OF STRUCTURE.
7. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.

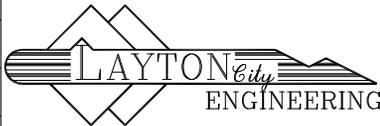
27" AND 30" PIPE



21" AND 24" PIPE



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DHR
SCALE
NONE
DATE
8/05
REVISIONS



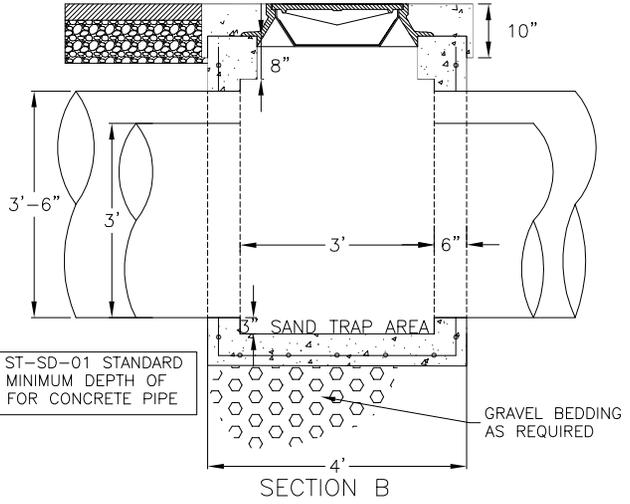
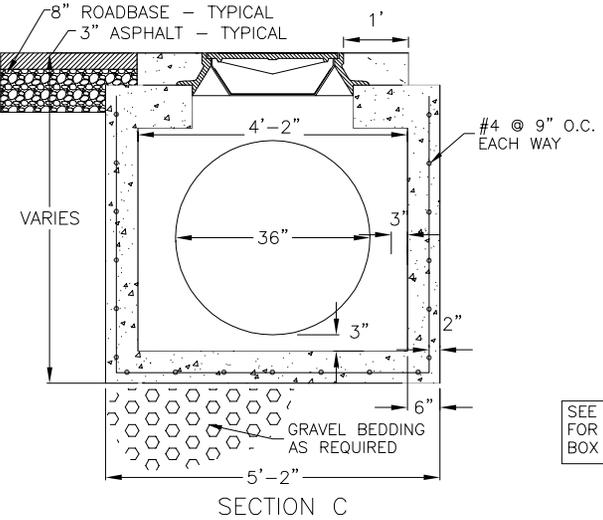
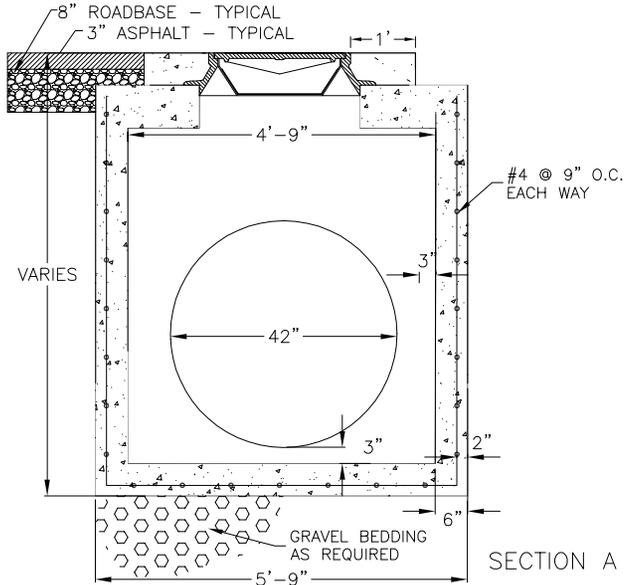
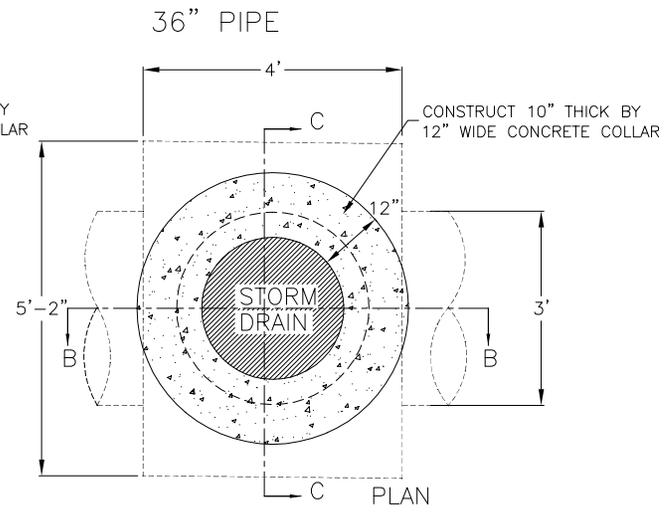
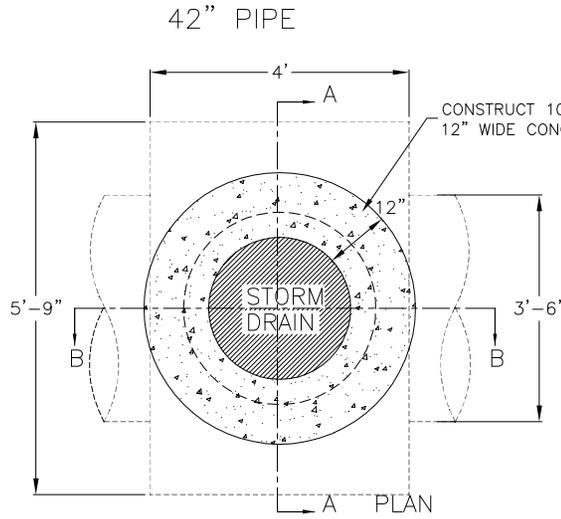
STANDARD
DRAWING

21"-30" CO BOX

ST-SD-09

SEE ST-SD-01 STANDARD
FOR MINIMUM DEPTH OF
BOX FOR CONCRETE PIPE.

CLEANOUT BOX - 36" - 42" PIPE

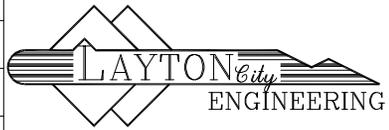


NOTES:

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9 INCHES O.C. EACH WAY IN THE FLOOR AND WALLS.
3. THE MANHOLE FRAME AND COVER SHALL BE D & L SUPPLY MODEL A-1181 OR ACCEPTABLE EQUAL.
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT FLUSH WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2 INCHES CLEAR ON EARTH SIDE OF STRUCTURE.
7. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.

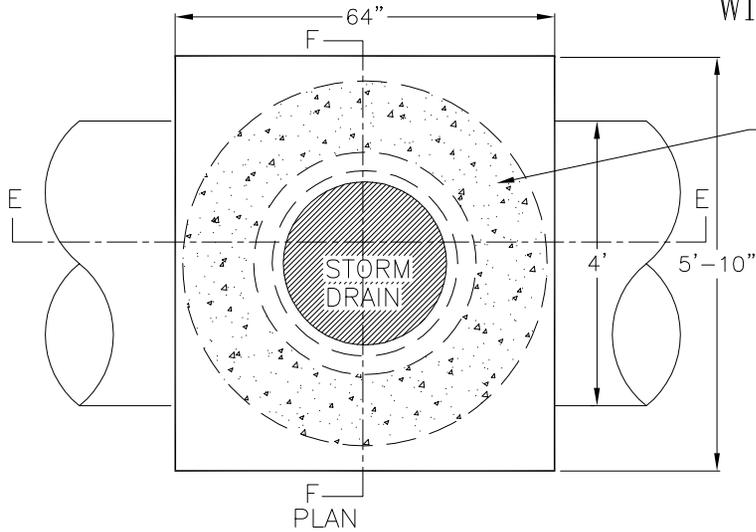
SEE ST-SD-01 STANDARD FOR MINIMUM DEPTH OF BOX FOR CONCRETE PIPE

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SCALE	NONE
DATE	8/05
REVISIONS	



STANDARD DRAWING
36"-42" CO BOX
ST-SD-10

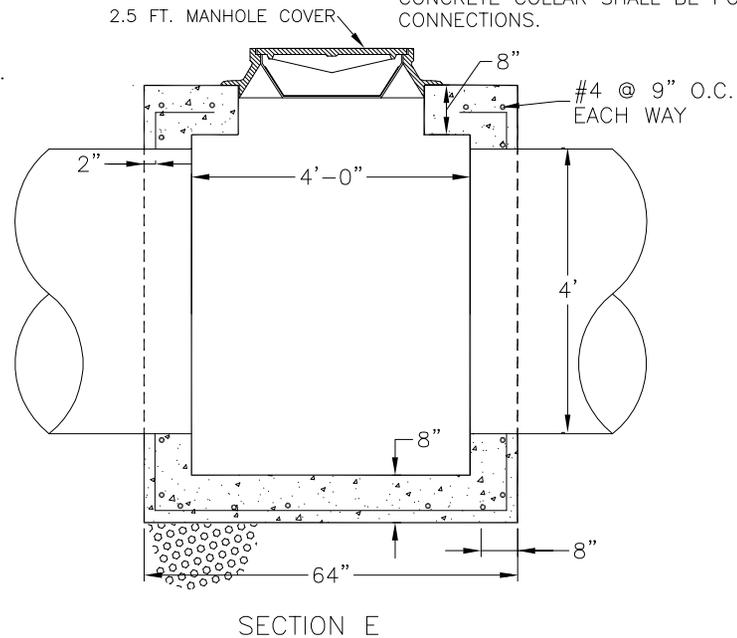
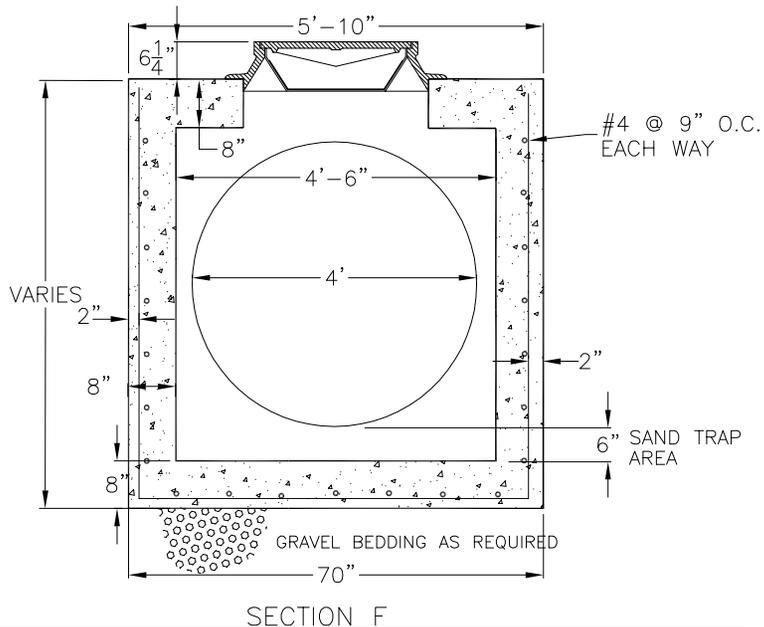
CLEANOUT BOX – 48" PIPE WITH MANHOLE COVER AND CONCRETE COLLAR



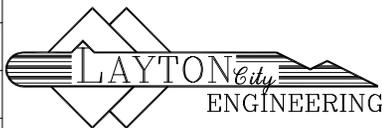
CONSTRUCT 6" THICK BY
12" WIDE CONCRETE COLLAR

NOTES:

1. ALL STEEL REINFORCEMENT SHALL BE DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT WILL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE CLEANOUT COVER SHALL BE MODEL A-1181 AS MANUFACTURED BY D&L SUPPLY OR EQUAL.
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT FLUSH WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2 INCHES CLEAR ON EARTH SIDE OF STRUCTURE.
7. WALL AND FLOOR THICKNESS SHALL BE 8 INCHES THICK.
8. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.



DRAWN BY DHR
SCALE NONE
DATE 3/05
REVISIONS 7/11

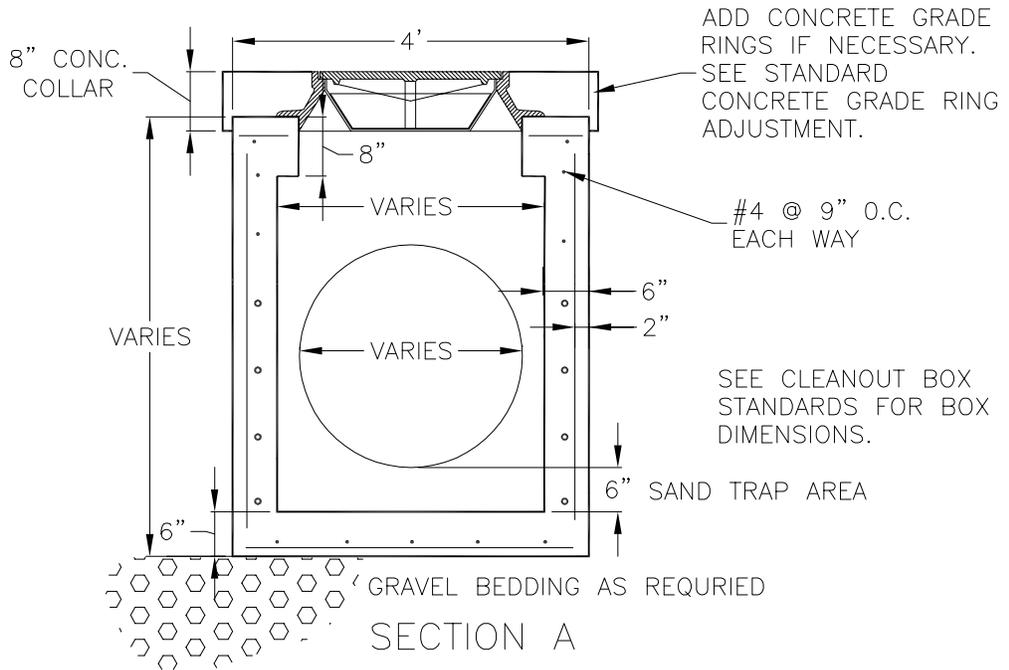
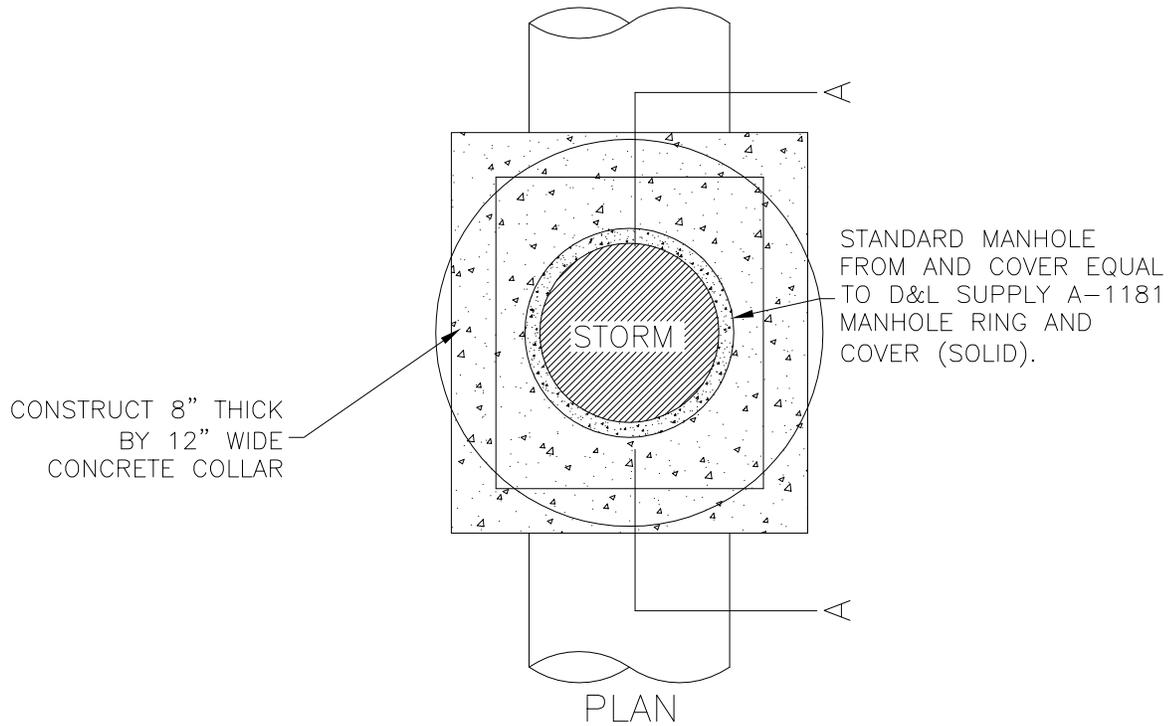


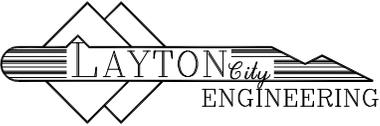
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DRAWING

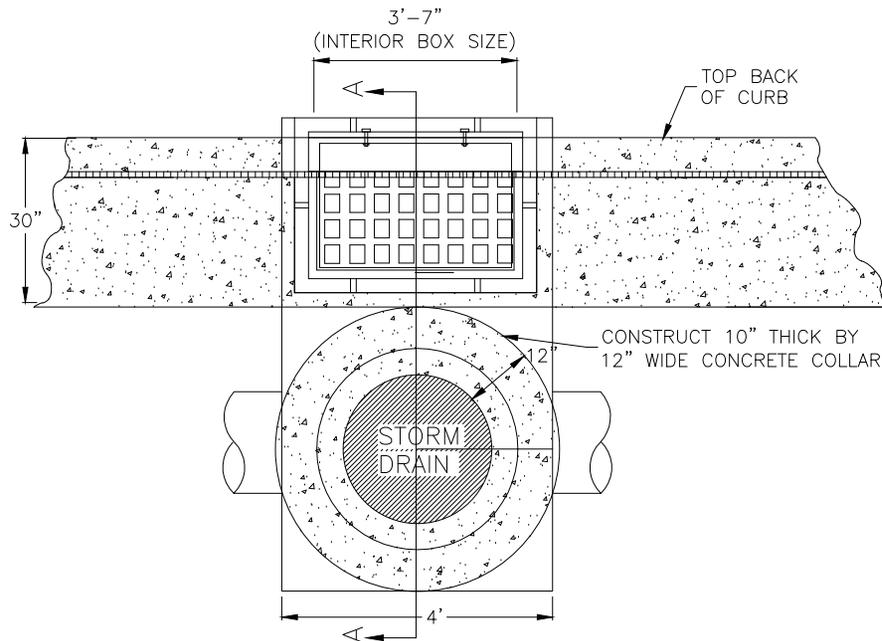
48" CO BOX

ST-SD-11

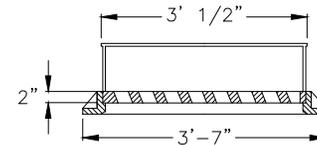
CLEANOUT BOX WITH MANHOLE LID



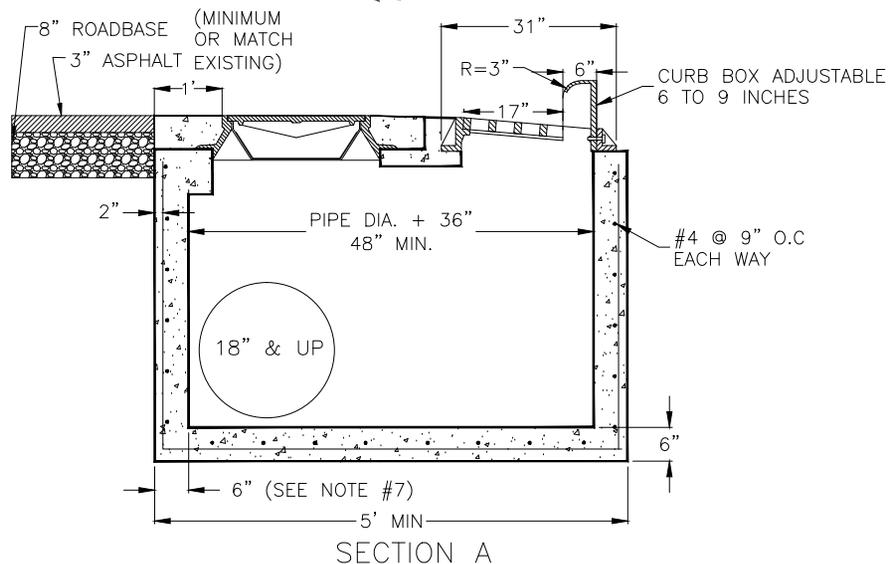
DRAWN BY DHR SCALE NONE DATE 8/02 REVISIONS		STANDARD DRAWING CO-MH-LID ST-SD-12
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COMBINATION CLEANOUT/INLET BOX



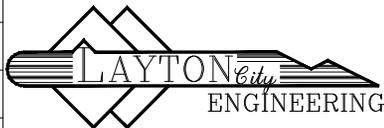
INLET FRAME AND GRATE
WITH ADJUSTABLE CURB BOX
(OLYMPIC FOUNDRY I-3517
OR ACCEPTABLE EQUAL)



NOTES:

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE CLEANOUT COVER SHALL BE MODEL A-1181 AS MANUFACTURED BY D & L SUPPLY OR ACCEPTABLE EQUAL.
4. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL).
5. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
6. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
7. WALL THICKNESS SHALL BE INCREASED TO 8 INCHES FOR PIPES 36 INCHES AND LARGER.
8. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
9. SEE ST-SD-01 STANDARD FOR EXACT HORIZONTAL LOCATION OF PIPE IN BOX.
10. FRAME MUST TOUCH WALL ON A MINIMUM OF 3 SIDES.
11. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.

DRAWN BY
DHR
SCALE
NONE
DATE
8/02
REVISIONS
1/15

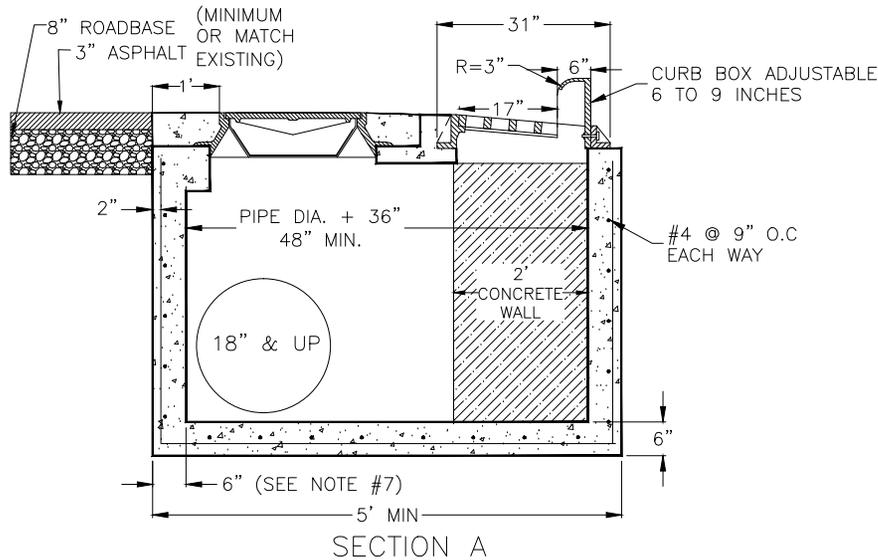
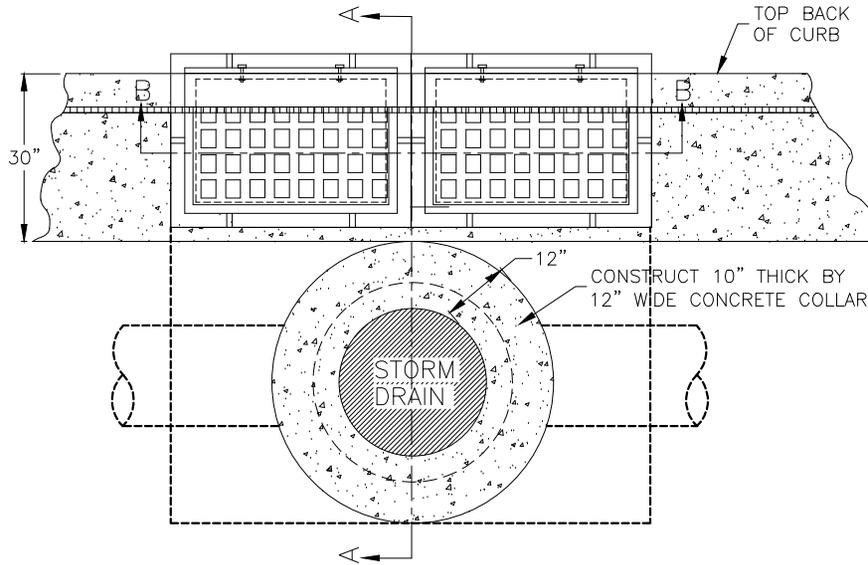


STANDARD
DRAWING

COMBO

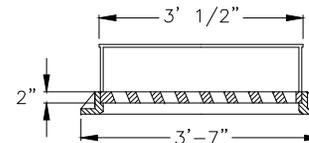
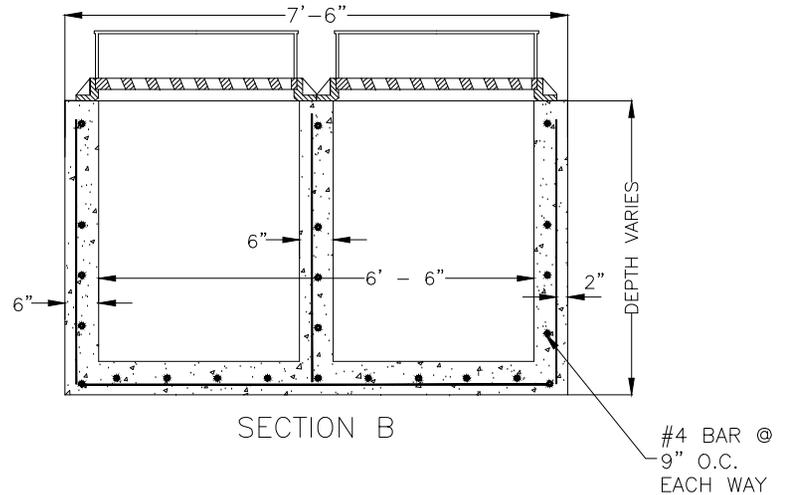
ST-SD-13

COMBINATION CLEANOUT/DOUBLE INLET BOX

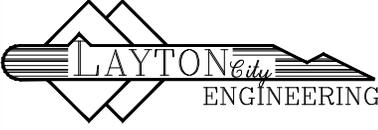


NOTES

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE CLEANOUT COVER SHALL BE MODEL A-1181 AS MANUFACTURED BY D & L SUPPLY OR ACCEPTABLE EQUAL.
4. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL).
5. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
6. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
7. WALL THICKNESS SHALL BE INCREASED TO 8 INCHES FOR PIPES 36 INCHES AND LARGER.
8. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
9. SEE ST-SD-01 STANDARD FOR EXACT HORIZONTAL LOCATION OF PIPE IN BOX.
10. FRAME MUST TOUCH THE WALLS ON A MINIMUM OF 3 SIDES.
11. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.

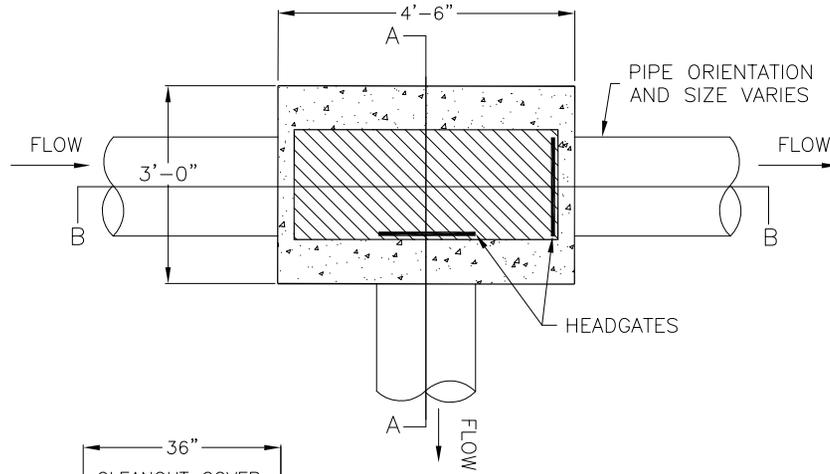


INLET FRAME AND GRATE WITH ADJUSTABLE CURB BOX (OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL)

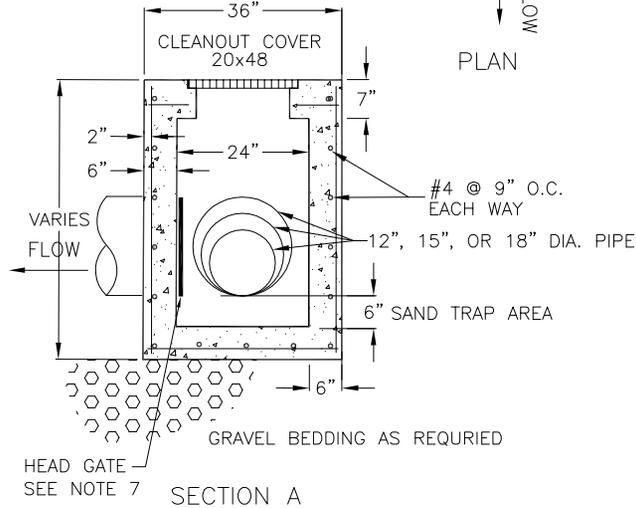
DRAWN BY DHR SCALE NONE DATE 3/96 REVISIONS 1/15		STANDARD DRAWING COMBO-DI ST-SD-14
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IRRIGATION DIVERSION BOX

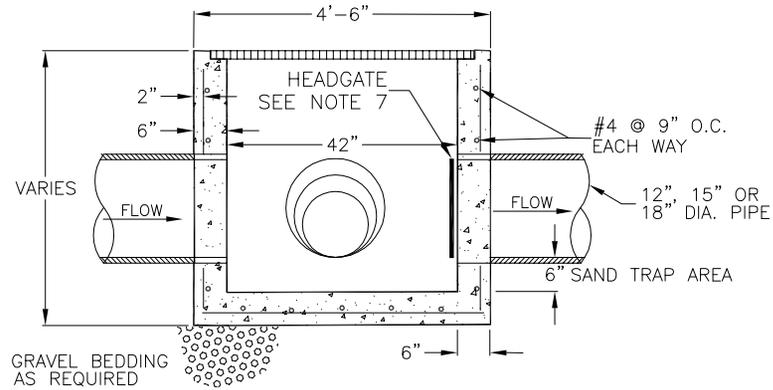
24" X 42" TYPICAL CLEANOUT BOX



PLAN



SECTION A



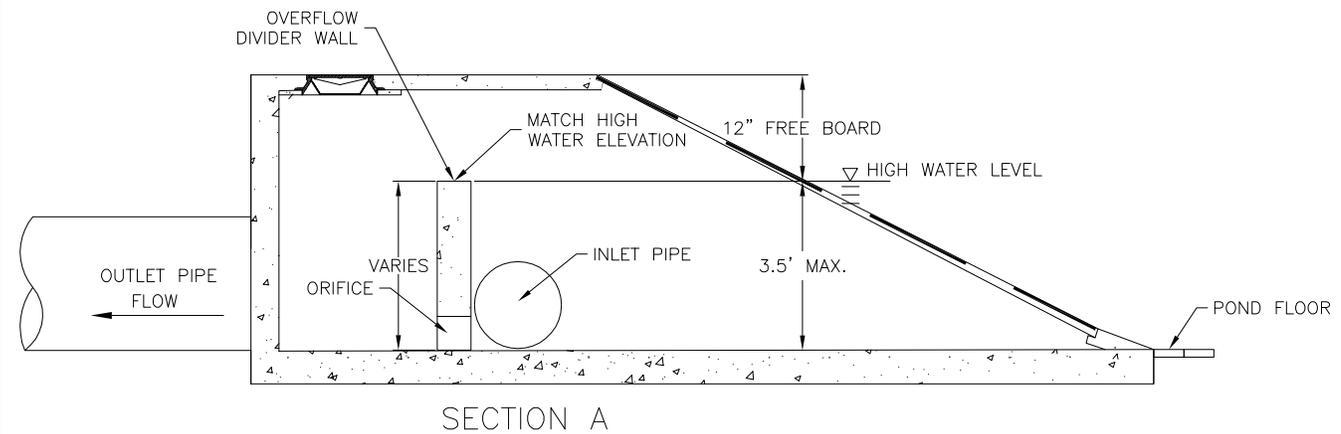
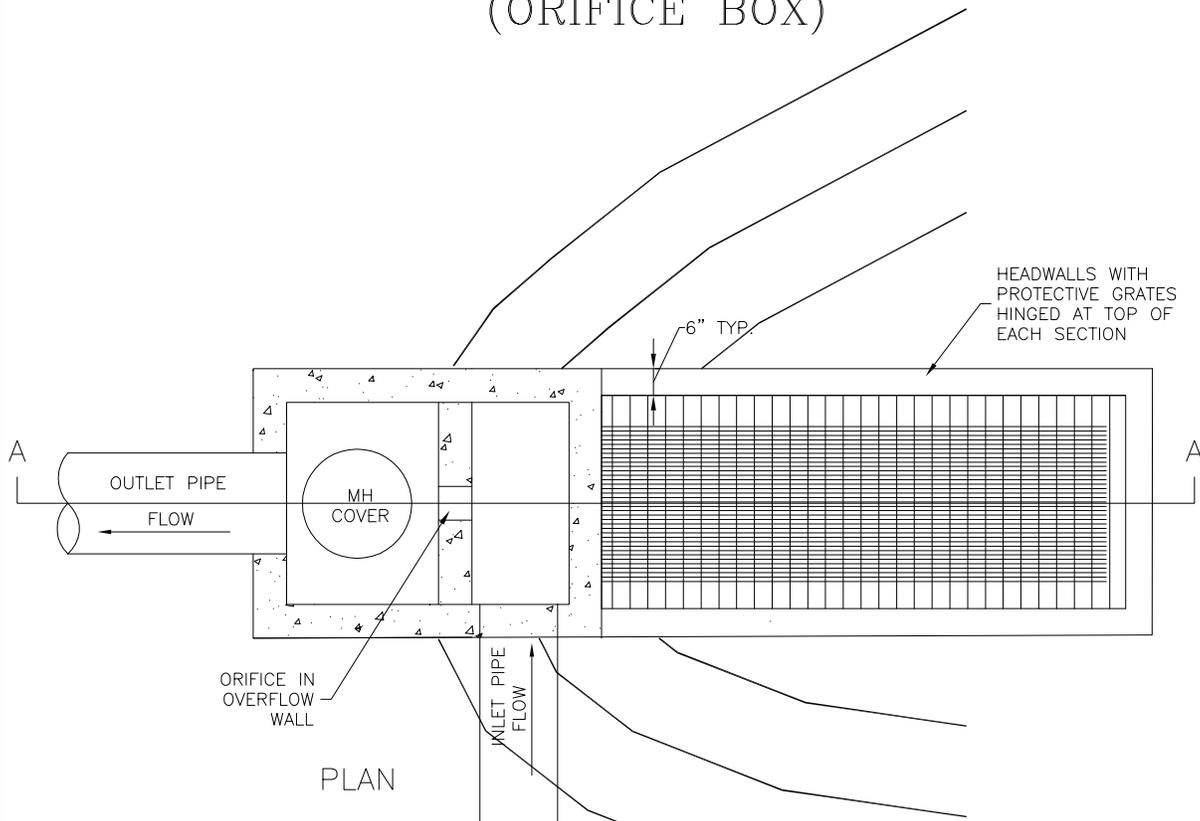
SECTION B

NOTES

1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT WILL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE CLEANOUT COVER SHALL BE MODEL H-1801 AS MANUFACTURED BY D & L SUPPLY OR EQUAL (LID SIZE IS 20" X 48").
4. CONCRETE SHALL BE CLASS 4,000 APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT FLUSH WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
7. HEAD GATES MUST BE GALVANIZED STEEL WITH 14 GAUGE SLIDE GATES.

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		IRR-CO
DATE 3/94		ST-SD-15
REVISIONS 3/03		

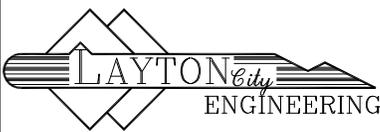
DETENTION POND INLET/OUTLET STRUCTURE (ORIFICE BOX)



NOTES:

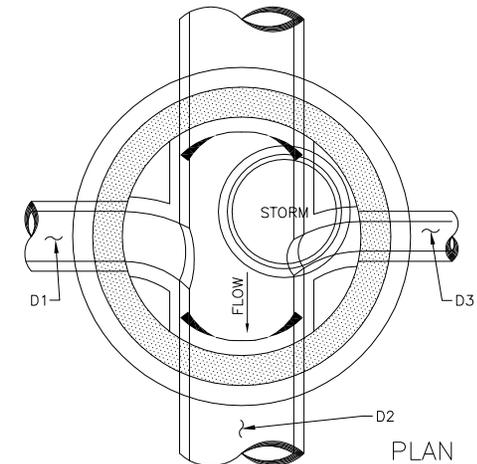
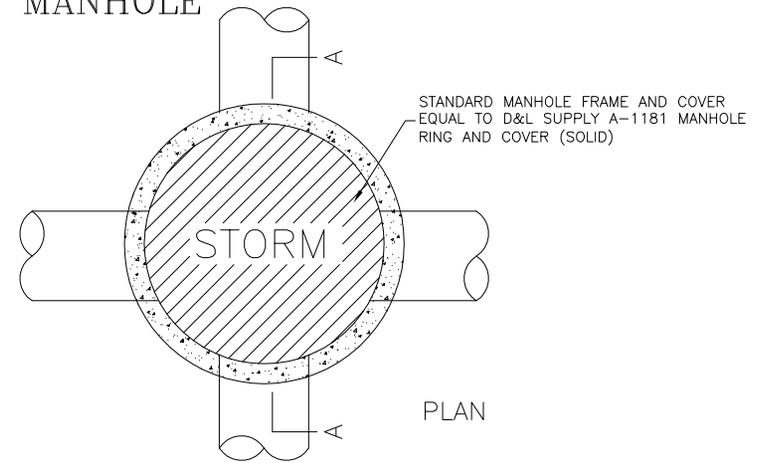
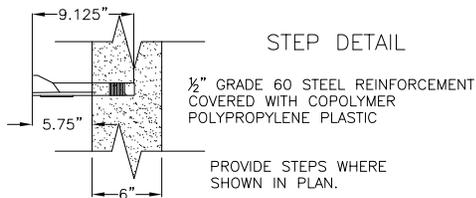
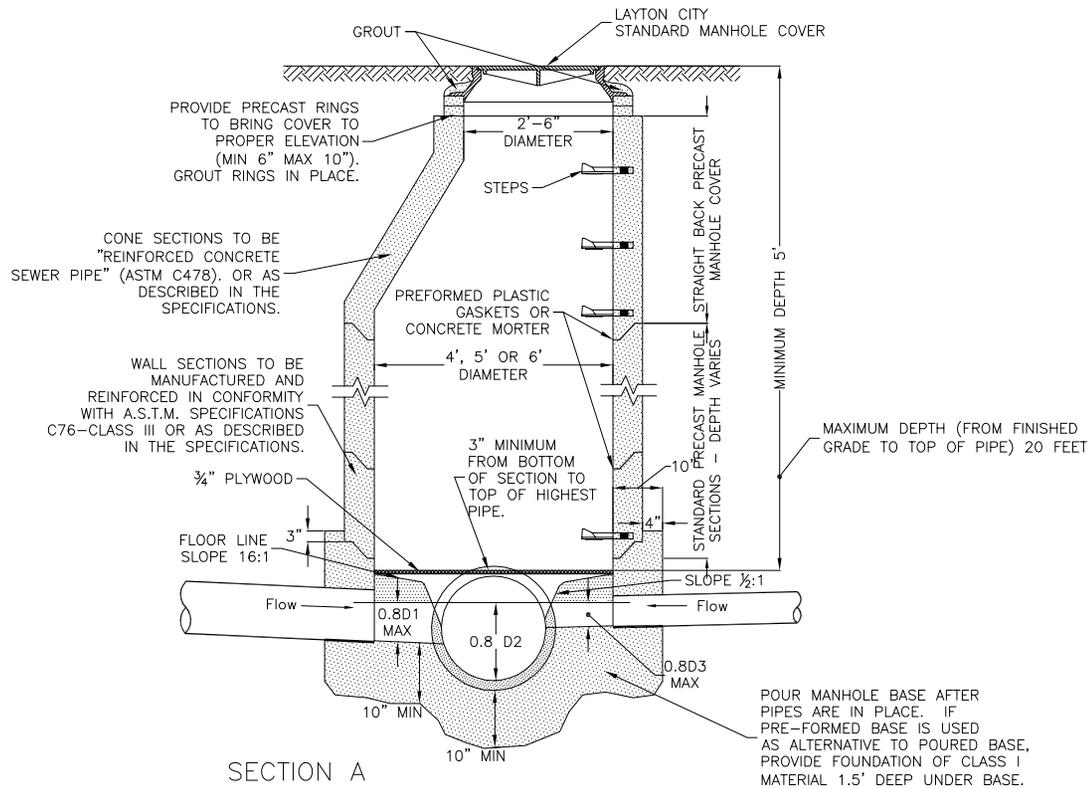
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
3. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
4. PROTECTIVE GRATE SHALL BE BOLTED TO HEADWALLS, TYPICALLY 4.5' X 3' WITH 4" X 1" SPACED GRATING USING 2" X 3/16" GALVANIZED STEEL FLAT BAR.

DRAWN BY	DHR
SCALE	NONE
DATE	9/01
REVISIONS	4/12



STANDARD DRAWING
I/O STRUCTURE
ST-SD-16

STORM DRAIN & LAND DRAIN MANHOLE

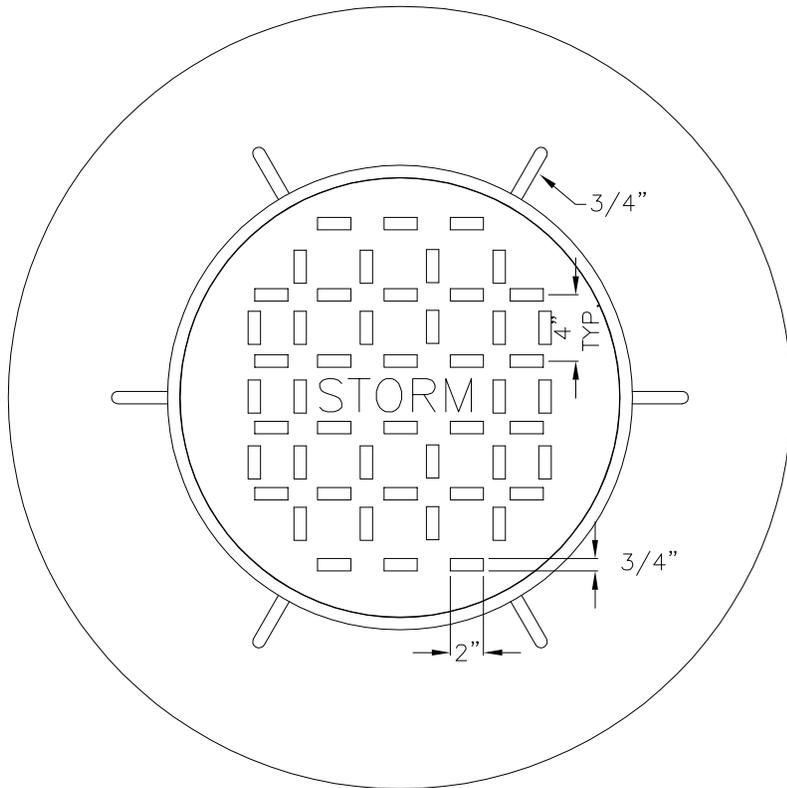


NOTES:

1. ALL PIPES IN THE MANHOLE SHALL BE CUT FLUSH WITH THE INTERIOR OF THE MANHOLE AND GROUTED SMOOTH.
2. FURNISH AND INSTALL 3/4" PLYWOOD FALSE BOTTOM COVER IN ALL NEW OR EXISTING MANHOLES AROUND WHICH GRADING OR SURFACING IS BEING PERFORMED.
3. IF MANHOLE IS TO BE POURED IN PLACE FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 8" MIN. WALL THICKNESS.
4. PROVIDE STUBS WHERE SHOWN ON THE PLAN DRAWINGS.
5. MANHOLES MAY BE 4', 5', OR 6' AS SHOWN ON THE PLAN DRAWINGS.
6. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY FALSE BOTTOM COVER.

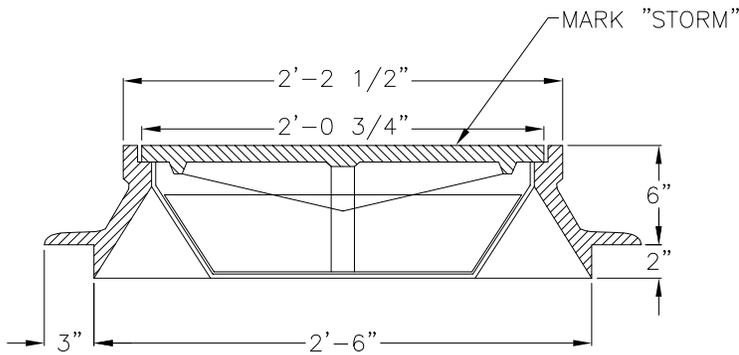
DRAWN BY DHR SCALE NONE DATE 9/93 REVISIONS 4/04		STANDARD DRAWING SDMH ST-SD-17
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MANHOLE COVER

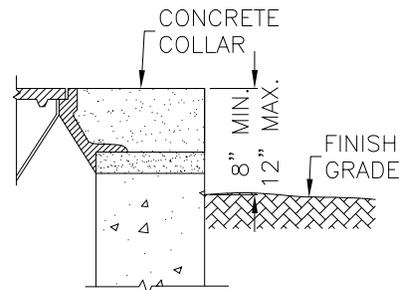


PLAN RING & COVER

STANDARD MANHOLE FRAME AND COVER EQUAL TO D&L SUPPLY A-1181 MANHOLE RING & COVER (SOLID)



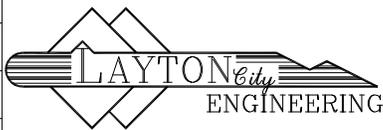
SECTION



DETAIL UNIMPROVED AREAS

NOTE: CONTRACTOR SHALL POUR A CONCRETE COLLAR (MIN. 12") AROUND THE CAST IRON RING, EVEN WHEN THE MANHOLE IS LOCATED IN AN UNIMPROVED LOCATION.

DRAWN BY
DHR
SCALE
NONE
DATE
1/00
REVISIONS



STANDARD
DRAWING

SDMH-LID

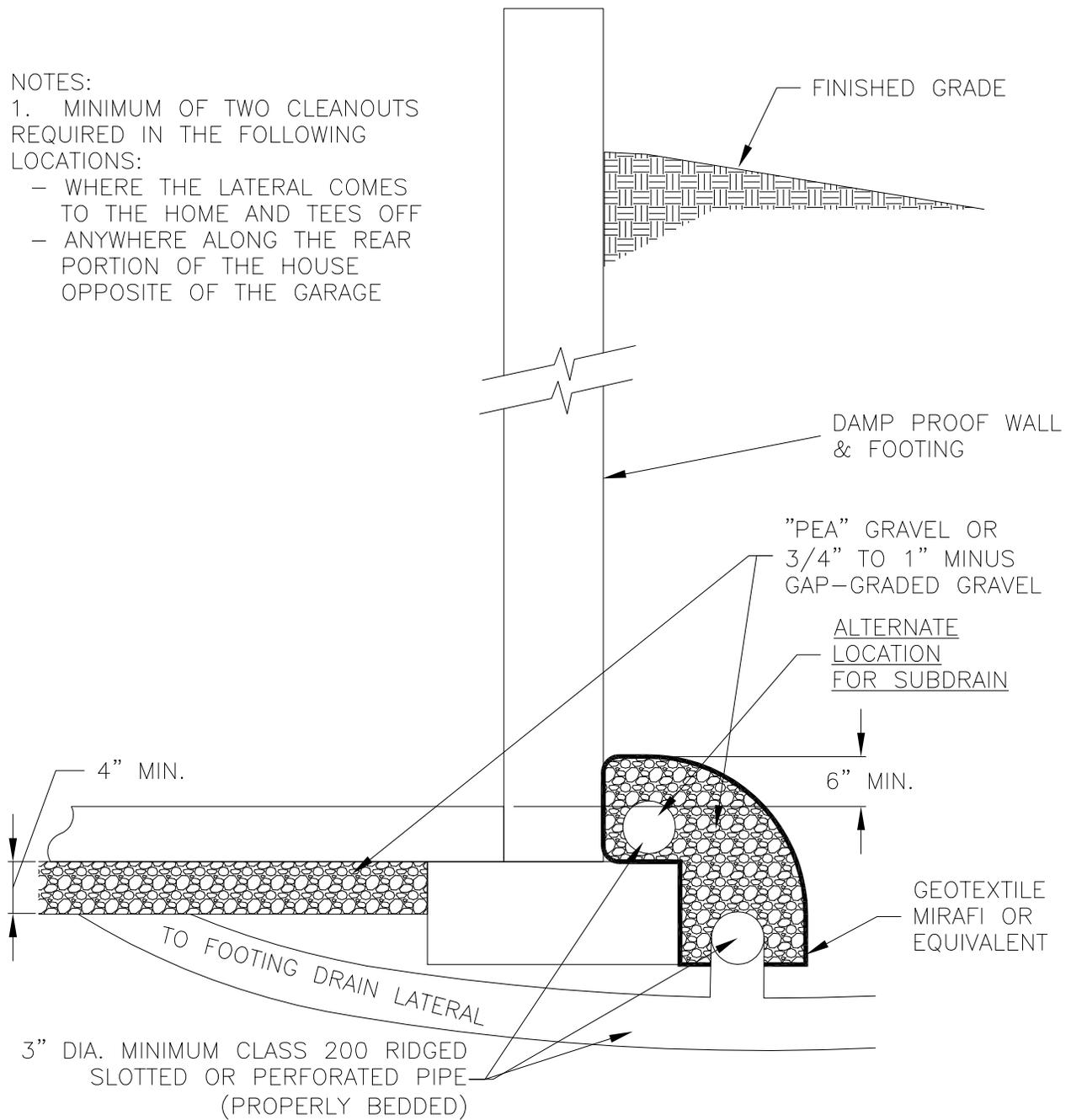
ST-SD-18

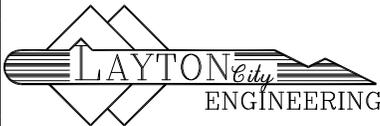
TYPICAL FOOTING AND FOUNDATION SUBDRAIN

NOTES:

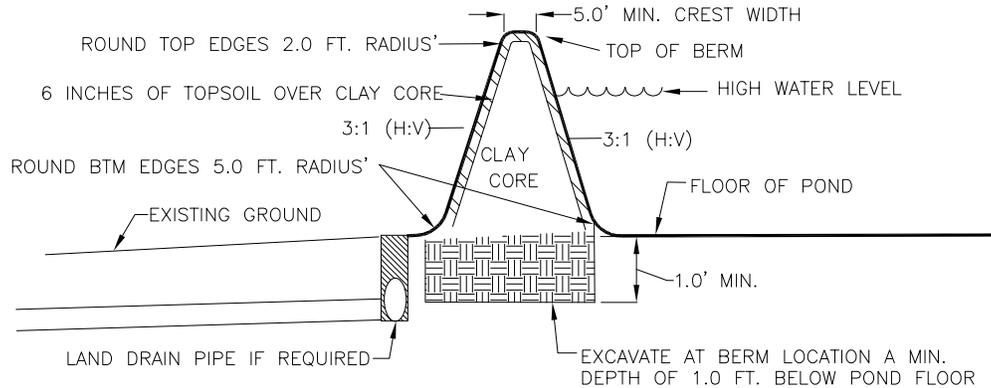
1. MINIMUM OF TWO CLEANOUTS
REQUIRED IN THE FOLLOWING
LOCATIONS:

- WHERE THE LATERAL COMES
TO THE HOME AND TEES OFF
- ANYWHERE ALONG THE REAR
PORTION OF THE HOUSE
OPPOSITE OF THE GARAGE



DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		FOOTING
DATE 10/03		ST-SD-19
REVISIONS 5/05		

POND BERM CROSS SECTION



ADDITIONAL REQUIREMENTS FOR BERMS (GRADING, TESTING, EXCAVATION, BEDDING, BORROW MATERIAL, COMPACTION, ETC).

- (1) THE EMBANKMENT SHALL BE CONSTRUCTED WITH IMPORTED CLAY (CL, BASED ON THE UNIFIED SOIL CLASSIFICATION) HAVING THE FOLLOWING PROPERTIES: LIQUID LIMIT INDEX OF 50 (MAXIMUM) TO 30 (MINIMUM), AND PLASTICITY INDEX OF 25 (MAXIMUM) TO 13 (MINIMUM), AT A 3 FOOT HORIZONTAL TO 1 FOOT VERTICAL SLOPE. SLOPES WHICH ARE CONSTRUCTED IN AREAS WHERE THE EXCAVATION WILL EXTEND BELOW THE CURRENT WATER LEVEL REQUIRE THE INSTALLATION OF AN 8 INCH PVC SDR-35 D-3034 PIPE TO INTERCEPT THE WATER PRIOR TO REACHING THE SLOPE. THIS DRAIN LINE PROVIDES THE DEWATERING AND SLOPE STABILIZATION TYPICALLY REQUIRED BY THE SOILS REPORT.
- (2) PRIOR TO PLACING GRADING FILL AND FILL FOR EMBANKMENTS, REMOVE THE EXISTING SURFACE ORGANIC MATERIAL, SOD, TOPSOIL AND OTHER DELETERIOUS MATERIALS.
- (3) THE BASE OF THE CLAY EMBANKMENTS SHALL BE ESTABLISHED A MINIMUM OF 1 FOOT BELOW THE ADJACENT GROUND ELEVATION. PRIOR TO PLACEMENT OF FILL, THE EXPOSED EMBANKMENT SUBGRADE SHALL BE OBSERVED BY LAYTON CITY.
- (4) EMBANKMENT FILL SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM, (DRYING OF THE SOIL MAY BE REQUIRED), PLACED IN 8 INCH LIFTS, IN HORIZONTAL LAYERS AND COMPACTED WITH A MEDIUM TO HEAVY WEIGHT SEGMENTED PAD OR SHEEP'S FOOT ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 BEFORE PLACING THE SUBSEQUENT LIFT.
- (5) FILL PLACEMENT SHALL BE CONTINUOUS TO MAINTAIN CONSTANT MOISTURE CONTENT. IF EMBANKMENTS ARE CONSTRUCTED WITH SIGNIFICANT TIME PERIODS BETWEEN PLACEMENT OF LIFTS, THE UPPER 6 INCHES OF THE FILL SURFACE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED, AS RECOMMENDED ABOVE, BEFORE PLACING AND COMPACTING THE SUBSEQUENT LIFT.
- (6) EMBANKMENT COMPACTING AND MOISTURE CONTENT SHALL BE EVALUATED DURING CONSTRUCTION THROUGH VISUAL OBSERVATION AND FIELD TESTING WITH A NUCLEAR DENSITY GAUGE.
- (7) INTERIOR AND EXTERIOR EMBANKMENT SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3H:1V.
- (8) EMBANKMENTS SHALL HAVE A MINIMUM CREST WIDTH OF 5 FEET. THE CREST SHALL BE SLOPED AT A MINIMUM OF 1% TOWARD THE POND.
- (9) THE EMBANKMENTS SHALL BE OVER BUILT A MINIMUM OF 2 FEET, AND THEN TRIMMED BACK TO THEIR FINAL SLOPE CONFIGURATION (DUE TO DIFFICULTY IN COMPACTION THE OUTER PORTION OF SLOPING FILLS).
- (10) THE BERM EDGES SHALL BE ROUNDED TO A MINIMUM OF A 5-FOOT RADIUS AT THE BOTTOM AND 2-FOOT RADIUS AT THE TOP.
- (11) 6" OF TOPSOIL SHALL BE PLACED OVER CLAY CORE BERMS FOR LANDSCAPING SOD.
- (12) COMPACTION TESTING SHALL OCCUR EVERY 100 FEET ALONG THE CENTERLINE OF THE BERM FOR EACH LIFT.

DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		POND BERM
DATE 9/08		ST-SD-20
REVISIONS		

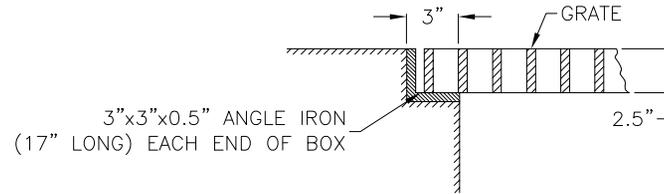
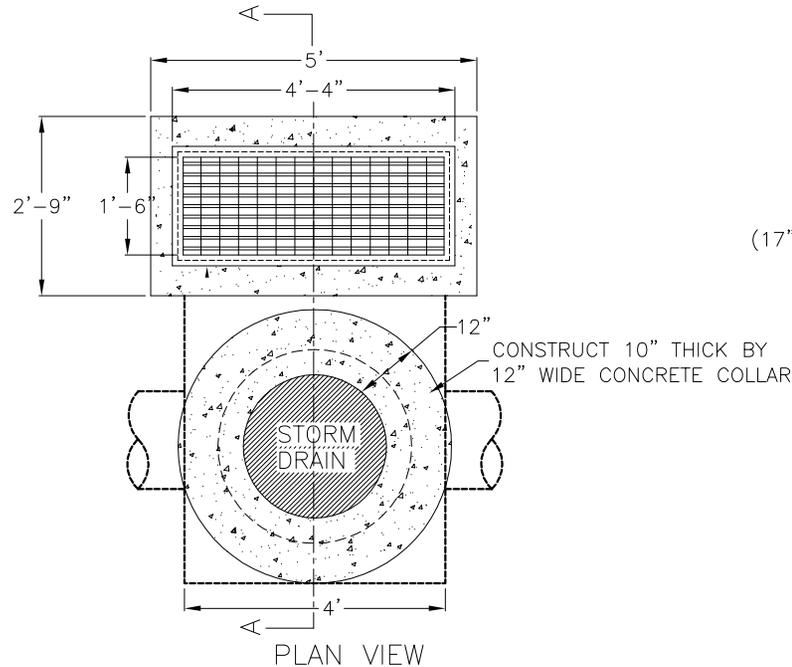
STORM DRAIN DETENTION BASIN SPRINKLING SYSTEM SPECIFICATIONS FOR CITY PONDS

NOTES:

1. FOR LARGE RECTANGLE VALVE BOXES, INSTALL CARSON-BROOKS PLASTICS, INC. MODEL NUMBER 1220-4 NON BOLT T-COVER AND MODEL 1220-12 BOX IN GREEN.
2. FOR SMALL CIRCULAR VALVE BOXES, INSTALL CARSON-BROOKS PLASTICS, INC. MODEL 910-2 NON BOLT COVER AND MODEL 910-10 BODY IN GREEN.
3. FOR QUICK COUPLING VALVES, INSTALL RAIN BIRD QUICK COUPLING VALVES. 1" MMINIMUM.
4. FOR CONTROL VALVES, INSTALL RAIN BIRD EFB-CP-R SERIES VALVES.
5. FOR CONTROLLERS, INSTALL RAIN BIRD ESP-MC SERIES OUTDOOR CONTROLLER.
6. FOR SPRAY HEADS, INSTALL RAIN BIRD IRRIGATION PRODUCTS. DESIGN SYSTEM FOR HEAD TO HEAD COVERAGE.
7. FOR PIPE, INSTALL PWpoly POLY-LD P.R. 125 PSI SCHEDULE 40 PIPE, MATERIAL IS LINEAR LOW DENSITY POLYETHYLENE PE 1404 AND MEETS CELL CLASS 123110C.
8. INSTALL BACKFLOW PREVENTION ON ALL SPRINKLER SYSTEMS CONNECTED TO CULINARY WATER AS REQUIRED BY LAYTON CITY AND UTAH DIVISION OF DRINKING WATER STANDARDS.

DRAWN BY SH		STANDARD DRAWING
SCALE NONE		SDBASIN SPRINKLER
DATE 6/06		ST-SD-21
REVISIONS		

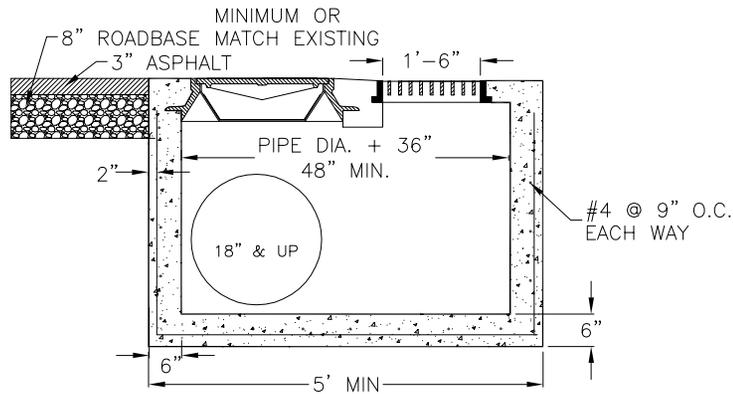
COMBINATION CLEANOUT/INLET BOX IN A WATERWAY

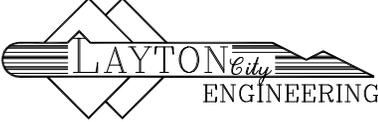


LEDGE DETAILS
WATERWAY INLET
GRATE

NOTES:

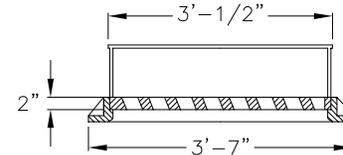
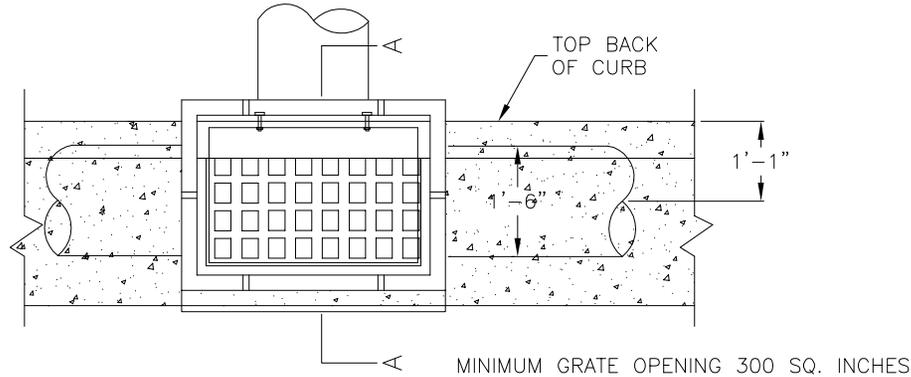
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE CLEANOUT COVER SHALL BE MODEL A-1181 AS MANUFACTURED BY D & L SUPPLY OR ACCEPTABLE EQUAL.
4. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE (OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL).
5. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
6. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
7. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.
8. IF A PRECAST BOX HAS BEEN ALLOWED, A CONCRETE COLLAR SHALL BE POURED AT ALL CONNECTIONS.



DRAWN BY DHR		STANDARD DRAWING
SCALE NONE		COMBO-WWY
DATE 6/98		ST-SD-22
REVISIONS		

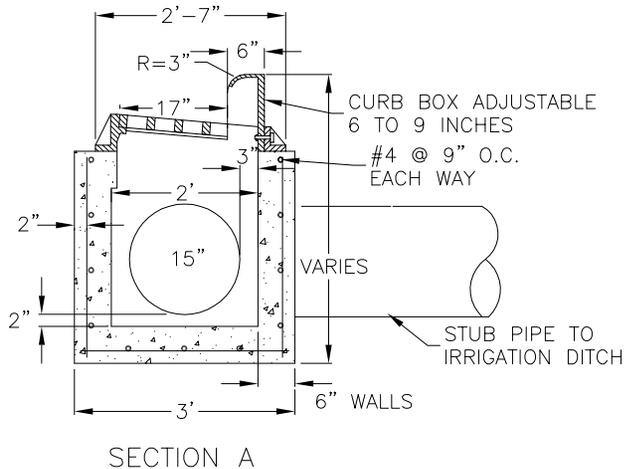
INLET BOX – 15" PIPE WITH STUB TO IRRIGATION DITCH

CURB & GUTTER PLAN



INLET FRAME AND GRATE WITH
ADJUSTIBLE CURB BOX
(OLYMPIC FOUNDRT I-3517 OR
ACCEPTABLE EQUAL)

* INTERIOR BOX SIZE 2' X 3'

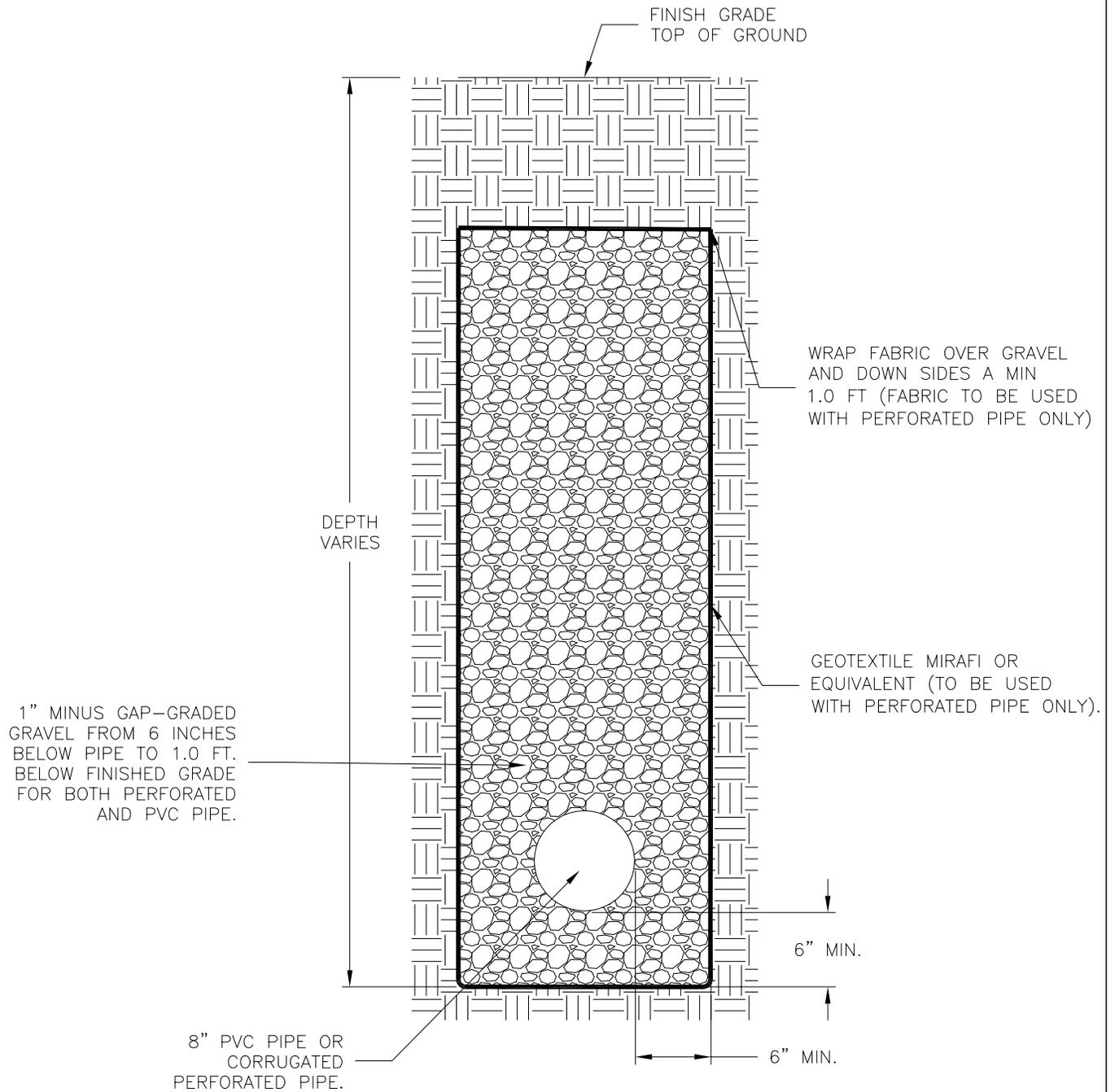


NOTES:

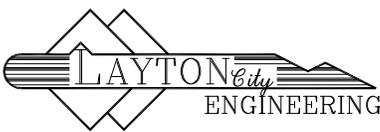
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
2. ALL REINFORCEMENT SHALL BE PLACED AT 9" O.C. EACH WAY IN THE FLOOR AND THE WALLS.
3. THE ADJUSTABLE CURB BOX INLET GRATE SHALL BE BICYCLE SAFE. OLYMPIC FOUNDRY I-3517 OR ACCEPTABLE EQUAL.
- 3A. THE WATERWAY INLET GRATE SHALL BE BICYCLE SAFE AND SHALL BE SET ON 3" X 3" X 1/2" ANGLE IRON SUPPORTS CAST IN EACH END OF THE BOX. D & L SUPPLY I-1805 OR ACCEPTABLE EQUAL. (SEE LARGE DETAIL)
4. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
5. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
6. REBAR SHALL HAVE 2" CLEAR ON EARTH SIDE OF STRUCTURE.

DRAWN BY DHR SCALE NONE DATE 3/96 REVISIONS 10/97		STANDARD DRAWING IB-DITCH ST-SD-23
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8 INCH DRAIN LINE INSTALLATION FOR SLOPE STABILIZATION/DEWATERING



DRAWN BY DHR
SCALE NONE
DATE 4/04
REVISIONS



STANDARD DRAWING
8" PERF
ST-SD-24



STANDARD PLANS

FOR STREET LIGHTING

APRIL 2015

James Woodruff, City Engineer

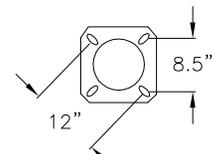
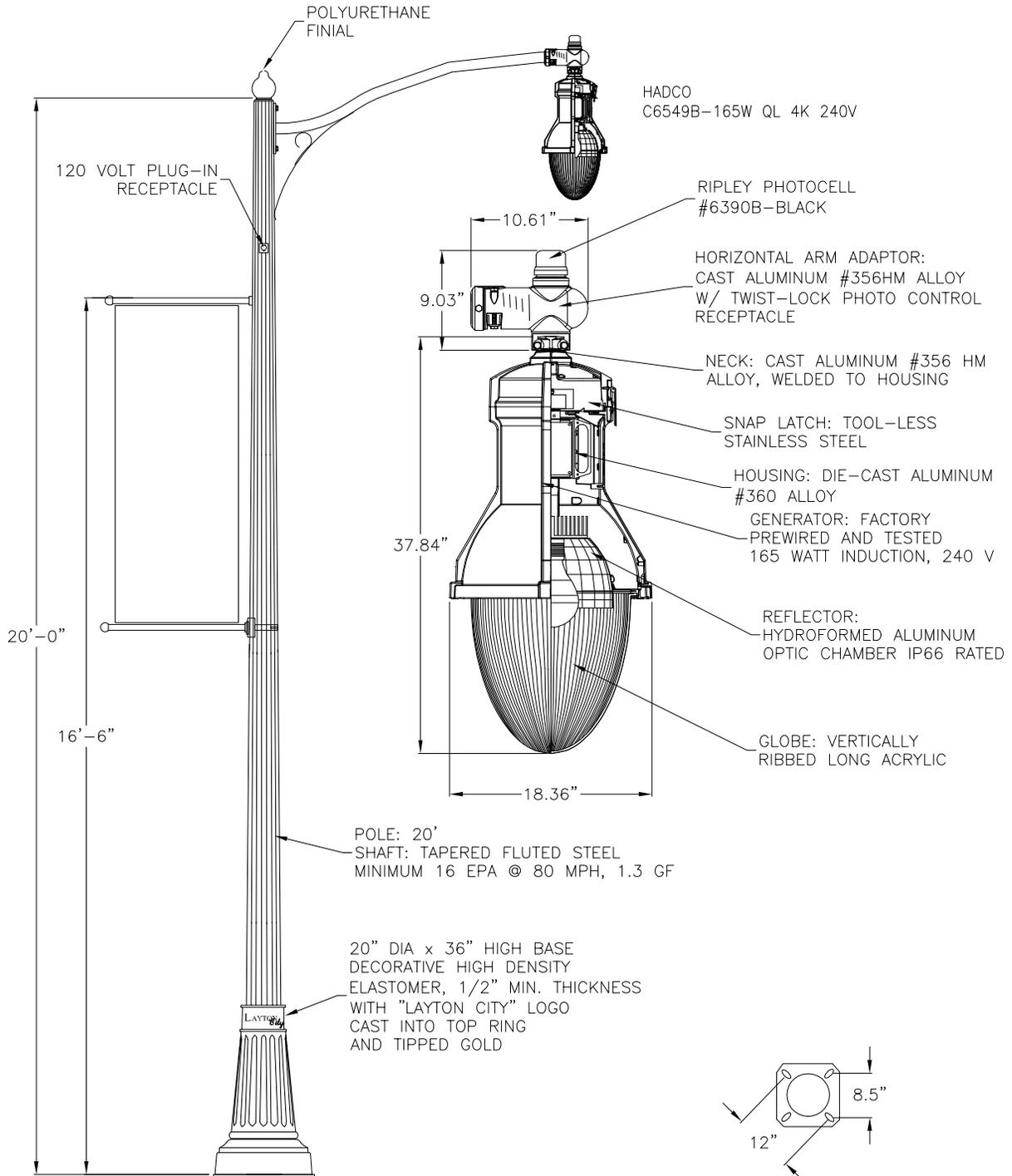
Shannon Hansen, Assistant City Engineer - Development

Staff Engineers: Stephen Jackson, Ryan Bankhead, Alan Moss, Ashley Thoman, Mark Stenquist

STREET LIGHT DRAWING INDEX

DETAIL NAME	LIGHT TYPE	PAGE #
Tear Drop Pole and Fixture	SL-01	ST-LT-01
Standard Residential Pole and Fixture	SL-02	ST-LT-02
Standard Residential Pole and Fixture (Optional cage on fixture)	SL-02A	ST-LT-03
Standard Residential Pole and Fixture (Optional cage and fluted pole)	SL-02B	ST-LT-04
Double Light Fluted Pole and Fixture	SL-03	ST-LT-05
Single Light Fluted Pole and Fixture	SL-04	ST-LT-06
Arterial Conduit and Power Layout		ST-LT-07
Street Lights Underground		ST-LT-08
Arterial Street Lights Underground (Details and Notes)		ST-LT-09
Single Street Light Installation		ST-LT-10
Rocky Mountain Power Detail		

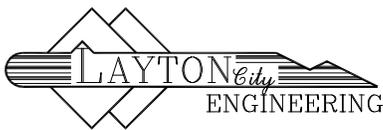
TEAR DROP POLE AND FIXTURE – SL-01



ANCHOR BASE DETAIL
12" BOLT CIRCLE
ANCHOR BOLTS: 3/4" x 18"

SEE ST-LT-08 FOR
REQUIRED CONCRETE
BASE DETAIL

DRAWN BY
MTL
SCALE
NONE
DATE
5/11
REVISIONS
1/12



STANDARD
DRAWING

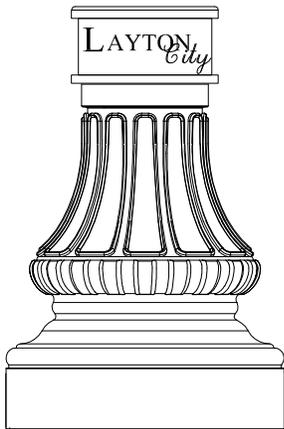
SL-01 TEAR DROP FIXTURE

ST-LT-01

STANDARD RESIDENTIAL POLE AND FIXTURE SL-02

SUBDIVISION ROADS –
66' ROW AND LESS

HADCO FIXTURE
C6549F 55W QL 120V



BASE DETAIL
FINISH: BLACK

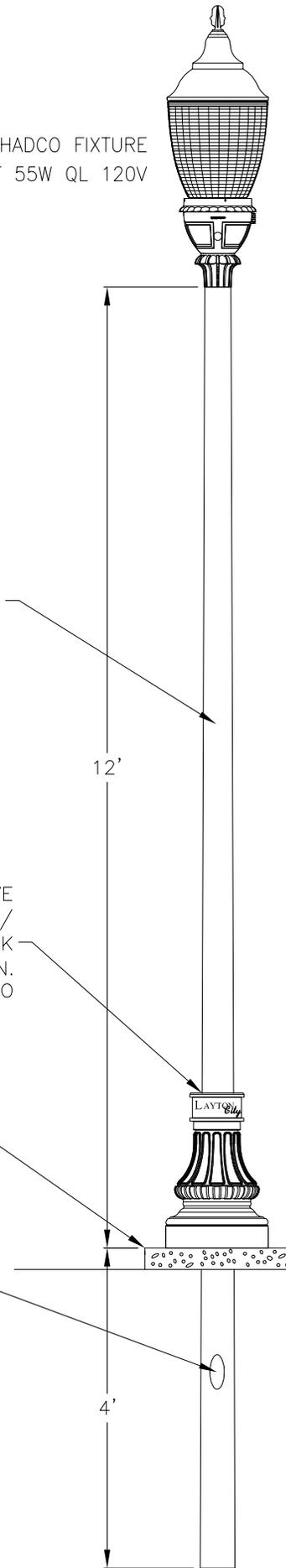
MOUNTAIN STATES POLE #
16'OH/12' AG RTS/3-5.25/17" WASH)
NAME-HH-GL-BK
POLE: 12' ABOVE GRADE (16' OVERALL)
SHAFT: TAPERED STEEL
MIN 8 EPA, DIRECT BURIAL TYPE

MOUNTAIN STATES DECORATIVE
BASE 23" H x 17" W WASH/
LAYTON CITY/HH/GL/BK
POLYURETHANE 1/2" MIN.
THICKNESS GOLD TIPPED LOGO

PRE-CAST CONCRETE
MOW STRIP

WIREWAY HOLE

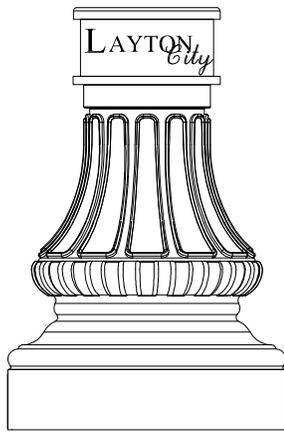
COLD TAR EPOXY COATING
UNDERGROUND PORTION OF
POLE 4' MINIMUM



DRAWN BY MTL		STANDARD DRAWING
SCALE NONE		SL-02 RES. POLE & FIXTURE
DATE 5/11		ST-LT-02
REVISIONS 1/12		

STANDARD RESIDENTIAL
 LIGHT FIXTURE – SL-02A
 (WITH OPTIONAL CAGE ON
 FIXTURE)

HADCO FIXTURE
 # C6549E 55W QL 120V



BASE DETAIL
 FINISH: BLACK

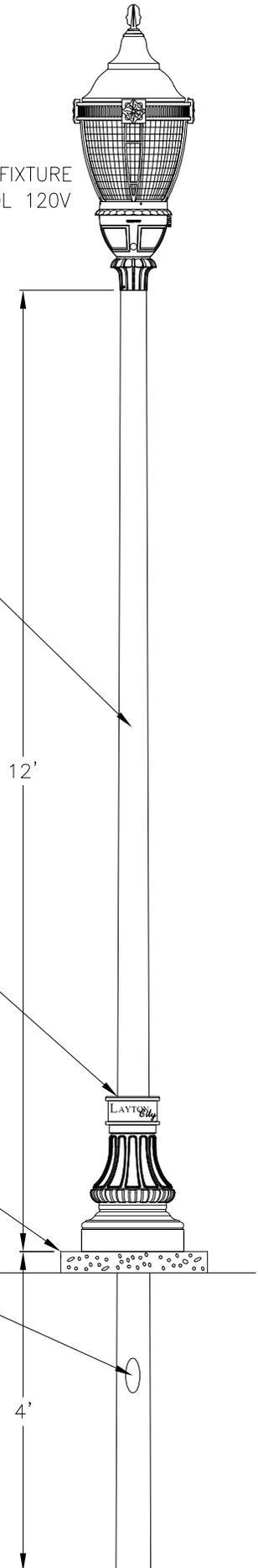
MOUNTAIN STATES POLE #
 16'OH/12' AG RTS/3-5.25/17"
 WASH) NAME-HH-GL-BK
 POLE: 12' ABOVE GRADE
 (16' OVERALL)
 SHAFT: TAPERED STEEL
 MIN 8 EPA, DIRECT BURIAL TYPE

MOUNTAIN STATES DECORATIVE
 BASE 23" H x 17" W
 WASH/LAYTON CITY/HH/GL/BK
 POLYURETHANE 1/2" MIN.
 THICKNESS GOLD TIPPED LOGO

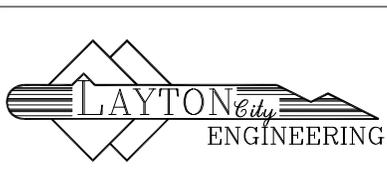
PRE-CAST CONCRETE
 MOW STRIP

WIREWAY HOLE

COLD TAR EPOXY COATING
 UNDERGROUND PORTION
 OF POLE 4' MINIMUM



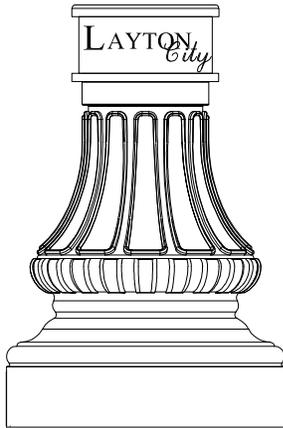
DRAWN BY	MTL
SCALE	NONE
DATE	5/11
REVISIONS	1/12



STANDARD DRAWING
SL-02A OPTIONAL CAGE
ST-LT-03

TYPICAL RESIDENTIAL LIGHT
 FIXTURE – SL-02B
 (WITH OPTIONAL CAGE AND
 FLUTED POLE)

HADCO FIXTURE
 # C6549E 55W QL 120 V



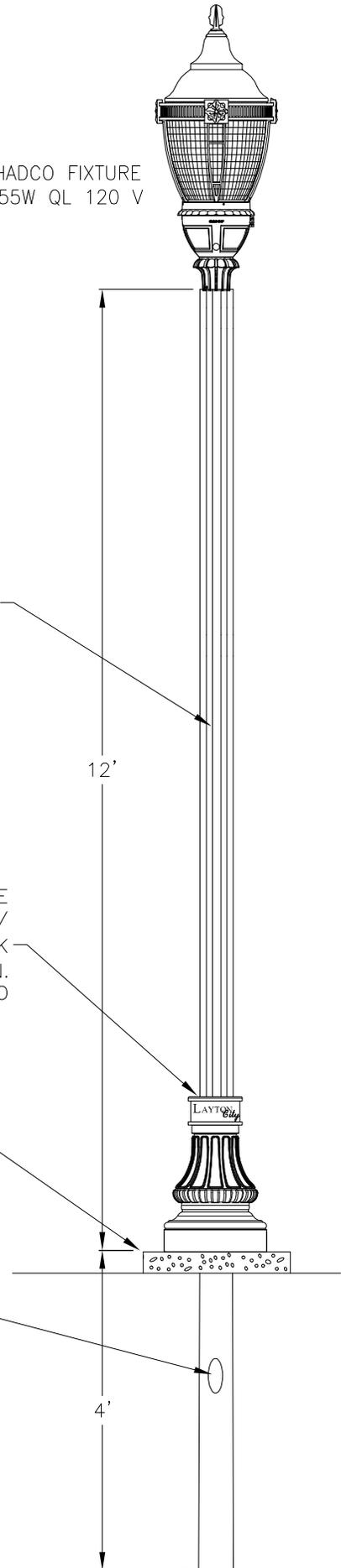
BASE DETAIL
 FINISH: BLACK

MOUNTAIN STATES POLE #
 16'OH/12' AG EFA/17" WASH)
 NAME-HH-GL-BK
 POLE: 12' ABOVE GRADE
 (16' OVERALL)
 SHAFT: FLUTED STEEL
 MIN 10 EPA, DIRECT BURIAL TYPE

MOUNTAIN STATES DECORATIVE
 BASE 23" H x 17" W WASH/
 LAYTON CITY/HH/GL/BK
 POLYURETHANE 1/2" MIN.
 THICKNESS GOLD TIPPED LOGO

PRE-CAST CONCRETE
 MOW STRIP

WIREWAY HOLE

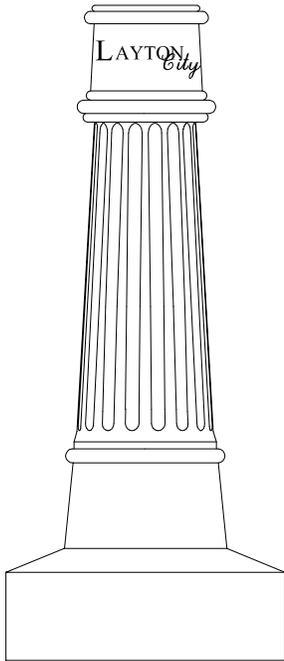


DRAWN BY MTL		STANDARD DRAWING
SCALE NONE		SL-02B OPT. CAGE, FLUTE
DATE 5/11		ST-LT-04
REVISIONS 1/12		

DOUBLE LIGHT FLUTED POLE —
 SL-03
 COMMERCIAL AND/OR RESIDENTIAL AS
 DESIGNATED BY THE CITY ENGINEER

TWIN ARM BRACKET: CAST ALUMINUM
 2-LITE @ 180 W/ CENTER HUB TO
 ACCOMMODATE 4" POLE TENON
 W/ DUPLEX 120V RECEPTACLE

HADCO FIXTURE—
 # C6549 40 LED

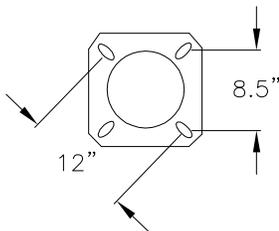


BASE DETAIL
 FINISH: BLACK

HUB STYLE TOP BANNER W/FLAG
 HOLDER & BOTTOM CLIP

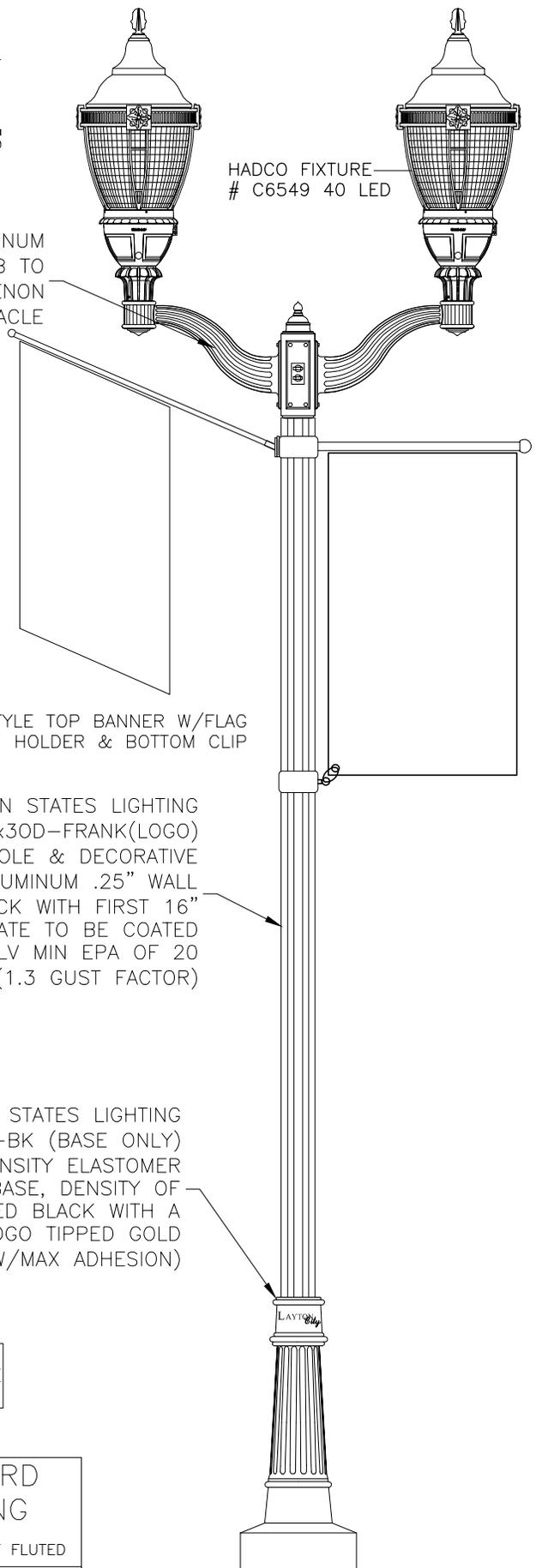
POLE BY MOUNTAIN STATES LIGHTING
 PART# 14EFA-5/14S-TT/3x30D-FRANK(LOGO)
 -BLACK (PART # IS FOR POLE & DECORATIVE
 BASE) 14' FLUTED ALUMINUM .25" WALL
 THICKNESS PAINTED BLACK WITH FIRST 16"
 OF POLE AND BASE PLATE TO BE COATED
 WITH INDUSTRIAL COLD GALV MIN EPA OF 20
 IN 80 MPH ZONE (1.3 GUST FACTOR)

DECORATIVE BASE BY MOUNTAIN STATES LIGHTING
 PART# 17" FRANK(LOGO)-HDEB-BK (BASE ONLY)
 40"H x 17"D HIGH DENSITY ELASTOMER
 DECORATIVE BASE, DENSITY OF
 71 LBS PER CUBIC FOOT. PAINTED BLACK WITH A
 MODIFIED URETHANE COATING, LOGO TIPPED GOLD
 (STAYS FLEXIBLE OVER TIME W/MAX ADHESION)



ANCHOR BASE DETAIL
 12" BOLT CIRCLE
 ANCHOR BOLTS: 3/4" x 18"

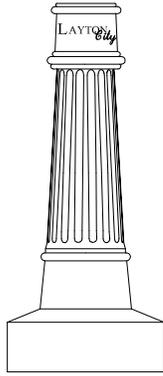
SEE ST-LT-08 FOR
 REQUIRED CONCRETE
 BASE DETAIL



DRAWN BY MTL SCALE NONE DATE 5/11 REVISIONS 1/12		STANDARD DRAWING SL-03 DBL LIGHT FLUTED ST-LT-05
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SINGLE LIGHT FLUTED POLE AND FIXTURE SL-04

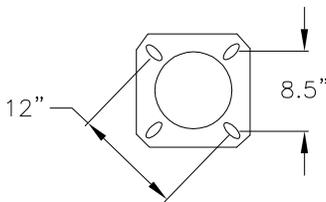
HADCO FIXTURE
C6549
165 W QL 240V



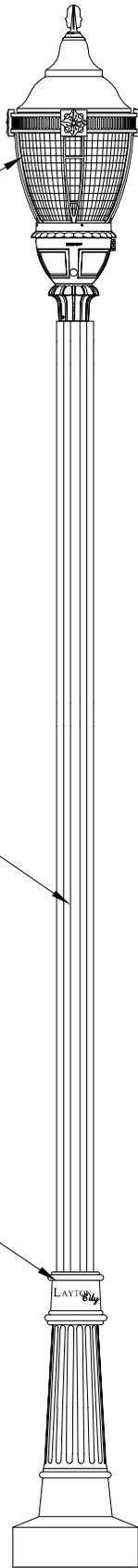
BASE DETAIL
FINISH: BLACK

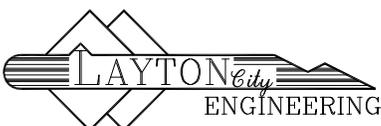
POLE BY MOUNTAIN STATES LIGHTING
PART# 14EFA-5/14S-TT/3x30D-FRANK(LOGO)-BK
(PART # IS FOR POLE & DECORATIVE BASE)
14' FLUTED ALUMINUM .25" WALL THICKNESS
PAINTED BLACK WITH FIRST 16" OF POLE AND
BASE PLATE TO BE COATED WITH INDUSTRIAL
COLD GALV. MIN EPA OF 20 IN 80 MPH ZONE
(1.3 GUST FACTOR)

DECORATIVE BASE BY MOUNTAIN STATES LIGHTING
PART# 17" FRANK(LOGO)-HDEB-BK (BASE ONLY)
40" H x 17" D HIGH DENSITY ELASTOMER DECORATIVE
BASE, DENSITY OF 71 LBS PER CUBIC FOOT.
PAINTED BLACK WITH A MODIFIED
URETHANE COATING, LOGO TIPPED GOLD
(STAYS FLEXIBLE OVER TIME W/MAX ADHESION)



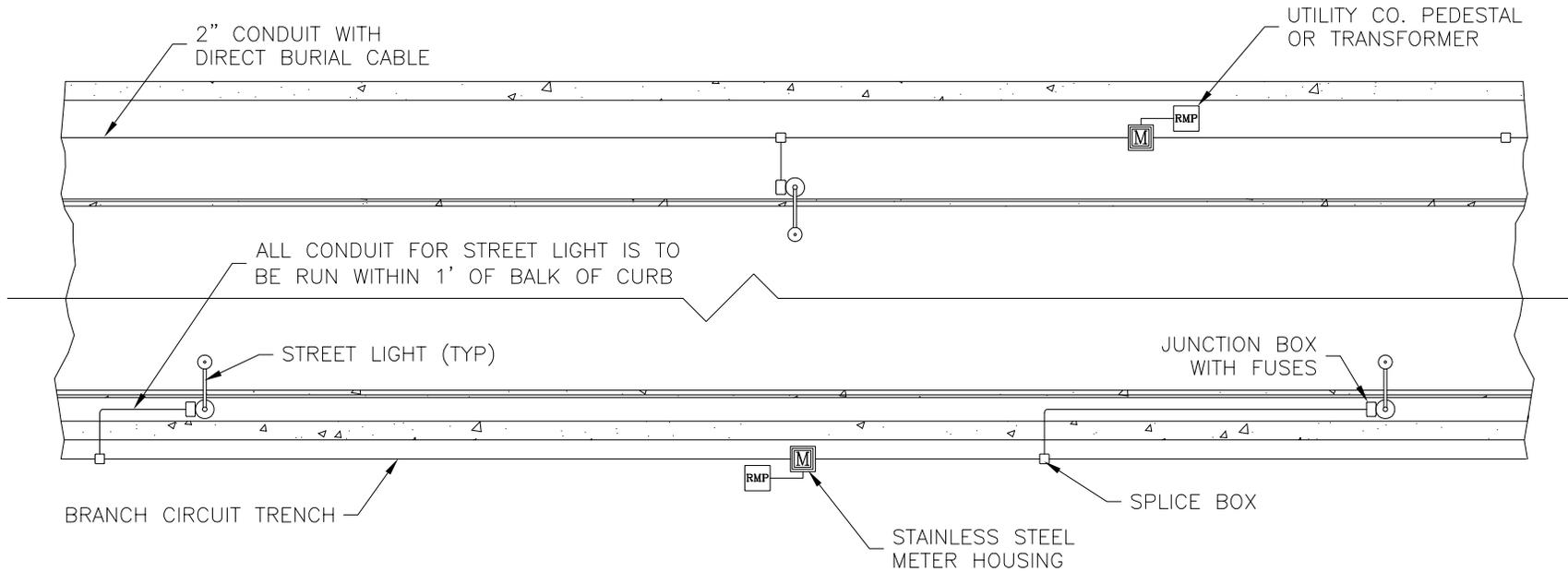
ANCHOR BASE DETAIL
12" BOLT CIRCLE
ANCHOR BOLTS: 3/4" x 18"



DRAWN BY MTL		STANDARD DRAWING
SCALE NONE		SL-04 SINGLE LIGHT FLUTED
DATE 5/11		ST-LT-06
REVISIONS 1/12		

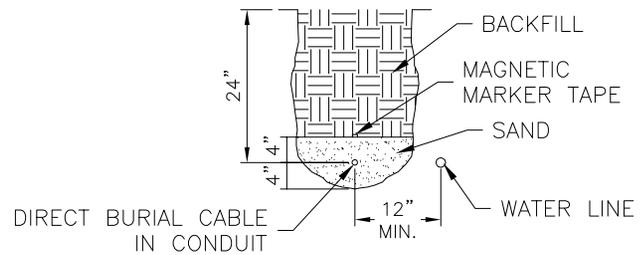
SEE ST-LT-08 FOR REQUIRED CONCRETE
BASE DETAIL. ALL LIGHT POLES INSTALLED
WITHIN UDOT RIGHT-OF-WAY "CLEAR ZONE"
(UDOT DD18) MUST HAVE A BREAKAWAY BASE
(UDOT SL11) AND USE PRE-CAST POLYMER
CONCRETE JUNCTION BOXES.

ARTERIAL STREET LIGHT CONDUIT AND POWER LAYOUT

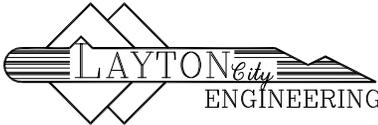


NOTES:

1. ALL STREET LIGHT CABLE SHALL BE DIRECT BURIAL CABLE IN CONDUIT 2" MINIMUM SCHEDULE 40 GRAY NON-CONDUCTIVE PVC.
2. IF TRENCH REPAIR IS IN A ROADWAY OR PAVED TRAIL THE REPAIR WILL BE AS PER LAYTON CITY EXCAVATION PERMIT SPECIFICATION.
3. INGROUND BOXES LOCATED WITHIN 20' OF APPROACHES AND INTERSECTIONS SHALL BE CARSON H SERIES H1324.



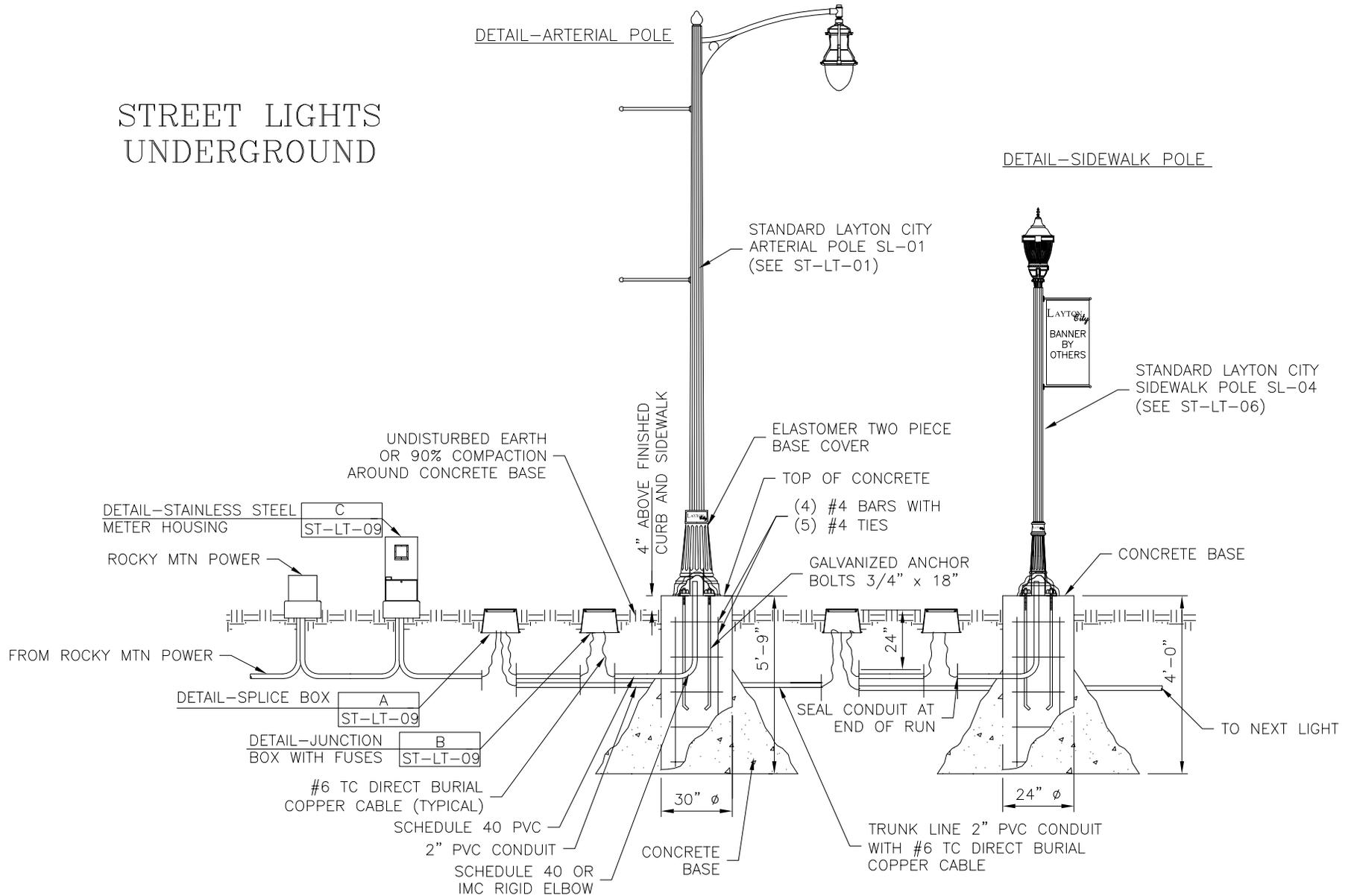
DETAIL-COMMERCIAL BRANCH CIRCUIT TRENCH

DRAWN BY MTL		STANDARD DRAWING	
SCALE NONE		ARTERIAL STREET LIGHT	
DATE 5/11		ST-LT-07	
REVISIONS 1/12			

STREET LIGHTS UNDERGROUND

DETAIL-ARTERIAL POLE

DETAIL-SIDEWALK POLE



DRAWN BY
MTL
SCALE
NONE
DATE
5/11
REVISIONS
1/12

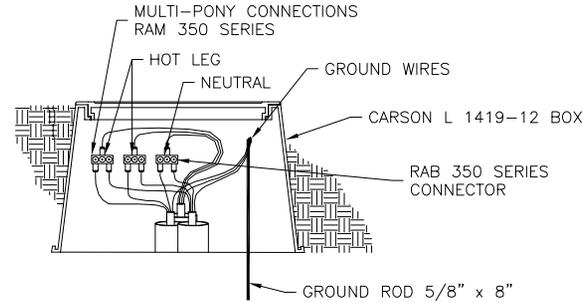


STANDARD
DRAWING
STR LIGHTS UNDER
ST-LT-08

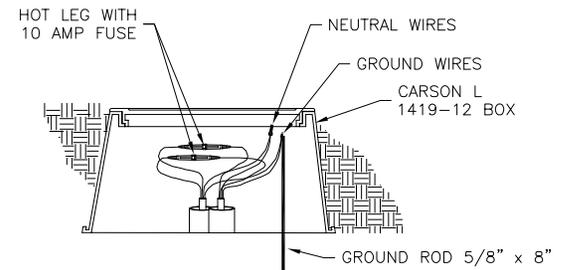
ARTERIAL STREET LIGHTS UNDERGROUND NOTES & DETAILS

NOTES:

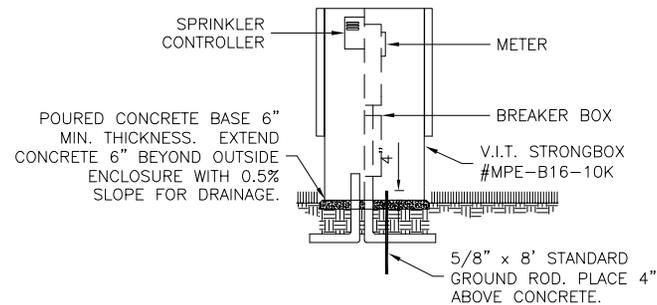
1. CONTRACTORS SHALL FOLLOW LAYTON CITY INSTALLATION AND INSPECTION PROCEDURE FOR LIGHT POLES AND LIGHT FIXTURES BEFORE ACCEPTANCE.
2. STREET LIGHT POLES SHALL BE LOCATED AS INDICATED ON THE APPROVED LIGHTING SITE PLAN, AND INSTALLED AS DESCRIBED IN THE CITY STANDARDS.
3. EACH STREET LIGHT ASSEMBLY SHALL HAVE A JUNCTION BOX WITH COVER MARKED "STREET LIGHTING" WITH FUSES.
4. FUSE HOT WIRES IN JUNCTION BOXES; SUPPLY SPLICE KIT FOR NEUTRAL WIRE.
5. INSTALL GRAY NON-CONDUCTIVE PVC CONDUITS WITH 24" COVER AND SAND BEDDING.
6. CONTRACTOR TO INSTALL METER CABINET STRONG BOX WITH BREAKER PANEL. BOX TO BE LOCATED MIN. 8" FROM UTILITY CO. TRANSFORMER OR SECONDARY BOX.
7. BALANCE LOADS ACROSS PHASES FOR 120 V RECEPTACLES.
8. VIBRATED 4000 PSI CONCRETE @ 28 DAYS (6.5 CITY MIX).
9. ANY DISTURBED MATERIAL WITHIN 8' OF POLE FOUNDATION SHALL BE COMPACTED TO 90% OR GREATER.
10. UNDISTURBED NATIVE GRAVEL-SANDY GRAVEL ASSUMED. IF DIFFERENT, CONTACT CITY ENGINEER.
11. USE A 30" DIA. SONO TUBE.
12. LIGHTING LAYOUT MUST BE SHOWN ON AS-BUILTS.
13. GROUND AND NEUTRAL SHALL BE SEPARATE.
14. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS AS SHOWN
15. REBAR AND TRENCH MUST BE INSPECTED PRIOR TO CONCRETE POUR.
16. ALL SPECIFICATIONS FOR WIRE, CONDUIT, FUSE KITS, SPLICE KITS, JUNCTION BOXES AND CONNECTORS MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED.
17. ALL CONDUCTORS SHALL BE OKONITE-FMR TYPE TC-CABLE #112-10-4054; OKONITE X-OLENE OKOSEAL #112-31-3747; OR ANIXTER VNTC #3H-0603 COPPER ONLY
18. FUSE HOLDERS SHALL BE IN-LINE, WATER TIGHT LEC-AA FOR ARTERIAL POLES.



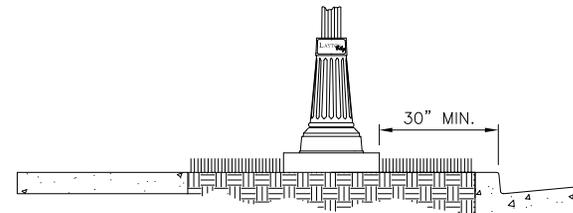
A DETAIL-SPLICE BOX
SCALE: NO SCALE



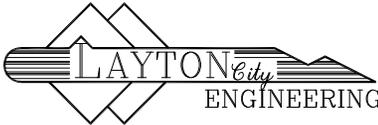
B DETAIL-JUNCTION BOX WITH FUSES
SCALE: NO SCALE



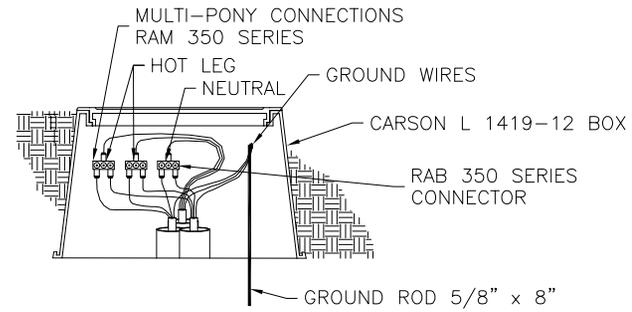
C DETAIL-STAINLESS STEEL METER HOUSING
SCALE: NO SCALE



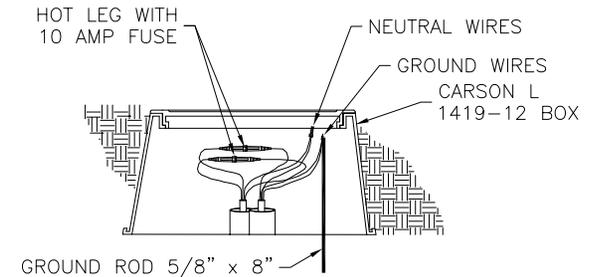
D DETAIL-POLE SPACING FROM FACE OF CURB
SCALE: NO SCALE

DRAWN BY MTL		STANDARD DRAWING	
SCALE NONE		ARTERIAL STR LIGHTS UNDER	
DATE 5/11		ST-LT-09	
REVISIONS 1/12			

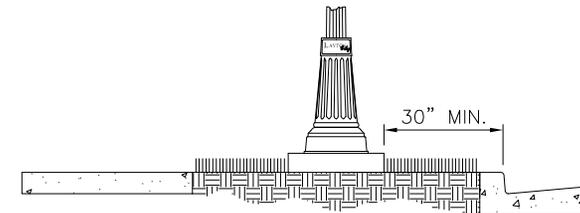
SINGLE STREET LIGHT INSTALLATION



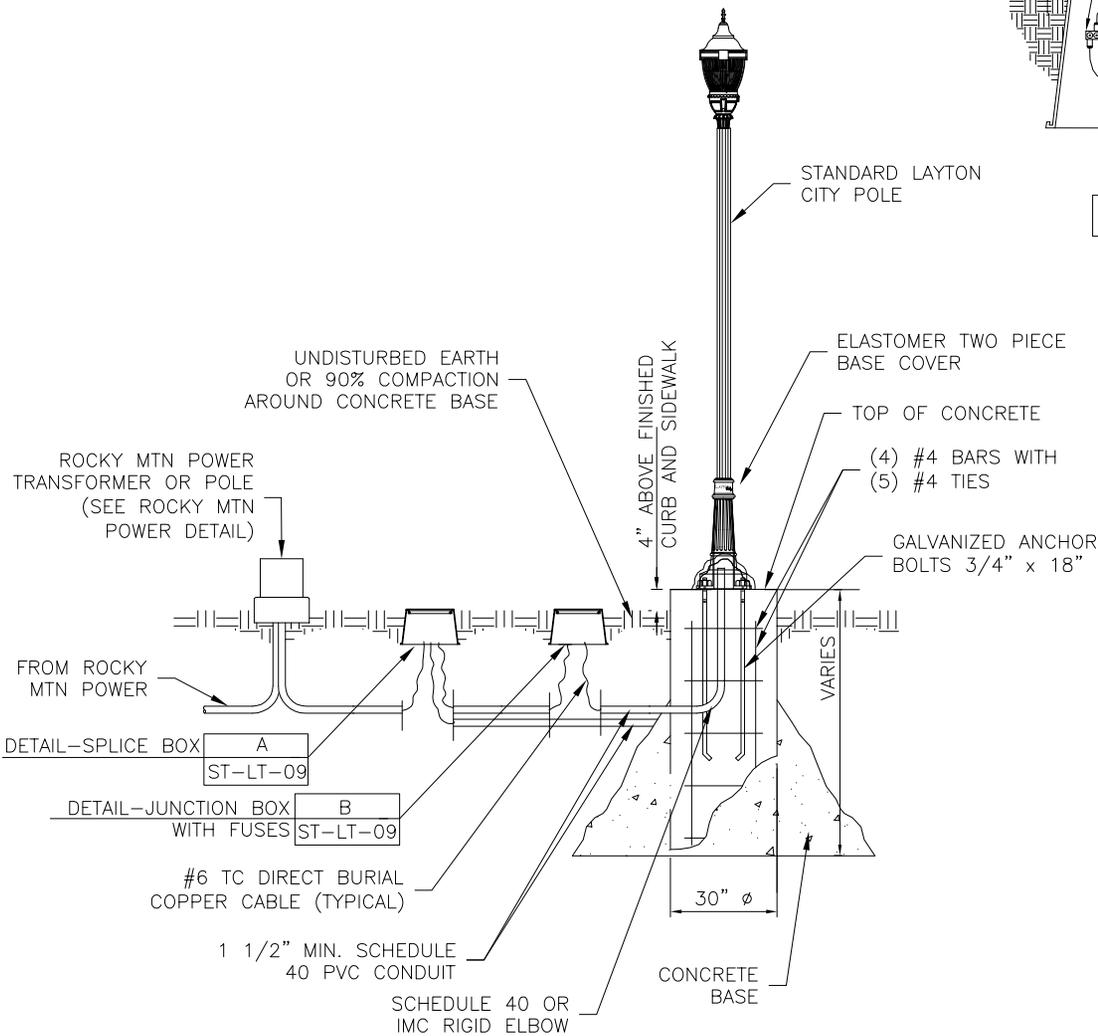
A DETAIL-SPLICE BOX
SCALE: NO SCALE



B DETAIL-JUNCTION BOX WITH FUSES
SCALE: NO SCALE



D DETAIL-POLE SPACING FROM FACE OF CURB
SCALE: NO SCALE



DETAIL-SPLICE BOX **A**
ST-LT-09

DETAIL-JUNCTION BOX WITH FUSES **B**
ST-LT-09

#6 TC DIRECT BURIAL COPPER CABLE (TYPICAL)

1 1/2" MIN. SCHEDULE 40 PVC CONDUIT

SCHEDULE 40 OR IMC RIGID ELBOW

CONCRETE BASE

DRAWN BY
MTL
SCALE
NONE
DATE
10/12
REVISIONS

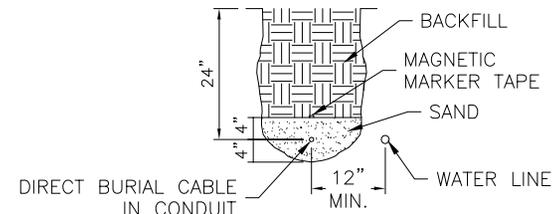


STANDARD
DRAWING

SINGLE LIGHT INSTALL

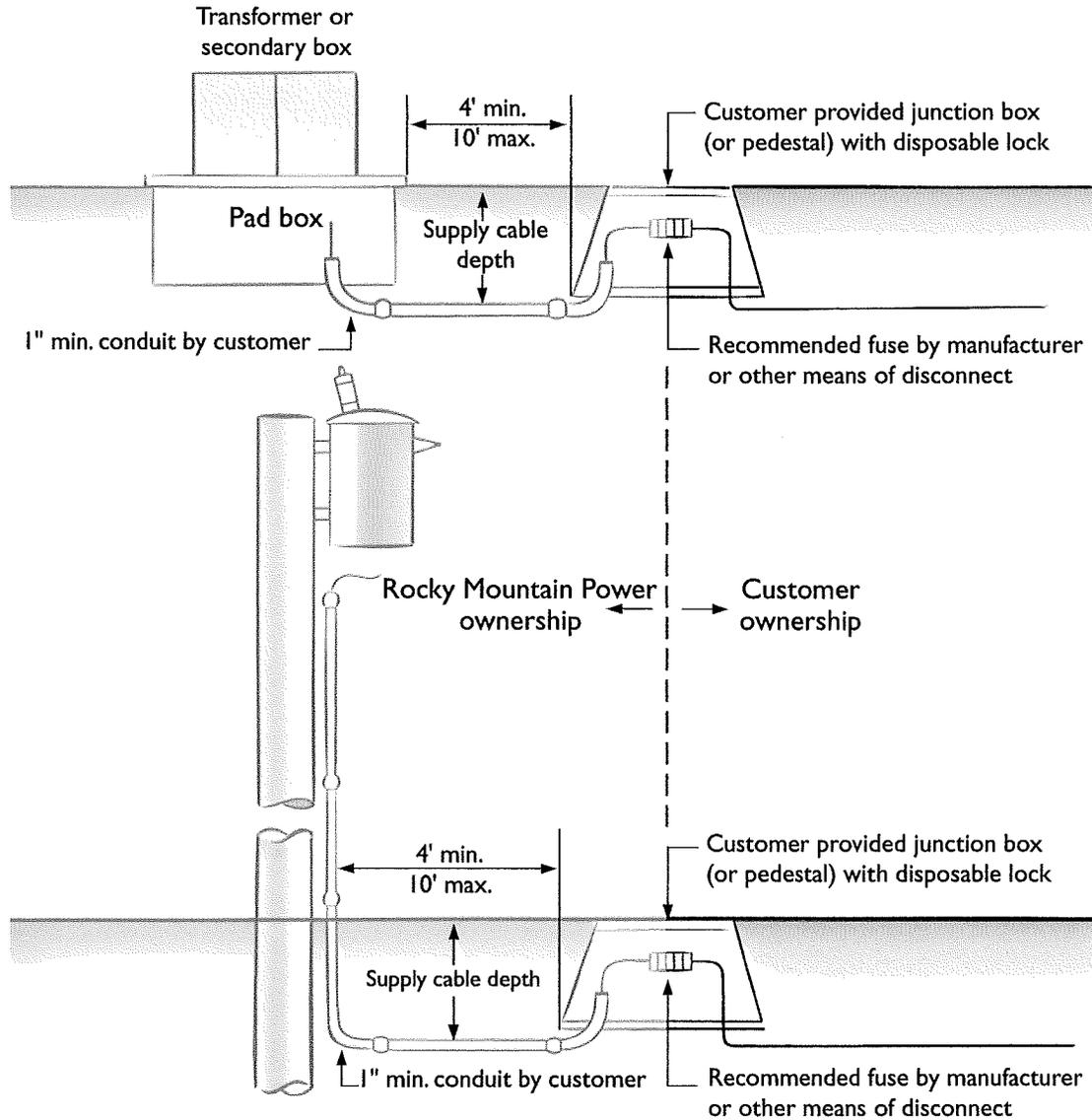
ST-LT-10

SEE SHEET ST-LT-09 FOR
GENERAL NOTES ON STREET
LIGHT INSTALLATION.



DETAIL-COMMERCIAL BRANCH CIRCUIT TRENCH

Streetlight Point-of-Disconnect Diagram



Customer is responsible for:

- Providing and installing a junction box or pedestal, conduit, fusing and customer-owned wire. The junction box or pedestal must be strong enough for incidental traffic areas
- Coordinating with Rocky Mountain Power on junction box or pedestal location and all digging within the vicinity of Rocky Mountain Power facilities
- Ensuring that construction of new or remodeled installations conform to applicable provisions of the NEC State Rules, as well as city and county codes

Rocky Mountain Power is responsible for:

- Installing and connecting wire from Rocky Mountain Power facilities to the point of disconnect.

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

Item Number: 5.D.

Subject:

Bid Award - CraCar Construction Company - Project 14-03 - Talbot Drive Reconstruction - Resolution 15-20 - Talbot Drive from Approximately Gentile Street to Lindsay Street, with Extensions for Talbot Circle and Goddard Circle (100 North)

Background:

Resolution 15-20 authorizes the execution of an agreement between Layton City and CraCar Construction Company for the Talbot Drive Reconstruction, Project 14-03. The project includes the construction of 1,100 tons asphalt, 3,300 tons of roadbase, 2,250 lineal feet of curb and gutter, 1,110 lineal feet of sidewalk, installation of 1,224 lineal feet of storm drain pipe, 1,400 lineal feet of sanitary sewer pipe, 1,800 lineal feet of water pipe, fiber optic conduit, and other associated work items. This project will replace undersized and damaged water and sewer lines, providing a total reconstruction of road and waterways in this area.

Seven bids were received, with CraCar Construction Company submitting the lowest responsive, responsible bid in the amount of \$915,741.52. The engineer's estimate was \$1,000,000.00.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-20 awarding the bid to CraCar Construction Company for the Talbot Drive Reconstruction, Project 14-03; 2) Adopt Resolution 15-20 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-20 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-20 awarding the bid to CraCar Construction Company for the Talbot Drive Reconstruction, Project 14-03 and authorize the City Manager to execute the agreement.

RESOLUTION 15-20

AUTHORIZING AN AGREEMENT WITH CRACAR CONSTRUCTION COMPANY FOR THE TALBOT DRIVE RECONSTRUCTION, PROJECT 14-03

WHEREAS, Layton City has elected to conduct street and utility improvements to be known as the Talbot Drive Reconstruction, Project 14-03; and

WHEREAS, the City received bids for the construction of the referenced project on March 24, 2015, with the results of these bids attached hereto, for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated each response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Layton City to conditionally select CraCar Construction Company as the contractor for the Talbot Drive Reconstruction, Project 14-03.

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

1. CraCar Construction Company (hereafter referred to as CraCar) is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the Talbot Drive Reconstruction, Project 14-03.

2. The City Manager is directed to conduct negotiations for an agreement (herein the "Agreement") with CraCar for the Talbot Drive Reconstruction, Project 14-03. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price and other responses to the Advertisement for Bids contained in the proposal submitted by CraCar that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an Agreement for the Talbot Drive Reconstruction, Project 14-03.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after CraCar has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by CraCar shall constitute CraCar's offer for the Talbot Drive Reconstruction, Project 14-03, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of CraCar's offer and the formal award of the contract to CraCar Construction Company for the Talbot Drive Reconstruction, Project 14-03, pursuant to the terms and conditions of the Agreement.

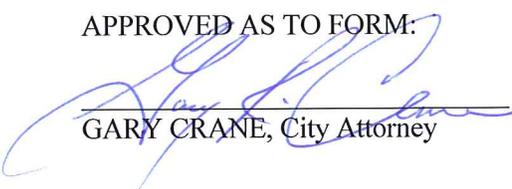
PASSED AND ADOPTED by the City Council of Layton, Utah, this 2nd day of April, 2015.

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:



GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:



TERRY COBURN, Public Works Director

THE TALBOT DRIVE RECONSTRUCTION, Project 14-03

Bid Opening March 24, 2015, 9:00 a.m.

Engineer's Estimate: \$1,000,000

Schedule A: Street Construction	QTY	Unit	1 CraCar Const. Co.		2 Skyview Excavation, Inc.		3 Staker Parson Companies	
			(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
1. Clear and excavate Street	1	LS	\$74,409.94	\$74,409.94	\$98,000.00	\$98,000.00	\$45,455.00	\$45,455.00
2. F&I PG 58-28 asphalt (3")	1,100	TON	\$66.07	\$72,677.00	\$64.00	\$70,400.00	\$60.90	\$66,990.00
3. F&I roadbase material (8") (6")	3,300	TON	\$19.47	\$64,251.00	\$17.00	\$56,100.00	\$21.00	\$69,300.00
4. F&I subgrade material (soft spots)	500	TON	\$19.15	\$9,575.00	\$12.00	\$6,000.00	\$49.20	\$24,600.00
5. Remove exst. C&G	2,250	LF	\$4.28	\$9,630.00	\$3.00	\$6,750.00	\$4.30	\$9,675.00
6. Remove exst. sidewalk	100	LF	\$3.21	\$321.00	\$5.00	\$500.00	\$12.45	\$1,245.00
7. Remove exst. drive approach	500	LF	\$5.35	\$2,675.00	\$5.00	\$2,500.00	\$5.60	\$2,800.00
8. Remove exst. waterway	100	LF	\$4.28	\$428.00	\$5.00	\$500.00	\$14.10	\$1,410.00
9. Const. std. 30" wide concrete C&G	2,500	LF	\$18.35	\$45,875.00	\$12.50	\$31,250.00	\$11.15	\$27,875.00
10. Const. 6" wide concrete sidewalk	810	LF	\$20.87	\$16,904.70	\$18.00	\$14,580.00	\$17.00	\$13,770.00
11. Const. 6" wide sidewalk w/ 6" curb wall	200	LF	\$23.75	\$4,750.00	\$30.00	\$6,000.00	\$30.40	\$6,080.00
12. Const. 4" wide concrete sidewalk	100	LF	\$14.02	\$1,402.00	\$14.00	\$1,400.00	\$13.70	\$1,370.00
13. Const. Stand. handicap ramp	9	EA	\$743.65	\$6,692.85	\$1,000.00	\$9,000.00	\$586.40	\$5,277.60
14. Const. stand. 4.5' Drive Approach	354	LF	\$26.50	\$9,381.00	\$21.00	\$7,434.00	\$19.40	\$6,867.60
15. Const. stand. 6' Drive Approach	146	LF	\$36.59	\$5,342.14	\$28.00	\$4,088.00	\$25.85	\$3,774.10
16. F&I 4" thick concrete driveway tie-in	5,000	SF	\$3.37	\$16,850.00	\$5.00	\$25,000.00	\$3.15	\$15,750.00
17. F&I 2" thick asphalt driveway tie-in	150	SF	\$11.13	\$1,669.50	\$13.00	\$1,950.00	\$9.17	\$1,375.05
18. Relocate exst. cul. water meter	1	EA	\$1,177.00	\$1,177.00	\$800.00	\$800.00	\$1,365.00	\$1,365.00
19. R&R exst. mailbox	8	EA	\$160.50	\$1,284.00	\$100.00	\$800.00	\$153.70	\$1,229.60
20. R&R exst. fence	500	LF	\$23.54	\$11,770.00	\$44.00	\$22,000.00	\$14.95	\$7,475.00
21. F&I keystone block wall	100	LF	\$21.02	\$2,102.00	\$38.00	\$3,800.00	\$213.20	\$21,320.00
Schedule A Total				\$359,847.13		\$368,852.00		\$335,003.95

Schedule B: Sanitary Sewer Construction	QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
1. F&I 8" PVC D-3034 SS pipe	1,400	LF	\$24.61	\$34,454.00	\$52.00	\$72,800.00	\$42.90	\$60,060.00
2. Remove exst. clay sewer pipe	1,040	LF	\$5.35	\$5,564.00	\$10.00	\$10,400.00	\$6.95	\$7,228.00
3. Const. 4" dia. manhole	7	EA	\$3,103.00	\$21,721.00	\$2,400.00	\$16,800.00	\$2,772.00	\$19,404.00
4. Const. 5" dia. manhole	2	EA	\$3,852.00	\$7,704.00	\$3,000.00	\$6,000.00	\$3,198.00	\$6,396.00
5. Remove exst. manhole	6	EA	\$481.50	\$2,889.00	\$600.00	\$3,600.00	\$463.80	\$2,782.80
6. Replace 4" laterals through ROW	36	EA	\$602.50	\$21,890.00	\$1,200.00	\$43,200.00	\$1,327.00	\$47,772.00
7. Bypass pump sewer during install	100	HR	\$66.34	\$6,634.00	\$200.00	\$20,000.00	\$106.60	\$10,660.00
8. F&I 1" gravel for pipe bedding	725	EA	\$26.75	\$19,393.75	\$17.00	\$12,325.00	\$24.50	\$17,762.50
9. F&I 3" select borrow material	1940	TON	\$19.26	\$37,364.40	\$11.00	\$21,340.00	\$7.45	\$14,453.00
10. Flush & video new SS lines	1	LS	\$1,712.00	\$1,712.00	\$1,200.00	\$1,200.00	\$3,305.00	\$3,305.00
Schedule B Total				\$166,326.15		\$207,665.00		\$189,823.30

Schedule C - Water Construction	QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
1. F&I 8" C900 DR14 waterline	1,800	LF	\$24.47	\$44,046.00	\$32.00	\$57,600.00	\$46.10	\$82,980.00
2. Remove exst. water pipe	600	LF	\$7.49	\$4,494.00	\$12.00	\$7,200.00	\$8.25	\$4,950.00
3. Conn. new Wtr main to exst. main (3 loc.)	3	EA	\$5,136.00	\$15,408.00	\$1,150.00	\$3,450.00	\$3,598.00	\$10,794.00
4. Interconnect at Gentile and Talbot Drive	1	LS	\$5,885.00	\$5,885.00	\$5,400.00	\$5,400.00	\$7,996.00	\$7,996.00
5. R&R tire hydrant	7	EA	\$3,424.00	\$23,968.00	\$5,000.00	\$35,000.00	\$5,331.00	\$37,317.00
6. F&I new tire hydrant (Talbot Circle)	1	EA	\$4,440.50	\$4,440.50	\$5,000.00	\$5,000.00	\$5,762.00	\$5,762.00
7. Loop 8" waterline under utilities, as required	1	EA	\$4,761.50	\$4,761.50	\$2,000.00	\$2,000.00	\$4,526.00	\$4,526.00
8. Loop 3/4" to 2" laterals, as required	1	EA	\$374.50	\$374.50	\$1,100.00	\$1,100.00	\$1,109.00	\$1,109.00
9. Recon. 1" or smaller Wtr laterals	41	EA	\$588.50	\$24,128.50	\$950.00	\$38,950.00	\$1,045.00	\$42,845.00
10. F&I 1" or smaller water laterals	1	EA	\$1,444.50	\$1,444.50	\$1,100.00	\$1,100.00	\$1,844.00	\$1,844.00
11. F&I sand bedding material for backfill	1750	TON	\$21.40	\$37,450.00	\$10.00	\$17,500.00	\$7.45	\$13,037.50
12. F&I sand material for bedding	500	TON	\$21.40	\$10,700.00	\$10.00	\$5,000.00	\$18.65	\$9,325.00
13. Adj. Exst. Sewer line to clear new WL	1	EA	\$374.50	\$374.50	\$600.00	\$600.00	\$2,420.00	\$2,420.00
Schedule C Total				\$177,475.00		\$179,900.00		\$224,905.50

Schedule D - Storm Drain Construction	QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
1. F&I 15" CL III, concrete pipe	364	LF	\$26.70	\$9,718.80	\$35.00	\$12,740.00	\$54.10	\$19,692.40
2. F&I 18" CL III, concrete pipe	860	LF	\$30.23	\$25,997.80	\$42.00	\$36,120.00	\$53.05	\$45,623.00
3. F&I 3/4" gravel for pipe bedding	750	TON	\$23.54	\$17,655.00	\$11.00	\$8,250.00	\$24.50	\$18,375.00
4. F&I 1-1/2" gravel for trench backfill	2,500	TON	\$22.47	\$56,175.00	\$16.00	\$40,000.00	\$13.05	\$32,625.00
5. Const. double inlet box	11	EA	\$2,335.50	\$25,690.50	\$2,500.00	\$27,500.00	\$1,951.00	\$21,461.00
6. Const. double inlet box	2	EA	\$3,905.50	\$7,811.00	\$3,000.00	\$6,000.00	\$3,321.00	\$6,642.00
7. Const. std. cleanout box	4	EA	\$3,156.50	\$12,626.00	\$3,000.00	\$12,000.00	\$1,887.00	\$7,548.00
8. Const. combo inlet/cleanout box	4	EA	\$4,119.50	\$16,478.00	\$2,600.00	\$10,000.00	\$3,086.00	\$12,344.00
9. Const. 5" SD manhole	2	EA	\$2,782.00	\$5,564.00	\$3,000.00	\$6,000.00	\$2,665.00	\$5,330.00
10. Remove ex SD cleanout box	2	EA	\$588.50	\$1,177.00	\$600.00	\$1,200.00	\$389.10	\$778.20
11. Remove ex SDMH	3	EA	\$588.50	\$1,765.50	\$600.00	\$1,800.00	\$453.10	\$1,359.30
12. Remove ex SD inlet	9	EA	\$374.50	\$3,370.50	\$600.00	\$5,400.00	\$389.10	\$3,501.90
13. Remove ex Dipstone	2	EA	\$588.50	\$1,177.00	\$1,000.00	\$2,000.00	\$527.70	\$1,055.40
14. Remove ex SD pipe	500	LF	\$6.42	\$3,210.00	\$15.00	\$7,500.00	\$9.05	\$4,525.00
15. Flush & video new SS line	1	LS	\$3,929.04	\$3,929.04	\$1,000.00	\$1,000.00	\$2,953.00	\$2,953.00
Schedule D Total				\$197,845.14		\$176,110.00		\$183,813.20

Schedule E - Miscellaneous Construction	QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
1. F&I 4 1-14" fiber optic conduit runs	770	LF	\$9.68	\$7,458.60	\$12.10	\$9,317.00	\$15.35	\$11,819.50
2. Furnish & Install Manhole	5	EA	\$1,358.90	\$6,794.50	\$1,400.00	\$7,000.00	\$900.90	\$4,504.50
Schedule E Total				\$14,248.10		\$16,317.00		\$16,324.00

Schedule A - Street Reconstruction	\$359,847.13	\$368,852.00	\$335,003.95
Schedule B - Sewer Construction	\$166,326.15	\$207,665.00	\$189,823.30
Schedule C - Water Construction	\$177,475.00	\$179,900.00	\$224,905.50
Schedule D - Storm Drain Construction	\$197,845.14	\$176,110.00	\$183,813.20
Schedule E - Misc. Construction	\$14,248.10	\$16,317.00	\$16,324.00
Project Total	\$915,741.52	\$948,844.00	\$949,869.95

Alternate Bid Items	Description	Qty.	Unit	\$ per	Total \$	\$ per	Total \$	\$ per	Total \$
1	Mill existing asphalt surface	1000	SY	7.26	\$7,260.00	15	\$15,000.00	12	\$12,000.00
2	F&I PG58-28 asphalt for patching	135	TN	108.05	\$14,586.75	130	\$17,550.00	121	\$16,335.00

THE TALBOT DRIVE RECONSTRUCTION, Project 14-03

Bid Opening March 24, 2015, 9:00 a.m.

Engineer's Estimate: \$1,000,000

			4		5		6		7	
			Leon Poulsen Const.		Kapp Construction		Post Construction		Granite Const. Co.	
Schedule A: Street Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1. Clear and excavate Street	1	LS	\$72,125.00	\$72,125.00	\$106,000.00	\$106,000.00	\$140,000.00	\$140,000.00	\$114,950.00	\$114,950.00
2. F&I PG 58-28 asphalt (3")	1,100	TON	\$64.50	\$70,950.00	\$64.85	\$71,335.00	\$67.00	\$73,700.00	\$65.00	\$71,500.00
3. F&I roadbase material (8") (6")	3,300	TON	\$19.50	\$64,350.00	\$15.80	\$52,140.00	\$20.50	\$67,650.00	\$26.00	\$85,800.00
4. F&I subgrade material (soft spots)	500	TON	\$25.00	\$12,500.00	\$29.35	\$14,675.00	\$33.00	\$16,500.00	\$29.00	\$14,500.00
5. Remove exst. C&G	2,250	LF	\$7.75	\$17,437.50	\$4.20	\$9,450.00	\$4.50	\$10,125.00	\$6.00	\$13,500.00
6. Remove exst. sidewalk	100	LF	\$9.00	\$900.00	\$5.20	\$520.00	\$20.00	\$2,000.00	\$6.00	\$600.00
7. Remove exst. drive approach	500	LF	\$7.50	\$3,750.00	\$5.60	\$2,800.00	\$13.50	\$6,750.00	\$5.50	\$2,750.00
8. Remove exst. waterway	100	LF	\$11.50	\$1,150.00	\$5.20	\$520.00	\$14.00	\$1,400.00	\$7.50	\$750.00
9. Const. std. 30" wide concrete C&G	2,500	LF	\$17.50	\$43,750.00	\$23.05	\$57,625.00	\$11.25	\$28,125.00	\$14.00	\$35,000.00
10. Const. 6" wide concrete sidewalk	810	LF	\$29.25	\$23,692.50	\$26.50	\$21,465.00	\$17.50	\$14,175.00	\$21.00	\$17,010.00
11. Const. 6" wide sidewalk w/ 6" curb wall	200	LF	\$37.50	\$7,500.00	\$34.40	\$6,880.00	\$32.00	\$6,400.00	\$28.00	\$5,600.00
12. Const. 4" wide concrete sidewalk	100	LF	\$18.75	\$1,875.00	\$21.80	\$2,180.00	\$15.00	\$1,500.00	\$14.00	\$1,400.00
13. Const. Stand. handicap ramp	9	EA	\$1,035.00	\$9,315.00	\$1,725.00	\$15,525.00	\$650.00	\$5,850.00	\$1,700.00	\$15,300.00
14. Const. stand. 4.5' Drive Approach	354	LF	\$20.00	\$7,080.00	\$33.55	\$11,876.70	\$23.00	\$8,142.00	\$31.00	\$10,974.00
15. Const. stand. 6' Drive Approach	146	LF	\$26.50	\$3,869.00	\$43.80	\$6,394.80	\$30.00	\$4,380.00	\$41.00	\$5,986.00
16. F&I 4" thick concrete driveway tie-in	5,000	SF	\$3.40	\$17,000.00	\$4.30	\$21,500.00	\$5.50	\$27,500.00	\$3.60	\$18,000.00
17. F&I 2" thick asphalt driveway tie-in	150	SF	\$4.75	\$712.50	\$7.25	\$1,087.50	\$5.00	\$750.00	\$4.00	\$600.00
18. Relocate exst. cul. water meter	1	EA	\$1,280.00	\$1,280.00	\$770.00	\$770.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
19. R&R exst. mailbox	8	EA	\$230.00	\$1,840.00	\$130.00	\$1,040.00	\$200.00	\$1,600.00	\$250.00	\$2,000.00
20. R&R exst. fence	500	LF	\$17.00	\$8,500.00	\$21.00	\$10,500.00	\$16.00	\$8,000.00	\$9.00	\$4,500.00
21. F&I keystone block wall	100	LF	\$149.75	\$14,975.00	\$81.40	\$8,140.00	\$45.00	\$4,500.00	\$130.00	\$13,000.00
Schedule A Total				\$381,251.50		\$422,424.00		\$430,047.00		\$455,726.00

Schedule B: Sanitary Sewer Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
1. F&I 8" PVC D-3034 SS pipe	1,400	LF	\$40.25	\$56,350.00	\$40.75	\$57,050.00	\$33.00	\$46,200.00	\$47.00	\$65,800.00
2. Remove exst. clay sewer pipe	1,040	LF	\$6.50	\$6,760.00	\$1.00	\$1,040.00	\$6.00	\$6,240.00	\$8.00	\$8,320.00
3. Const. 4 dia. manhole	7	EA	\$2,800.00	\$19,600.00	\$2,048.00	\$14,336.00	\$2,800.00	\$19,600.00	\$3,500.00	\$24,500.00
4. Const. 3 dia. manhole	2	EA	\$3,000.00	\$6,000.00	\$2,238.00	\$4,476.00	\$3,000.00	\$6,000.00	\$3,500.00	\$7,000.00
5. Remove exst. manhole	6	EA	\$435.00	\$2,610.00	\$385.00	\$2,310.00	\$1,200.00	\$7,200.00	\$500.00	\$3,000.00
6. Replace 4 laterals through ROW	36	EA	\$1,245.00	\$44,820.00	\$693.00	\$24,948.00	\$1,200.00	\$43,200.00	\$1,500.00	\$54,000.00
7. Bypass pump sewer during install	100	HR	\$100.00	\$10,000.00	\$150.00	\$15,000.00	\$50.00	\$5,000.00	\$110.00	\$11,000.00
8. F&I 1" gravel for pipe bedding	725	EA	\$23.00	\$16,675.00	\$14.45	\$10,476.25	\$23.00	\$16,675.00	\$27.00	\$19,575.00
9. F&I 3" select borrow material	1940	TON	\$7.00	\$13,580.00	\$10.00	\$19,400.00	\$15.50	\$30,070.00	\$8.25	\$16,005.00
10. Flush & video new SS lines	1	LS	\$3,100.00	\$3,100.00	\$1,650.00	\$1,650.00	\$2,000.00	\$2,000.00	\$3,800.00	\$3,800.00
Schedule B Total				\$178,095.00		\$150,686.25		\$182,185.00		\$209,500.00

Schedule C - Water Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1. F&I 8" C900 DR14 waterline	1,800	LF	\$43.25	\$77,850.00	\$35.80	\$64,440.00	\$28.00	\$50,400.00	\$51.00	\$91,800.00
2. Remove exst. water pipe	600	LF	\$7.75	\$4,650.00	\$5.10	\$3,060.00	\$6.00	\$3,600.00	\$9.00	\$5,400.00
3. Conn. new Wlr main to exst. main (3 loc.)	3	EA	\$3,375.00	\$10,125.00	\$2,805.00	\$8,415.00	\$1,500.00	\$4,500.00	\$4,000.00	\$12,000.00
4. Interconnect at Gentile and Talbot Drive	1	LS	\$7,500.00	\$7,500.00	\$10,250.00	\$10,250.00	\$8,000.00	\$8,000.00	\$9,000.00	\$9,000.00
5. R&R fire hydrant	7	EA	\$5,000.00	\$35,000.00	\$6,242.00	\$43,694.00	\$5,200.00	\$36,400.00	\$6,000.00	\$42,000.00
6. F&I new fire hydrant (Talbot Circle)	1	EA	\$5,405.00	\$5,405.00	\$4,473.00	\$4,473.00	\$5,200.00	\$5,200.00	\$6,500.00	\$6,500.00
7. Loop 8" waterline under utilities, as required	1	EA	\$4,245.00	\$4,245.00	\$3,126.00	\$3,126.00	\$2,500.00	\$2,500.00	\$5,100.00	\$5,100.00
8. Loop 3/4" to 2" laterals, as required	1	EA	\$1,040.00	\$1,040.00	\$1,181.00	\$1,181.00	\$1,000.00	\$1,000.00	\$1,250.00	\$1,250.00
9. Reconn. 1" or smaller wvr laterals	41	EA	\$980.00	\$40,180.00	\$998.00	\$40,918.00	\$1,000.00	\$41,000.00	\$1,150.00	\$47,150.00
10. F&I 1" or smaller water laterals	1	EA	\$1,730.00	\$1,730.00	\$1,169.00	\$1,169.00	\$1,200.00	\$1,200.00	\$2,100.00	\$2,100.00
11. F&I sand bedding material for backfill	1750	TON	\$7.00	\$12,250.00	\$9.30	\$16,275.00	\$14.00	\$24,500.00	\$8.30	\$14,525.00
12. F&I sand material for bedding	500	TON	\$17.50	\$8,750.00	\$9.30	\$4,650.00	\$14.00	\$7,000.00	\$21.00	\$10,500.00
13. Adj. Exst. Sewer line to clear new WL	1	EA	\$2,200.00	\$2,200.00	\$661.00	\$661.00	\$1,500.00	\$1,500.00	\$2,700.00	\$2,700.00
Schedule C Total				\$210,995.00		\$202,312.00		\$186,800.00		\$250,025.00

Schedule D - Storm Drain Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
1. F&I 15" CL III concrete pipe	364	LF	\$50.75	\$18,473.00	\$45.50	\$16,562.00	\$35.00	\$12,740.00	\$61.00	\$22,204.00
2. F&I 18" CL III concrete pipe	860	LF	\$49.75	\$42,785.00	\$58.50	\$50,310.00	\$38.00	\$32,680.00	\$64.00	\$55,040.00
3. F&I 3/4" gravel for pipe bedding	750	TON	\$23.00	\$17,250.00	\$14.45	\$10,837.50	\$20.00	\$15,000.00	\$27.00	\$20,250.00
4. F&I 1-1/2" gravel for trench backfill	2,500	TON	\$12.25	\$30,625.00	\$15.50	\$38,750.00	\$24.50	\$61,250.00	\$15.00	\$37,500.00
5. Const. hooded inlet box	11	EA	\$1,830.00	\$20,130.00	\$1,330.00	\$14,630.00	\$2,000.00	\$22,000.00	\$2,200.00	\$24,200.00
6. Const. double inlet box	2	EA	\$3,115.00	\$6,230.00	\$3,230.00	\$6,460.00	\$3,500.00	\$7,000.00	\$3,700.00	\$7,400.00
7. Const. std. cleanout box	4	EA	\$1,770.00	\$7,080.00	\$2,270.00	\$9,080.00	\$3,000.00	\$12,000.00	\$2,100.00	\$8,400.00
8. Const. combo inlet/cleanout box	4	EA	\$2,895.00	\$11,580.00	\$2,755.00	\$11,020.00	\$3,500.00	\$14,000.00	\$3,500.00	\$14,000.00
9. Const. 5" SD manhole	2	EA	\$2,500.00	\$5,000.00	\$2,450.00	\$4,900.00	\$3,000.00	\$6,000.00	\$3,000.00	\$6,000.00
10. Remove ex SD cleanout box	2	EA	\$365.00	\$730.00	\$200.00	\$400.00	\$1,000.00	\$2,000.00	\$435.00	\$870.00
11. Remove ex SDMH	3	EA	\$425.00	\$1,275.00	\$200.00	\$600.00	\$1,000.00	\$3,000.00	\$500.00	\$1,500.00
12. Remove ex. SD inlet	9	EA	\$365.00	\$3,285.00	\$150.00	\$1,350.00	\$1,000.00	\$9,000.00	\$435.00	\$3,915.00
13. Remove ex. Dipstone	2	EA	\$495.00	\$990.00	\$250.00	\$500.00	\$1,000.00	\$2,000.00	\$600.00	\$1,200.00
14. Remove ex. SD pipe	500	LF	\$6.50	\$3,250.00	\$15.00	\$7,500.00	\$10.00	\$5,000.00	\$10.00	\$5,000.00
15. Flush & video new SS line	1	LS	\$2,770.00	\$2,770.00	\$1,450.00	\$1,450.00	\$2,000.00	\$2,000.00	\$3,300.00	\$3,300.00
Schedule D Total				\$172,453.00		\$174,349.50		\$205,670.00		\$210,779.00

Schedule E - Miscellaneous Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1. F&I 4 1-1/4" fiber optic conduit runs	770	LF	15.75	\$12,127.50	15.15	\$11,665.50	17.00	\$13,090.00	\$11.00	\$8,470.00
2. Furnish & Install Manhole	5	EA	\$925.00	\$4,625.00	\$890.00	\$4,450.00	\$1,000.00	\$5,000.00	\$1,500.00	\$7,500.00
Schedule E Total				\$16,752.50		\$16,115.50		\$18,090.00		\$15,970.00

Schedule A - Street Reconstruction	\$381,251.50	\$422,424.00	\$430,047.00	\$455,726.00
Schedule B - Sewer Construction	\$178,095.00	\$150,686.25	\$182,185.00	\$209,500.00
Schedule C - Water Construction	\$210,995.00	\$202,312.00	\$186,800.00	\$250,025.00
Schedule D - Storm Drain Construction	\$172,453.00	\$174,349.50	\$205,670.00	\$210,779.00
Schedule E - Misc. Construction	\$16,752.50	\$16,115.50	\$18,090.00	\$15,970.00
Project Total	\$959,547.00	\$965,887.25	\$1,022,792.00	\$1,142,000.00

Alternate Bid Items	Description	Qty.	Unit	\$ per	Total \$	\$ per	Total \$	\$ per	Total \$	\$ per	Total \$
1	Mill existing asphalt surface	1000	SY	10.6	\$10,600.00	6.95	\$6,950.00	5	\$5,000.00	4	\$4,000.00
2	F&I PG58-28 asphalt for patching	135	TN	135.5	\$18,292.50	\$115.30	\$15,565.50	95	\$12,825.00	100	\$13,500.00

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

Item Number: 5.E.

Subject:

Request for Proposal (RFP) Award – C&L Water Solutions, Inc. – Project 14-43 – 2015 Sanitary Sewer Lining – Resolution 15-19 – Two Locations: 2600 East and 200 North and Snoqualmie Circle (Approximately 3300 East 2250 North)

Background:

Resolution 15-19 authorizes the execution of an agreement between Layton City and C&L Water Solutions, Inc. for the 2015 Sanitary Sewer Lining, Project 14-43. This project will consist of the lining of 8-inch sewer pipe at two locations - approximately 1,100 feet at 2600 East and 200 North, and approximately 1,000 feet at Snoqualmie Circle with UV cured fiberglass reinforced CIPP lining and associated work items. This project will upgrade and repair the sanitary sewer system mains in areas that have had accessibility or slope issues and have created continual maintenance issues.

One bid was received from C&L Water Solutions, Inc. in the amount of \$180,305.

Alternatives:

Alternatives are to 1) Adopt Resolution 15-19 awarding the RFP bid to C&L Water Solutions, Inc. for the 2015 Sanitary Sewer Lining, Project 14-43; 2) Adopt Resolution 15-19 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 15-19 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 15-19 awarding the RFP bid to C&L Water Solutions, Inc. for the 2015 Sanitary Sewer Lining, Project 14-43 and authorize the City Manager to execute the agreement.

RESOLUTION 15-19

AUTHORIZING AN AGREEMENT WITH C&L WATER SOLUTIONS, INC. FOR THE 2015 SANITARY SEWER LINING, PROJECT 14-43

WHEREAS, Layton City has elected to conduct sanitary sewer improvements to be known as the 2015 Sanitary Sewer Lining, Project 14-43; and

WHEREAS, the City received one RFP bid for the construction of the referenced project on March 17, 2015, with the results of this bid attached hereto, for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated RFP (Request for Proposal) and has found it to be in the best interest of the City and citizens of Layton City to conditionally select C&L Water Solutions, Inc. as the contractor for the 2015 Sanitary Sewer Lining, Project 14-43.

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

1. C&L Water Solutions, Inc. (hereafter referred to as C&L) is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the 2015 Sanitary Sewer Lining, Project 14-43.

2. The City Manager is directed to conduct negotiations for an agreement (herein the "Agreement") with C&L for the 2015 Sanitary Sewer Lining, Project 14-43. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price and other responses to the Advertisement for Bids contained in the proposal submitted by C&L that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an Agreement for the 2015 Sanitary Sewer Lining, Project 14-43.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after C&L has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by C&L shall constitute C&L's offer for the 2015 Sanitary Sewer Lining, Project 14-43, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of C&L's offer and the formal award of the contract to C&L Water Solutions, Inc. for the 2015 Sanitary Sewer Lining, Project 14-43, pursuant to the terms and conditions of the Agreement.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 2nd day of April, 2015.

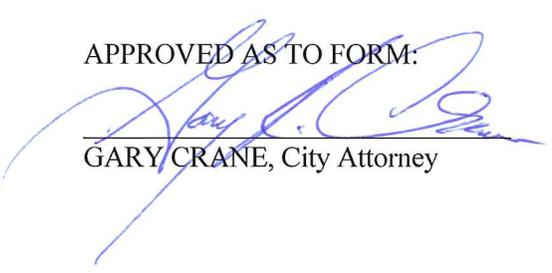
ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



TERRY COBURN, Public Works Director

BID SCHEDULES

Schedule "A" - 2600 E. 200 N.		2015 Sanitary Sewer Lining Project 14-43			
Description		Qty.	Unit	\$ per	Total \$
A1	8" Sanitary Sewer Lining	1,100	LF	68.00	74,800.00
A2	Lateral Seals	5	EA	2,677.00	13,385.00
Total:					88,185.00

Schedule "B" - Snoqualmie Circle		2015 Sanitary Sewer Lining Project 14-43			
Description		Qty.	Unit	\$ per	Total \$
B1	8" Sanitary Sewer Lining	1,000	LF	48.00	48,000.00
B2	Lateral Seals	15	EA	2,018.00	30,270.00
B3	Remove and Replace Collapsed 8" Sewer Pipe (located 106 feet south of MH 4-2.18)	25	LF	554.00	13,850.00
Total:					92,120.00

Project Total \$ 180,305.00

RESPECTFULLY SUBMITTED -

CONTRACTOR C & L WATER SOL SOLUTIONS, INC License # 840977057
 ADDRESS 12249 MEAD WAY Phone Number 303-741-2521
LITTLETON, CO 80125 Fax Number 303-741-2524

SIGNED Christina Larson
 Title
PRESIDENT

SEAL (if corporation)

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

Item Number: 5.F.

Subject:

Final Plat – Greyhawk Townhomes North PRUD – Approximately 3260 North 1700 East

Background:

On July 17, 2014, the Council approved the preliminary plat extension for the Greyhawk Townhomes North PRUD development. The development is vested in the R-M1 PRUD zoning, and therefore, is not subject to the provisions of Resolution 14-07 delaying consideration for multi-family residential zone changes.

The applicant is requesting final plat approval for a 114-unit townhome development on 23.25 acres of vacant land. The proposed development is in an R-M1 planned residential unit development (PRUD) zone. The Greyhawk Annexation Agreement capped the R-M1 PRUD-zoned area at 11 units per acre, which removes the possibility of a density bonus for this project.

The Greyhawk R-M1 PRUD townhome development is divided in half by Redtail Way. The southern portion of the R-M1 PRUD zone consists of 137 townhomes. The majority of the southern townhomes are currently under construction or are occupied with residents. The northern portion of the R-M1 PRUD zone will have 114 units, which will bring the total number of proposed townhomes to 251 units in the R-M1 PRUD zone. This provides an overall density for the townhomes of 10.8 units per acre.

The final plat provides a modified townhome type and layout and includes the original access into the PRUD from 1700 East and Redtail Way. All internal streets are to be private and will incorporate abutting visitor parking spaces. The open space and site amenities will be similar to the original plat. The architecture of the units will be different from what is being constructed in the southern portion of the R-M1 PRUD zone. The units are proposed to be rear loaded, meaning the garage and access from the private street are located behind the townhome unit. The front of the units will face onto open space areas. All 114 units are to be rentals.

Alternatives:

Alternatives are to 1) Grant final plat approval to Greyhawk Townhomes North PRUD subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Greyhawk Townhomes North PRUD.

Recommendation:

On March 10, 2015, the Planning Commission unanimously recommended the Council grant final plat approval to Greyhawk Townhomes North PRUD subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: City Council

From: Kem Weaver, Planner II 

Date: April 2, 2015

Re: Greyhawk Townhomes North PRUD Final Plat

Location: Approximately 3260 North 1700 East

Zoning: RM-1 PRUD (Low/Medium Density Residential Planned Residential Unit Development)

Background:

On July 17, 2014, the City Council approved the preliminary plat extension for the Greyhawk Townhomes North PRUD development. The development is vested in the R-M1 PRUD zoning, and therefore, is not subject to the provisions of Resolution 14-07 delaying consideration for multi-family residential zone changes.

History

The annexation and rezone of the Greyhawk Development were approved by the City Council on January 5, 2006. In July of 2007, the City Council approved the preliminary plat for Greyhawk Townhomes PRUD (Planned Residential Unit Development). Final approval was given by the City Council for the Greyhawk Townhomes PRUD in October of 2007.

The Greyhawk property was annexed into Layton City and was accompanied by a master plan, which outlined various zoning designations for the area. The R-1-10 single family residential zone was placed on the eastern area of the property adjacent to an existing R-1-10 single family zoned subdivision. The residential zones transitioned west with the increase in density. The R-1-10 zone transitioned into an R-1-8 single family residential zone, and then to a patio home designed PRUD, with a final transition into an R-M1 PRUD zone for townhomes adjacent to 1700 East. The remaining property on the west side of 1700 East was zoned Business Research Park (B-RP). The arterial street of 1700 East will be a main access into the future development of East Gate Business Park, which has been conceptually master planned on property that currently resides in the County.

The southern portion of the townhome development is currently under construction and the majority of the 137 units have been completed and occupied. The southern portion is west of Mountain View Elementary School and south of Redtail Way.

The overall density for the townhomes, per the annexation agreement, is 11 units per acre. The townhome portion resides on 23.25 acres, which would allow for a total of 256 townhomes. The approved final PRUD plan for townhomes proposed 251 units, with 137 proposed units on the south portion, and 114 units proposed for the northern portion. The overall proposed density for the townhomes is 10.8 units per acre.

Northern PRUD Plat

The final plat has a layout with the same number of townhome units as the current overall plat. A looped private street system will have the same access points at 1700 East and Redtail Way. The private streets will also provide access to visitor parking spaces throughout the project. Access for each unit is from the private streets to a rear loaded two-car attached garage. For fire access, wider sidewalks are planned in some areas of the development to accommodate fire apparatuses. This fire access is required to meet fire code distances around buildings. The sidewalks will need to be engineered and built to handle large heavy equipment and will be approximately 20 feet in width. The layout of the townhome units is constrained by over head power lines. The townhomes have been designed around the power lines, power poles and power easement. The maintenance building in the easement cannot be closer than 20 feet from the roof to the overhead power line.

The final plat has the same percentage of open space as the original plan. The final plat incorporates 6.49 acres of open space and site amenities.

Architecture

The townhomes are rear loaded with an attached two car garage. The proposed attached two-car garage is located at the rear of the unit and has direct access from the private street.

The front of the townhome will face sidewalks and open space/landscaped areas. Six of the townhome buildings will front onto public streets (1700 East and Redtail Way). This design provides an attractive living area where the garage is not the focus of the unit. The porch and front door will be the architectural focus, which tends to enhance neighborhood identity. End units will have a larger porch area than the interior units.

The color schemes are earth tones such as green, brown, tan and yellow. The building materials will be of masonry products and include a combination of stucco, rock, brick and fiber cement planks incorporated on the front façade with fiber cement planks located on the sides and rear of the units. Stucco will be required on the end or side units that face the public streets. The garages will match the exterior materials of the units and will have gabled roofs.

These units will be different than the units currently under construction on the south portion of the PRUD. The south portion units are front loaded, but are constructed with similar materials that are proposed for the north portion. The color scheme is somewhat lighter for the northern units than the southern units.

Landscaping/Open Space

Given the proposed change in the layout of the north portion of the townhome PRUD, the landscaping/open space plan has changed with regards to tree and plant locations. The amount of trees, shrubs and other plantings are similar to the original plan. Emphasis is given to the east property boundary to plant a large amount of trees that will buffer the townhome development from the single family homes. The developer will incorporate a 6-foot solid vinyl fence of earth tone color along the north and east boundary line of the development. The public street frontages will have a large amount of trees to help screen the townhomes from traffic on 1700 East and Redtail Way. The interior of the development will be well landscaped around buildings and open space areas.

The final plat is proposing a clubhouse and pool area for the site amenities. There are other open space areas that may accommodate a basketball court or play structure if so desired in the future. The location of these amenities will be dependent on the final topography of the site.

As required in the annexation agreement, a trail is to be part of the open space in both sections of the townhome development. The City Parks and Recreation Department supports the location of the trail through the northern portion of the townhomes. The trail will enter the site at the northeast corner and then connect into the sidewalk system of the open space areas, and eventually connect to Redtail Way to access the existing stairs for the trail in the southern portion of the townhome development. The trail will be maintained by the management company for the townhomes and will need to be properly marked as a City trail.

Staff Recommendation:

Staff recommends final plat approval be granted subject to meeting all Staff requirements as outlined in Staff memorandums.

Engineering 

Planning 

Fire 

Planning Commission Action: On March 10, 2015, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comments were given.



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

MEMORANDUM

TO: Alliance Consulting Engineers; alliancelogan@yahoo.com
Travis Taylor; travis@westates.us

CC: Community Development Department, Fire Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 19, 2015

RE: **Greyhawk Townhomes North PRUD**

I have reviewed the site plans received in Engineering on February 17, 2015 for the proposed Greyhawk Townhomes North PRUD to be located at 3260 North 1700 East. The site plans has been stamped "APPROVED AS CORRECTED."

The following items will need to be addressed prior to scheduling a pre-construction meeting.

- **Lighting** – The street light process has changed since the last submittal. The street lights and installation cost are calculated by the City. The developer pays the street lighting fee and the City's contractor will install the lights. The lights will need to be paid for prior to the pre-construction meeting. Street lighting will need to connect to a transformer located in the public right of way or P.U.E. If an existing transformer is not available, one will need to be installed at the Developer's expense. The development will require the installation of three SL-04s along 1700 East and three SL-02s along 3250 North. The fee for street lights is \$ 44,060.00
- **Water Exactions** – Based on our records 6.50 acre feet of water shares were dedicated to Layton City for Greyhawk Townhomes North on 10-2-2007. Based on the current design, this amount meets the required exaction with the installation of secondary water.
- The detention area will be surveyed by the City, prior to landscaping or paving, to verify required capacity is available.
- Layton City will only be responsible for the meter box, meter, and setter assembly. All piping inside the development from the valves on the fire lines in 1700 East and 3250 North will be the responsibility of the developer.
- A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Water Quality will need to be submitted before scheduling a preconstruction meeting. The NOI may be obtained via the Internet at [Http://waterquality.utah.gov](http://waterquality.utah.gov). (Click on the heading "Online Construction Stormwater Permit Issuance System" and follow the instructions). The existing NOI can be updated with the new phase by calling the state to update the acreage.
- An electronic PDF and paper copy of the construction plans on 11x17 sheets will need to be submitted for submittal to the Utah Division of Drinking Water and will need to include a "water/sewer crossing table". See Section 4 – Culinary Water Section item VII (F) located at

<http://laytoncity.org/public/Depts/PubWorks/downloads.aspx>

- An electronic file of the drawings in AutoCAD format will need to be submitted.
- A letter of approval from Weber Basin for the pressurized secondary water system will need to be submitted.
- A Stormwater Facilities Maintenance Agreement will need to be completed and recorded.
- 5 complete sets of drawings which have been stamped and signed by a PE and have the following items corrected/addressed will need to be submitted

Culinary Water –

1. We recommend installing additional isolation valves on the private services line.
2. The minimum clearance between the culinary waterlines and other utilities is 12 inches. The separation between the water and storm drain near station 3+00 between SMH2 and LB3 appears to be less than that.

Sanitary Sewer –

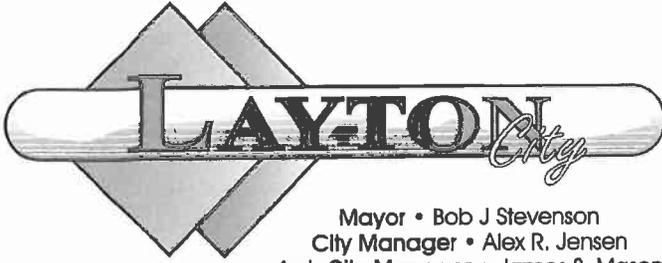
1. On sheet C-7, there is a random note for MH5 in the asphalt just west of the building at the southeast corner of the plan view that should be removed.

Storm Drain –

1. The storm water will not be allowed to overflow the public sidewalk into 3250 North at the southwest corner of the project. A double inlet box will need to replace CB6.
2. CB1 will need to be replaced with a double inlet box.
3. The grates for CB3 and JB2 are lower than the high water mark of the detention basin. All grates will need to be higher than the high water mark.

SWPPP –

1. A concrete washout station will need to be added to the plan.



Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal 

RE: Greyhawk Townhomes North PRUD Final Approval. @ 3260 N 1700 E

CC: 1) Engineering
2) Alliance Consulting Engineers, alliancelogan@yahoo.com
3) Travis Taylor, travis@westates.us

DATE: February 18, 2015

I have reviewed the site plan submitted on February 13, 2015 for the above referenced project. The Fire Prevention Division of this department **recommends granting final approval of this project.** However the Fire Prevention Division has the following comments for purposes of recollection of previous required items from previous reviews.

1. The minimum fire flow requirement is 1,500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Our records indicate there is adequate fire flow available in this area to meet this requirement.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.



3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
4. All fire apparatus access roads shall be a minimum all-weather, driveable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.
5. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

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

DBH\Greyhawk North PRUD final:kn
Plan #B15-025, District # 13
Project Tracker #LAY1204161274



CITY COUNCIL

April 2, 2015

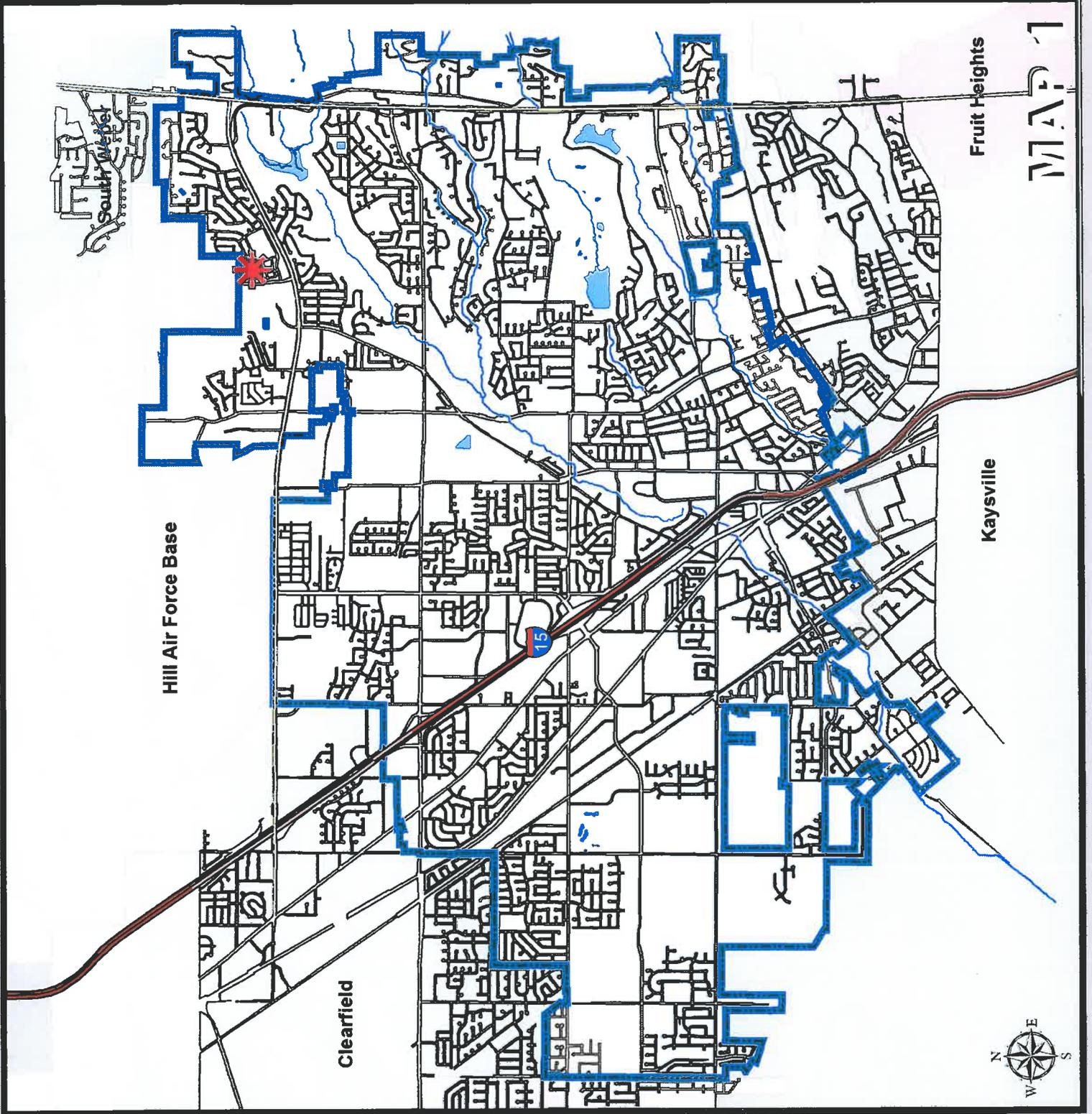
Greyhawk
Townhomes
North PRUD

Final Plat

Legend

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

 - Project Site



MAP 1

CITY COUNCIL

April 2, 2015

Greyhawk
Townhomes
North PRUD

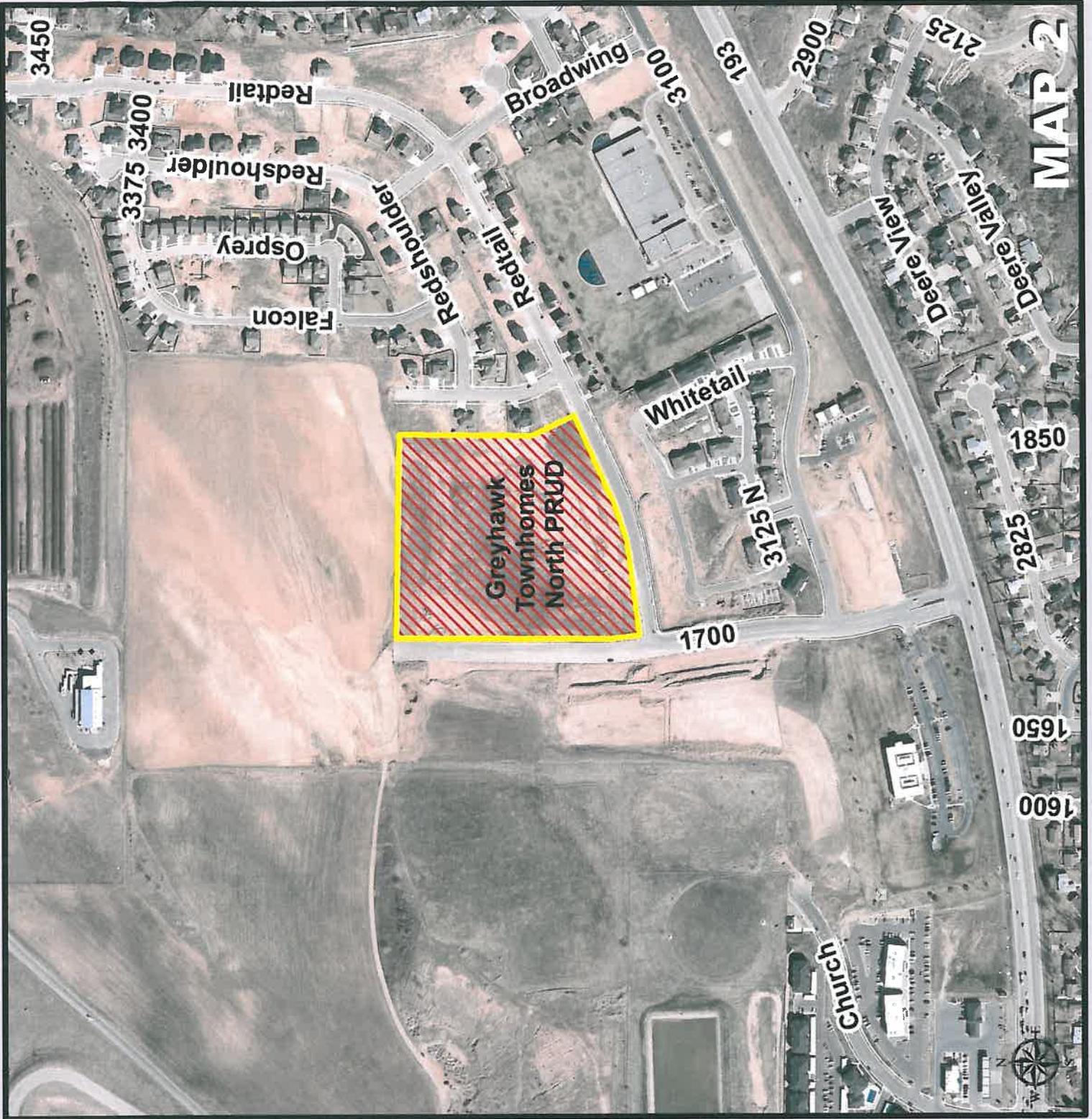
Final Plat

Legend

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

 Project Area

1 inch = 441 feet



GREYHAWK TOWNHOME APARTMENTS A PLANNED RESIDENTIAL UNIT DEVELOPMENT SITE MASTERPLAN

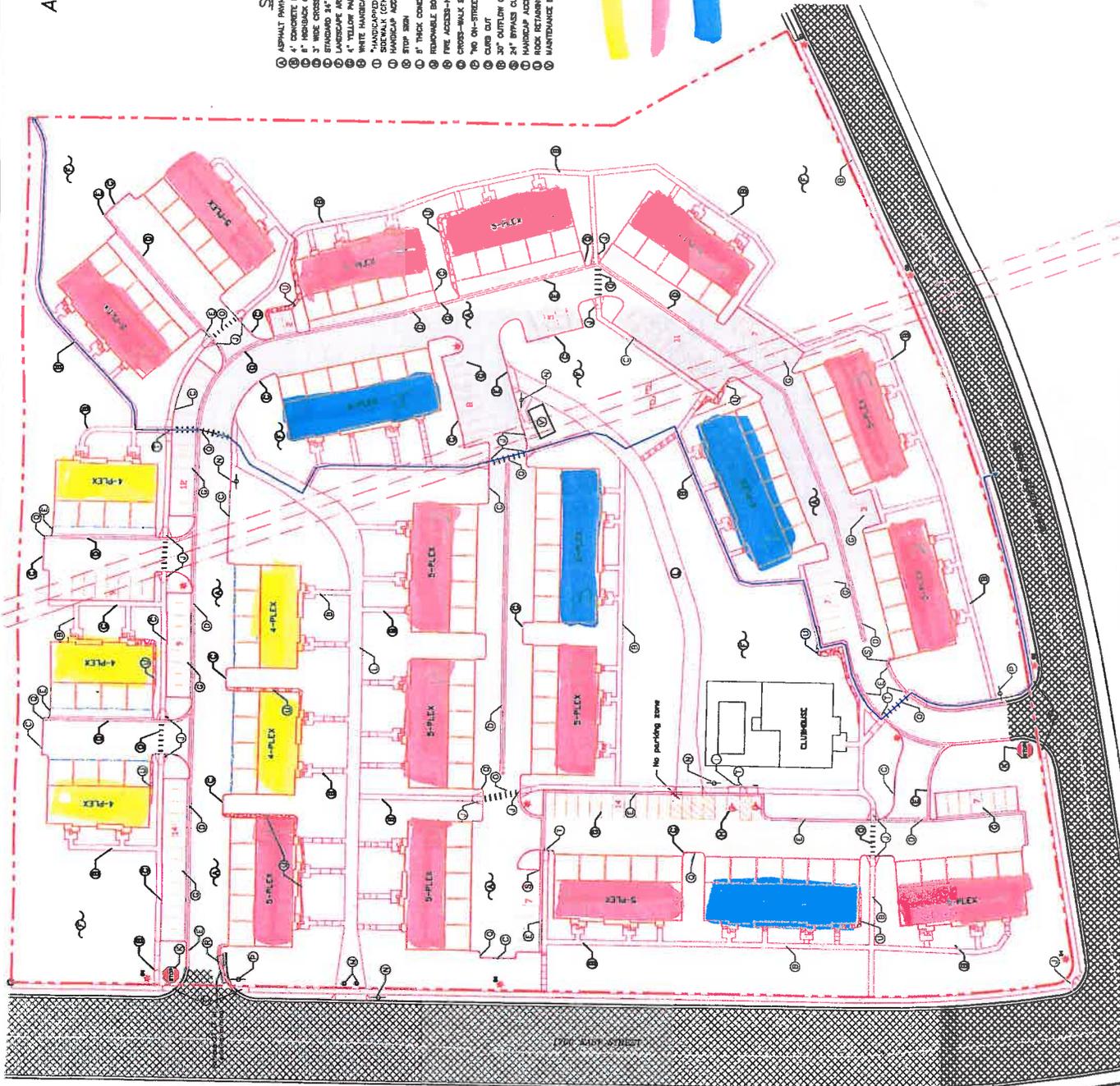
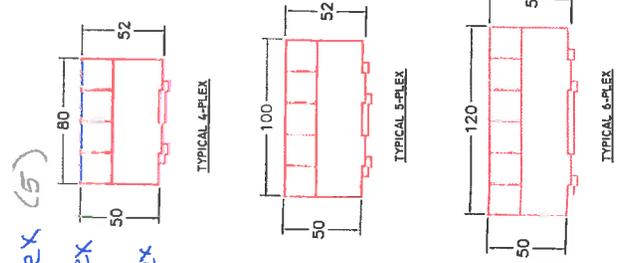


SCALE: 1"=40' (2024 PLAN SET)
SCALE: 1"=80' (1/17 PLAN SET)

- SITE REFERENCE NOTES**
- ASPHALT FINISH- SEE DETAIL
 - CONCRETE SIDEWALK W/ 8" GRAVEL BASE PER CITY STANDARD
 - 3" WIDE CROSS-DRAIN
 - STANDARD 34" INFLUE CURBING/ MAY BE ADJUSTED SIDEWALK
 - LANDSCAPE AREA (SEE LANDSCAPE PLANS)
 - 4" YELLOW PARKING STRIPS (TYPICAL)
 - WHITE HANDIMAPPED LANE WITH BLUE BACKGROUND PAINTED
 - HANDIMAPPED RESERVED PARKING SIGN MOUNTED ON METAL POLE BEHIND THE DRIVE
 - HANDICAP ACCESS RAMP TYPE A
 - STOP SIGN
 - 8" THICK CONCRETE PATHWAY W/ 8" GRAVEL BASE
 - RESPONSIBLE BALLIARD, SEE DETAIL ON SHEET 3
 - PIKE ACCESS-NO PARKING SIGN SEE DETAIL ON SHEET 3
 - CROSS-WALK STRIPING
 - 10' ON-STREET PARKING SIGN, SEE DETAIL ON SHEET 3
 - 8' CURB CUT
 - 30" OUTFLOW CURB AND GUTTER
 - 34" BRUSH CURB AND GUTTER
 - HANDICAP ACCESS RAMP TYPE B
 - ROCK RETAINING WALL
 - MAINTENANCE BUILDING

LEGEND

	PROPERTY LINE
	PROPOSED 8" HIGH CURB & GUTTER
	EXISTING CURB & GUTTER
	LAYON CITY HANDIMAPPED TRAIL
	PROPOSED BLUE LIGHT POLE
	PROPOSED BLUE LIGHT POLE
	EXISTING OVERHEAD POWER
	PROPOSED CONCRETE (DRAWING)
	PROPOSED ASPHALT
	EXISTING ASPHALT



PLEASANT VIEW



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

Item Number: 5.G.

Subject:

Holmes Business Park Plat Amendment and Condominium Plat – 952 South Main Street

Background:

The applicant, Sterling Homes, is requesting approval of an amendment to the Holmes Business Park plat and requesting approval of Holmes Business Park Condominium plat. The proposal would separate the two existing buildings onto separate lots. Lot 2A will be on a .88 acre lot and Lot 2B will be on a .65 acre lot.

The request to approve the Holmes Business Park Condominium plat for Lot 2A will be on the .88 acre lot and the building will consist of 7,770 square feet. Each condominium unit would be granted its own property identification number once the Holmes Business Park plat is recorded.

Alternatives:

Alternatives to Motion 1: Alternatives are to 1) Grant approval for Holmes Business Park plat amendment subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting approval of the Holmes Business Park plat amendment.

Alternatives to Motion 2: Alternatives are to 1) Grant approval for Holmes Business Park Condominium plat subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting approval of the Holmes Business Park Condominium plat.

Recommendation:

On March 10, 2015, the Planning Commission unanimously recommended the Council grant approval for Holmes Business Park plat amendment and Holmes Business Park Condominium plat subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Report

To: City Council

From: Weston Applonie, Planner I

A handwritten signature in black ink, appearing to read "Weston Applonie", written over a horizontal line.

Date: April 2, 2015

Re: Holmes Business Park Plat Amendment and Condominiums

Location: 952 S Main Street

Zoning: C-H (Highway Regional Commercial)

Background:

The applicant, Sterling Homes, is requesting approval to record an amendment to the Holmes Business Park plat as well as approval to record the Holmes Business Park Condominium plat. The property is located in the C-H zoning district and consists of two buildings with a total of 1.53 acres.

The plat amendment would place the buildings on separate lots. Lot 2A will have .88 acres and Lot 2B will have .65 acres. Both buildings were built to meet the parking requirements for "Professional Office" use, which is one (1) parking stall for every two hundred (200) square feet of floor area. The requested plat amendment is in compliance with current city code.

The condominium plat for the Holmes Business Park Lot 2A will consist of one (1) building with 7,770 square feet and a total of five (5) suites. Each suite will be granted its own property identification number once the plat is recorded. Covenants are required to be recorded with the plat. The covenants give direction of who is responsible for the maintenance of the building, parking areas, landscaping, and signage. Essentially, the responsibilities are divided into the different ownership entities. The common areas will be considered as the parking area, signage, landscaping and utility closet.

Staff Recommendation:

Staff recommends approval for Holmes Business Park plat amendment and the Holmes Business Park Condominium plat subject to meeting all staff requirements and recommendations as outlined in staff memorandums.

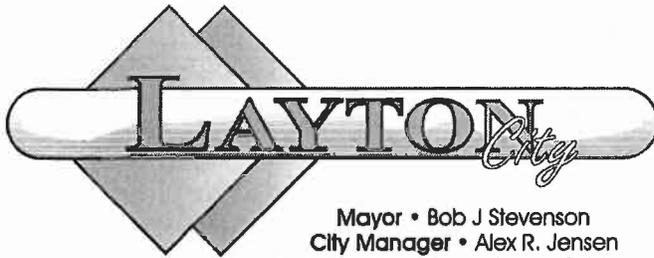
Engineering 

Planning 

Fire 

Planning Commission Action: On March 10, 2015, the Planning Commission voted unanimously to recommend the Council grant Holmes Business Park plat amendment approval and condominium plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comments were given.



Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Douglas K. Bitton, Fire Prevention Specialist 

RE: Holmes Business Park Plat Amendment 1 @ 952 South Main Street

CC: 1) Engineering
2) Steve Bott, sbott@pinnacle-eng-svy.com
3) Travis Nokes, tnokes@discoveryrealty.com
4) David and Faye Trimble, fifty60cards@relia.net
5) Kevin, Kevin@sterlinghomesutah.com

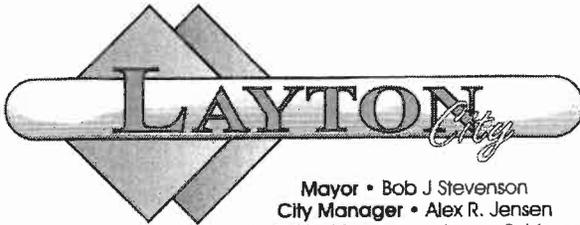
DATE: February 25, 2015

I have reviewed the plat amendment received on February 20, 2015 for the above referenced project. The Fire Department, with regards to this amendment, does not have any comments at this time **and recommends granting approval.**

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.

DB\Holmes Plat Amend:kn
Plan # S15-029, District # 31
Project Tracker: #LAY 1502201507
ERS# 8650





Mayor • Bob J. Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
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Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal

RE: Holmes Business Park Condominiums @ 952 South Main Street

CC: 1) Engineering
2) Travis Nokes, tnokes@discovererealty.com
3) Dave and Fay Trimble, fifty60cards@relia.net
4) Kevin, Kevin@sterlinghomesutah.com
5) Steve Bott, sbott@pinnacle-eng-svy.com

DATE: March 20, 2015

I have reviewed the site plan for the above referenced project which was submitted on March 10, 2015. The Fire Prevention Division of this department has no further comments or concerns at this time. Refer to a previous memorandum by Douglas K. Bitton, Fire Prevention Specialist, dated February 25, 2015 for requirements from the fire department for this condominium. **The fire department recommends granting approval of this condominium application.**

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

DBH/ Holmes Park Condo :kn
Plan # S15-040, District #31
Project Tracker #LAY 1502201506
ERS# 8650





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: Steve Bott – sbott@pinnacle-eng-svy.com
Travis Nokes – tnokes@discoverrealty.com
David & Faye Trimble– fifty60cards@relia.net
Kevin– kevin@sterlinghomesutah.com

CC: Community Development Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 27, 2015

SUBJECT: Holmes Business Park Amendment 1 –Plat & CC&R's
952 South Main Street

I have reviewed the dedication plat and CC&R's submitted on February 20, 2015 for the proposed Holmes Business Park Amendment 1 project located at 952 South Main Street. The dedication plat has been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to submitting a final mylar.

Dedication Plat -

1. The basis of bearing on the plat incorrectly labels the distance of 2646.18 feet as "calculated." This distance is the "recorded" distance based on the County's Section Corner map.
2. A Title Report will need to be submitted. All easements shown on the title report will need to be shown on the plat. The Davis County plat maps indicate a 20-ft storm drainage and right-of-way easement to Kaysville City along the south property line.
3. The signature blocks for the utility companies will need to be removed if the companies do not have easements on the property.
4. Based on calculation performed in this office, the area for lot 2B contains 28,334 square feet rather than 28,444.

CC&Rs

1. The proposed Building 2 currently has only one 1" water meter with 1.5" culinary service and one 6" sewer lateral installed. The CC&R's will need to address the use and maintenance by the units of these shared utilities as well as the existing storm drain system.



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: Steve Bott – sbott@pinnacle-eng-svy.com
Travis Nokes – tnokes@discoverealty.com
David & Faye Trimble– fifty60cards@relia.net
Kevin– kevin@sterlinghomesutah.com

CC: Community Development Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 27, 2015

SUBJECT: Holmes Business Park Condominiums –Plat
952 South Main Street

I have reviewed the dedication plat submitted on February 20, 2015 for the proposed Holmes Business Park Condominiums project located at 952 South Main Street. The dedication plat has been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to submitting a final mylar.

1. The basis of bearing between two found section monuments will need to be shown on the plat.
2. Page or sheet numbers will need to be added to the plat.
3. On sheet 1, a minimum of one corner of the building will need to be located from a corner of the lot and the bearing of at least one wall will need to be provided.
4. There is a failure to close of 0.03 ft on the interior walls of suite B-1 as well as on the interior walls of the limited common area.
5. The Owner's Dedication will need to be modified to state "having caused same to be subdivided into commercial condominium units and common areas, hereafter known as".
6. The signature blocks for the utility companies will need to be removed if the companies do not have easements on the property.

City Council

April 2, 2015

**Holmes
Business Park
Plat Amendment
&
Condominiums**

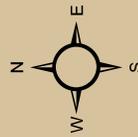
C-H

LEGEND

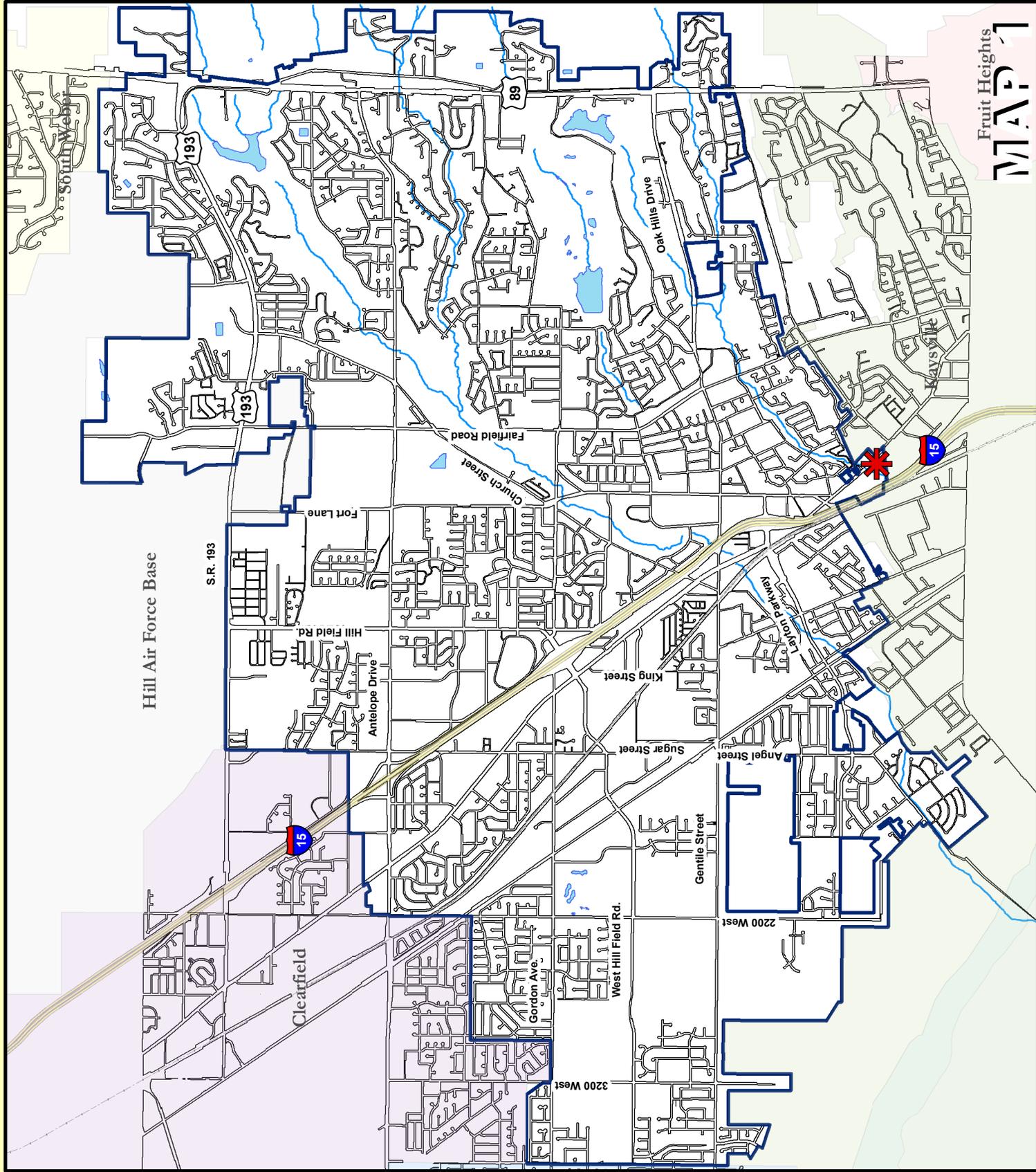
- Rail Lines
- Interstate 15
- Layton City Boundary
- Rights of Way
- Lakes
- Streams



Project Site



1 inch = 4,250 feet



City Council

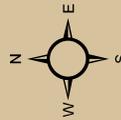
April 2, 2015

Holmes
Business Park
Plat Amendment
&
Condominiums

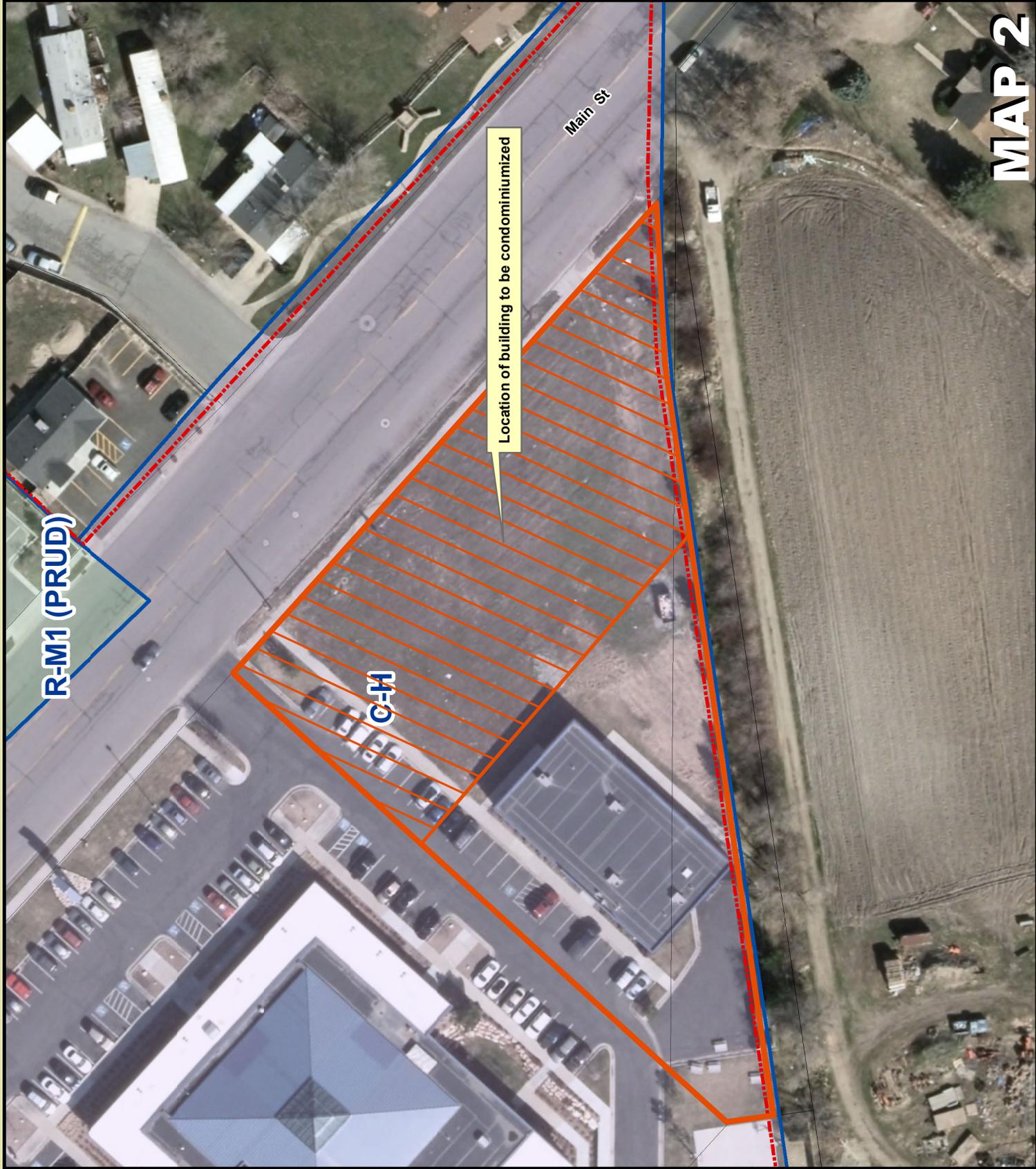
C-H

LEGEND

-  Layton City Boundary
-  Zoning
-  Property
-  Lakes
-  Streams



1 inch = 66.67 feet

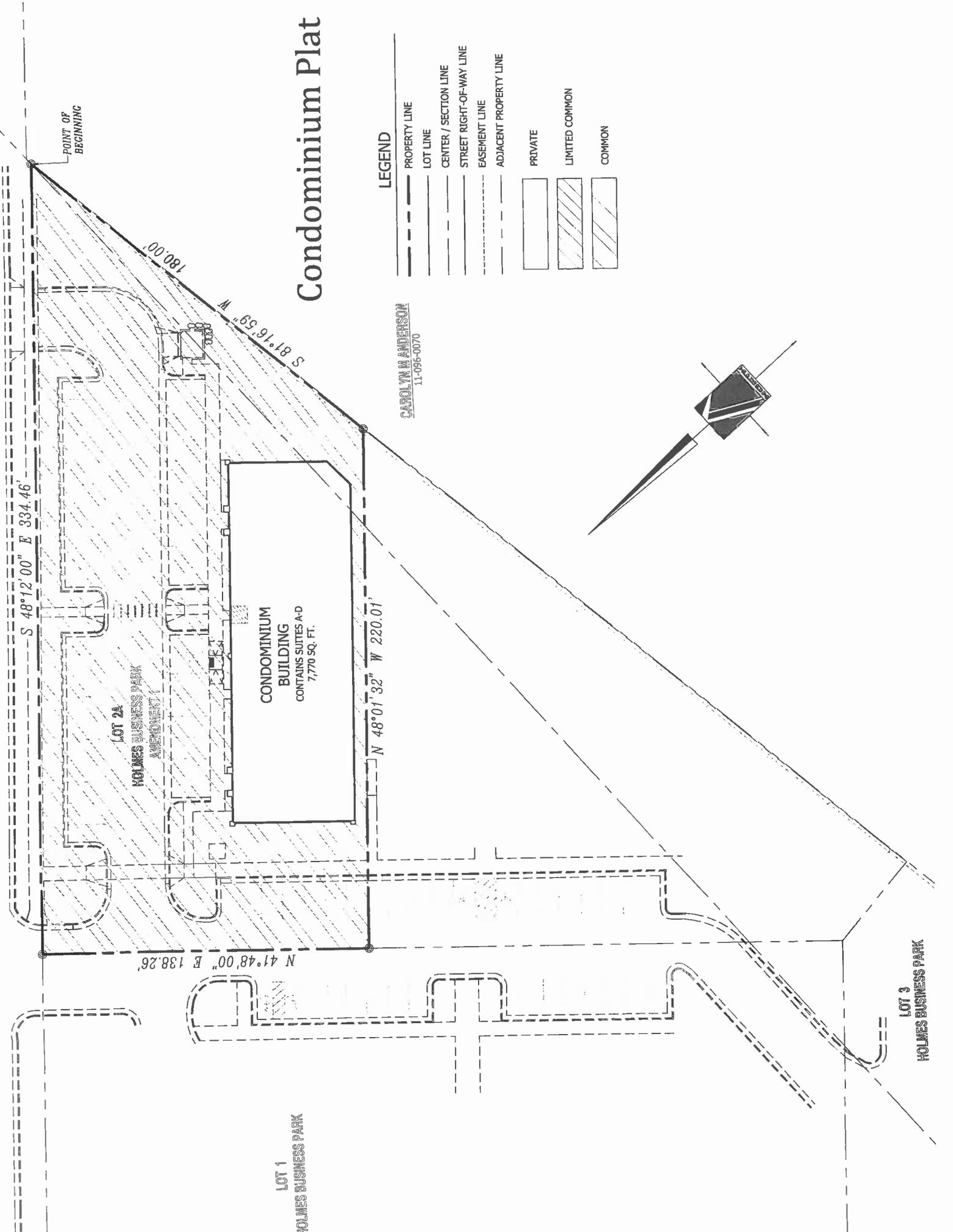
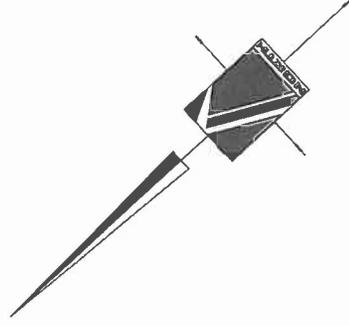


Condominium Plat

LEGEND

	PROPERTY LINE
	LOT LINE
	CENTER / SECTION LINE
	STREET RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	PRIVATE
	LIMITED COMMON
	COMMON

CAROLYN M ANDERSON
11-096-0070



POINT OF BEGINNING

S 48°12'00" E 334.46'

180.00'

S 81°16'59" W 659.18'

LOT 2A
HOLMES BUSINESS PARK
AMENDMENT 1

CONDOMINIUM
BUILDING
CONTAINS SUITES A-D
7,770 SQ. FT.

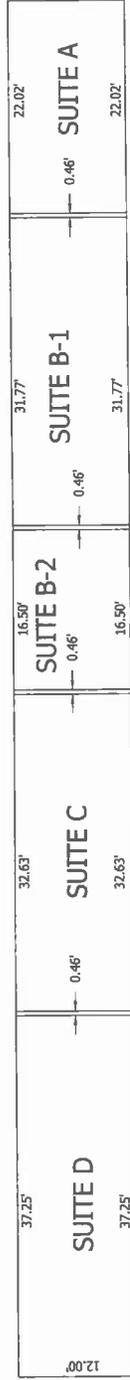
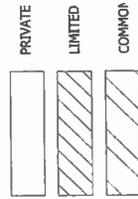
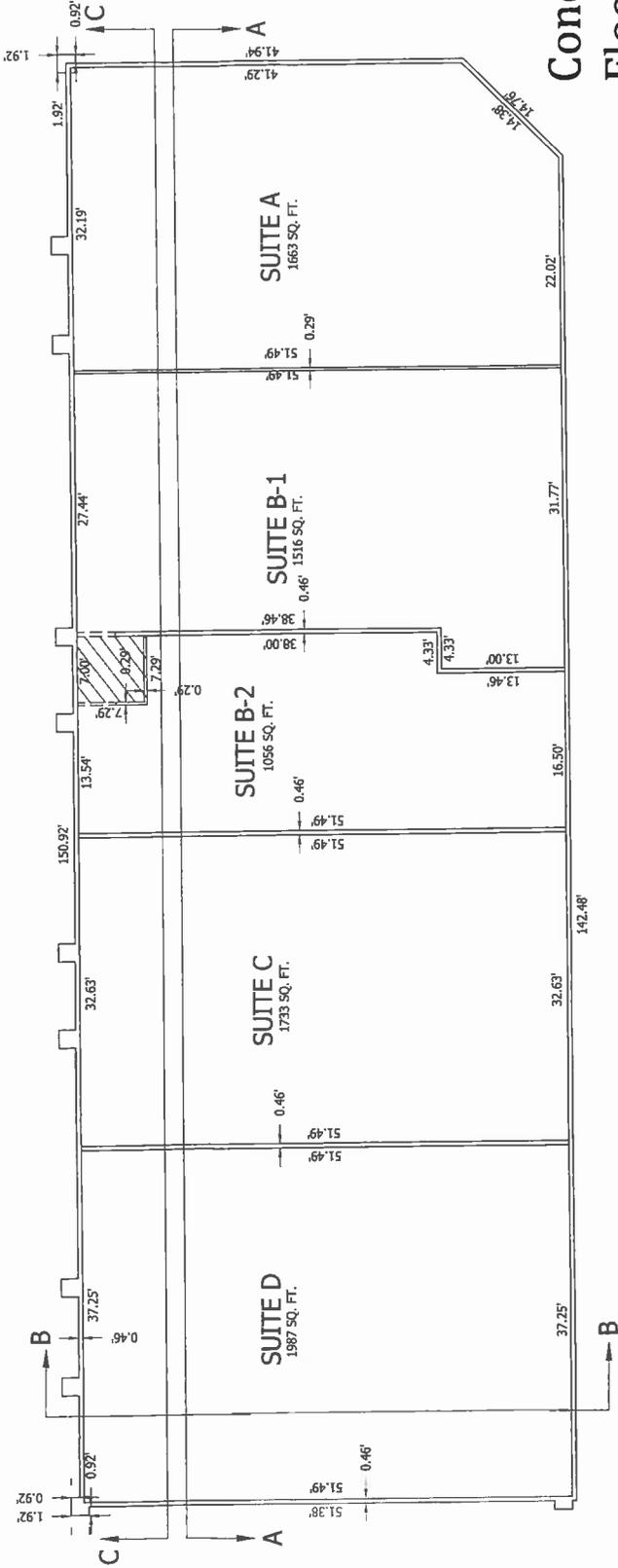
N 48°01'32" W 220.01'

N 41°48'00" E 138.26'

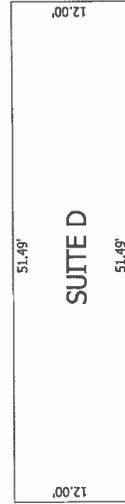
LOT 1
HOLMES BUSINESS PARK

LOT 3
HOLMES BUSINESS PARK

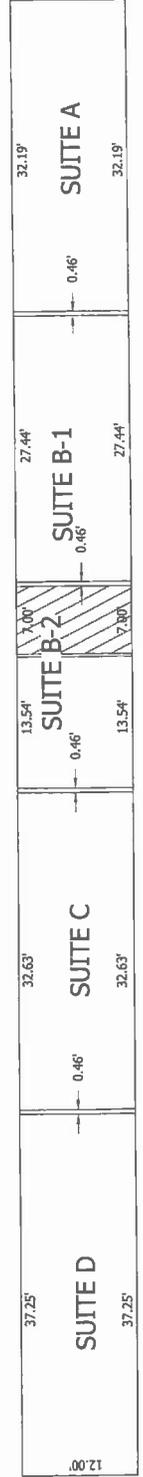
Condominium Plat Floor Plan



SECTION A-A



SECTION B-B



SECTION C-C

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

Item Number: 6.A.

Subject:

Annexation Request – Layton City (Greyhawk Park) – Ordinance 15-10 – Approximately 3500 North Redtail Way (2100 East)

Background:

The proposal is to annex 10.24 acres. The annexation area consists of two separate parcels. The larger of the two parcels (10.03 acres) is owned by Layton City, and the small parcel (.21 acres) in the southeast corner of the annexation area is owned by Wasatch Integrated Waste Management District (WIWMD).

The annexation area is directly north of the Greyhawk Subdivision and was dedicated to the City for the development of a neighborhood park to serve the residents of the northeast portion of the City. The Parks and Recreation Department is working on the design and layout of the park with construction set to begin in the spring.

Alternatives:

Alternatives are to 1) Adopt Ordinance 15-10 approving the annexation request; or 2) Not adopt Ordinance 15-10 denying the annexation request.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 15-10 approving the annexation request.

Staff supports the recommendation of the Planning Commission.

ORDINANCE 15-10
(Layton City/Greyhawk Park)

AN ORDINANCE ANNEXING REAL PROPERTY LOCATED AT APPROXIMATELY 3500 NORTH REDTAIL WAY (2100 EAST) INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF THE CITY.

WHEREAS, the City has determined that the property located at approximately 3500 North Redtail Way (2100 East) is part of an existing unincorporated parcel of property contiguous to Layton City; and

WHEREAS, this property is identified in the Layton City Annexation Policy Plan, Expansion Area, adopted by the City Council on December 5, 2002; and

WHEREAS, the City Council adopted Resolution 15-05 expressing Layton City's intent to annex said property; and

WHEREAS, a plat of said real property has been prepared under the supervision of a competent surveyor, showing the size and location of said real property 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 Section 10-2-418 of 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 I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. That the following described real property is hereby annexed to Layton City, and the corporate limits of the city are hereby extended to include said real property:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT THAT IS NORTH 89°29'28" EAST 799.60 FEET ALONG THE EAST/WEST QUARTER SECTION LINE FROM A BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 39°11'06" EAST 200.43 FEET; THENCE NORTH 00°14'08" EAST 901.03 FEET; THENCE NORTH 74°30'10" EAST 208.69 FEET; THENCE NORTH 81°53'00" EAST 196.99 FEET TO THE WEST SIXTEENTH LINE, SAID POINT ALSO BEING THE WEST LINE OF NORTH WOOD SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 00°14'08" WEST ALONG SAID SIXTEENTH LINE, AND WEST LINE 1135.32 FEET TO THE EAST-WEST QUARTER SECTION LINE, AND THE NORTH LINE OF QUAIL POINT PHASE 8, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 89°29'28" WEST ALONG SAID QUARTER

SECTION LINE AND SAID NORTH LINE 521.82 FEET TO AND ALONG THE NORTH LINE OF GREYHAWK SINGLE FAMILY SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER TO THE POINT OF BEGINNING.

CONTAINS - 445,842 SQ. FT. 10.24 ACRES

SECTION III: That 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.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance 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 more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

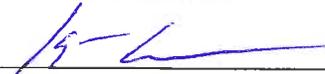
ATTEST:

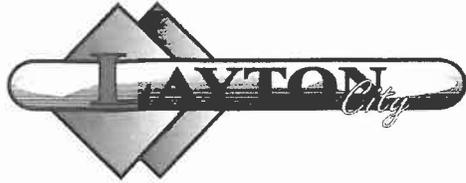
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

By: 
For GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By: 
For WILLIAM T. WRIGHT, Director
Community & Economic Development



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Peter Matson, AICP - City Planner


FOR PETER MATSON

DATE: April 2, 2015

RE: Annexation Request – Layton City (Greyhawk Park) – Ordinance 15-10

LOCATION: Approximately 3500 North Redtail Way (2100 East)

CURRENT ZONING: Unincorporated County

CURRENT MINIMUM LOT SIZE: N/A

PROPOSED ZONING: A (Agriculture)

PROPOSED MINIMUM LOT SIZE: 1 Acre

DESCRIPTION OF REZONE AREA

The property proposed for annexation contains 10.24 acres located directly north of where Redtail Way (2100 East) ends just north of 3450 North. The annexation area is directly north of the Greyhawk Subdivision and was dedicated to Layton City as part of the approval for the overall Greyhawk development for a future neighborhood park to serve the residents of the northeast portion of the city.

BACKGROUND INFORMATION AND STAFF REVIEW

The annexation area consists of two separate parcels. The larger of the two parcels (10.03 acres) is owned by Layton City, and the small parcel (.21 acres) in the southeast corner of the annexation area is owned by Wasatch Integrated Waste Management District (WIWMD). Both Layton City and WIWMD signed the petition for annexation.

The annexation area is within the approved expansion area as adopted in the Layton City Annexation Plan. This is an area serviceable by Layton City utilities. The Engineering Division has outlined the basic utility requirements for the development of a neighborhood park on the property (see attached Memorandum). The Parks and Recreation Department is working on the design and

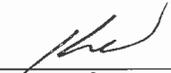
layout of the park with construction set to begin in the spring. The conceptual site plan for the park is attached for reference.

Development of a neighborhood park on the subject property is consistent with the General Plan recommendation for "Open Space/Public Facility".

The City Council accepted and received certification of the petition for annexation on February 19, 2015. The required 30-day annexation protest period has expired and no protests were filed by any affected entities.

STAFF RECOMMENDATION

Staff recommends the Council adopt Ordinance 15-10 approving the annexation request based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.

Engineering  Planning  Fire 
FOR PETER MASSON

PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission reviewed this annexation request on March 10, 2015. There were no comments from the public. The Planning Commission unanimously recommended adoption of Ordinance 15-10 approving the annexation request.



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: Nathan Rich; nathanr@wiwmd.org
Alex Jensen; ajensen@laytoncity.org
Peter Matson; pmatson@laytoncity.org

CC: BUILDING/COMMUNITY DEVELOPMENT DEPARTMENT & FIRE DEPARTMENT

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 13, 2015

SUBJECT: Layton City (Greyhawk Park) Annexation
3500 North Redtail Way (2100 East) (approximate)

I have reviewed the Petition for Annexation received on February 4, 2015 for the proposed Layton City (Greyhawk Park) Annexation located at approximately 3500 North Redtail Way. I recommend the annexation be approved.

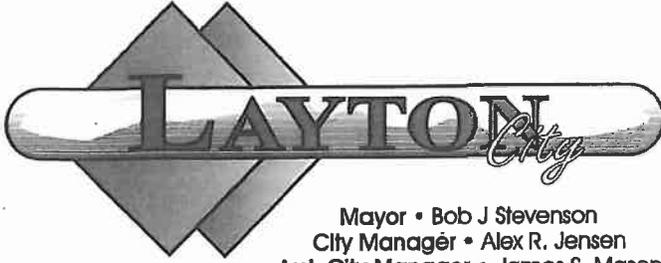
A site plan should be submitted addressing the following comments.

Culinary Water – There is a public 12-inch culinary water main in Redtail Way ending at the north end of the road. Wasatch Integrated Waste has a connection to the end of main. The private main is located approximately 20' north of the south boundary and heads from the connection point west to their facilities west of this parcel. Any connections to the main will need to take place south of the WIW connection.

Sanitary Sewer – There is a sanitary sewer main in Redtail Way ending in a manhole approximately 100' south of the north end of the road. If a 6-inch lateral is installed for the park, the connection can be made directly into the manhole, matching the existing flow line. If a 4-inch lateral is installed, the connection will need to be made directly to the main at least 5 feet south of the manhole.

Storm Drain – There is no storm drain in the area to service the site. The City is coordinating with WIW to address this issue.

Miscellaneous – There is a Weber Basin secondary water main in Redtail Way. Weber Basin will need to be consulted for any connection to their main.



Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Douglas K. Bitton, Fire Prevention Specialist 

RE: Layton City – Wasatch Integrated Waste Annexation @ 2175 E 3400 N

CC: 1) Nathan Rich, nathanr@wiwmd.org
2) Alex Jensen, ajensen@laytoncity.org
3) Peter Matson, pmatson@laytoncity.org

DATE: February 12, 2015

I have reviewed the petition for annexation and site plan received on February 4, 2015 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.

DB\Wasatch Integrated Annexation:kn
Plan # S15-018, District # 13
Project Tracker: #LAY 1502041497



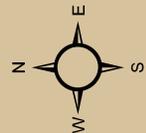
City Council Meeting

April 2, 2015

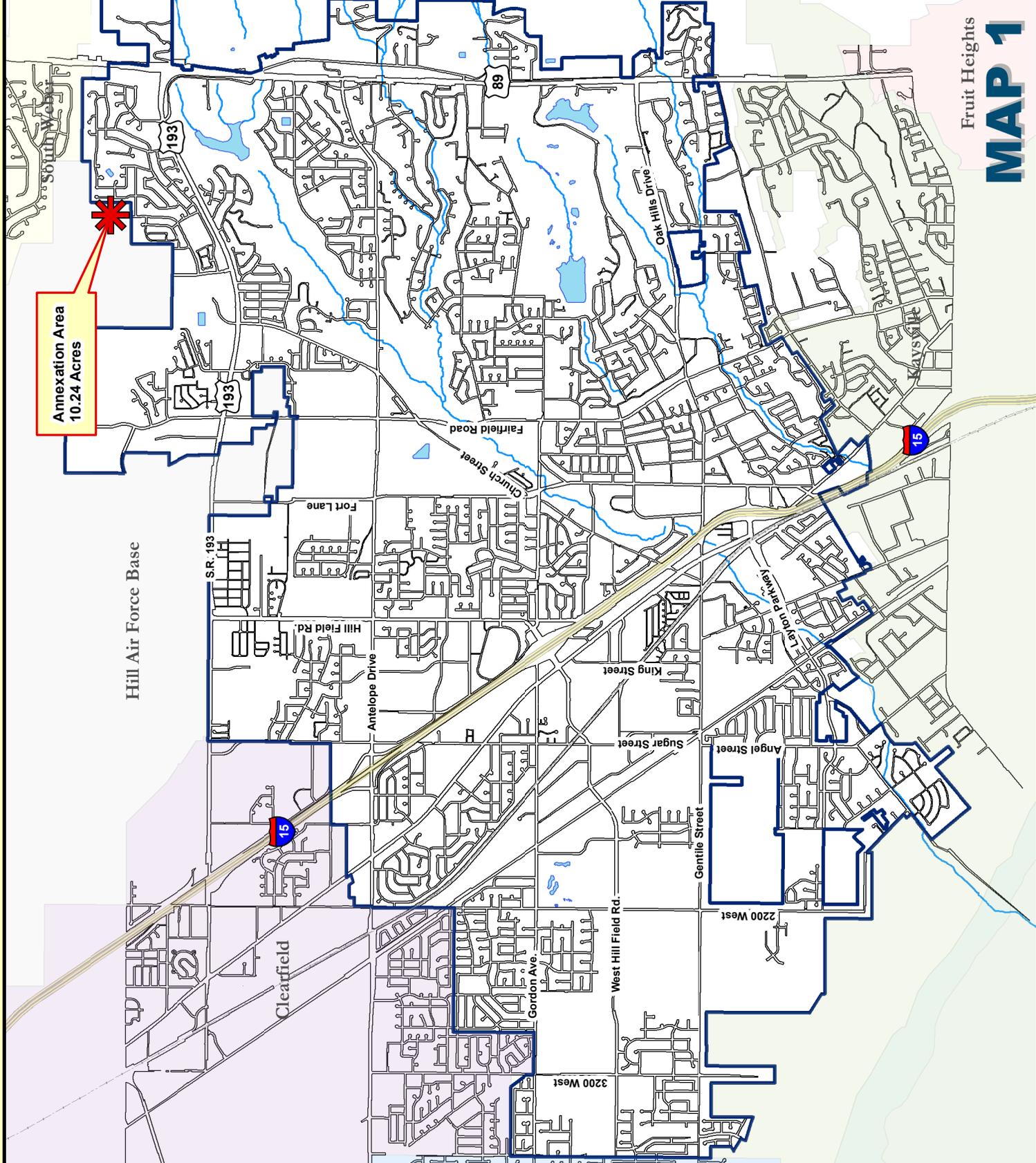
Layton City Annexation

Greyhawk Park

- LEGEND**
- Rail Lines
 - Interstate 15
 - Layton City Boundary
 - Rights of Way
 - Lakes
 - Streams
 - Annexation Area



1 inch = 4,250 feet



Annexation Area
10.24 Acres

Fruit Heights

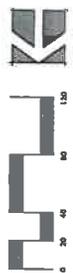
MAP 1



Master Plan

Layton, Utah

January 29, 2015



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

Item Number: 6.B.

Subject:

Development Agreement and Rezone Request – Widner-Bastian – R-1-6 (Single-Family Residential) to R-2 (Single and Two-Family Residential) – Resolution 15-18 and Ordinance 15-05 – Approximately 950 North Rainbow Drive

Background:

The property proposed for rezone contains .37 acres located on the east side of Rainbow Drive at approximately 950 North. The rezone area is just south of Gordon Avenue and is surrounded by R-M1 zoning to the north, R-1-6 zoning to the east and to the south, and R-1-8 zoning to the west.

The rezone request is accompanied by a development agreement that requires the developer of the property to meet certain design standards for the construction of two proposed twin homes.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 15-18 approving the development agreement; 2) Adopt Resolution 15-18 approving the development agreement with modifications; or 3) Not adopt Resolution 15-18 denying the development agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-05 approving the rezone request from R-1-6 to R-2 subject to approval of the development agreement; or 2) Not adopt Ordinance 15-05 denying the rezone request to R-2.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 15-18 approving the development agreement and adopt Ordinance 15-05 approving the rezone request from R-1-6 to R-2. This recommendation is based on the notion that the R-2 zone, and associated twin homes, will provide an appropriate land use and density transition from the R-M1 zoning on Gordon Avenue to the single family residential south of the subject property.

Staff supports the recommendation of the Planning Commission.

RESOLUTION 15-18

ADOPTING AN AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND ELAINE K. WIDNER TRUSTEE AND RICHARD WIDNER.

WHEREAS, Owner, (hereinafter individually referred to as an "Owner" and collectively referred to as "Owners") Elaine K. Widner Trustee and Richard Widner is developing certain property located at approximately 950 North Rainbow Drive ("Subject Area") in Layton City; and

WHEREAS, Owner and Layton City have entered into an agreement setting forth the responsibilities of both parties relative to various aspects of the development of the Subject Area to accommodate development with appropriate land uses, landscaping and architectural design to enhance the general area; and

WHEREAS, the City Council has determined it to be in the best interest of the citizens of Layton City to enter into this agreement to ensure that the Subject Area will be developed according to the overall objectives and intent of the City's General Plan and in the best interest of the City.

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

1. The agreement entitled "Agreement for the Development of Land between Layton City and Elaine K. Widner Trustee and Richard Widner" is hereby adopted and approved.
2. The Mayor is authorized to execute the Agreement, which is attached hereto and incorporated herein by this reference.

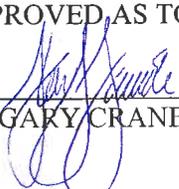
PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ATTEST:

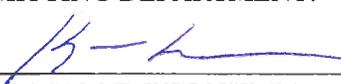
By: _____
THIEDA WELLMAN, City Recorder

By: _____
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

By: 
For: GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By: 
For: WILLIAM T. WRIGHT, Director
Community & Economic Development

**AGREEMENT FOR DEVELOPMENT OF LAND
BETWEEN LAYTON CITY AND ELAINE K. WIDNER TRUSTEE
AND RICHARD A. WIDNER**

THIS AGREEMENT for the development of land (herein referred to as this “Agreement”) is made and entered into this ____ day of _____, 2015, between LAYTON CITY, a municipal corporation of the State of Utah (herein referred to as “City”), and ELAINE K. WIDNER TRUSTEE and RICHARD WIDNER (herein referred to as “Owner”), with the City and Owner collectively referred to as the “Parties” and separately as “Party”.

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan, City has approved an application for a zone change from R-1-6 (Single Family Residential) to R-2 (Single and Two Family Residential), of certain property located at approximately 952 North Rainbow Drive in Layton City, (hereinafter the “Subject Area”); and

WHEREAS, the Subject Area consists of approximately 0.37 acres and is depicted on Exhibit “A” attached hereto (hereinafter “Exhibit A”); and

WHEREAS, Owner is the owner of the above described property and has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with Layton City’s General Plan; and

WHEREAS, Parties desire to enter into this Agreement to provide for the development of the Subject Area, in a manner consistent with the City’s General Plan and the intent reflected in that Plan; and

WHEREAS, City has granted R-2 zoning approval on the Subject Area, subject to Owner agreeing to certain limitations and undertakings described herein, which Agreement will provide protection to surrounding property values and will enable the City Council to consider the approval of such development at this time; and

WHEREAS, City finds that entering into the Agreement with Owner is in the vital and best interest of the City and health, safety, and welfare of residents.

NOW THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

**ARTICLE 1
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

- 1.1 “Owner’s Property” shall mean that property owned by ELAINE K. WIDNER TRUSTEE and RICHARD WIDNER.
- 1.2 “City” shall mean Layton City, a body corporate and politic of the State of Utah. The principal office of City is located at 437 North Wasatch Drive, Layton, Utah, 84041.
- 1.3 “Owner” shall mean ELAINE K. WIDNER TRUSTEE AND RICHARD WIDNER. The principal office for Owner is 894 West 1620 North, West Haven, Utah 84401.
- 1.4 “Owner’s Undertakings” shall have the meaning set forth in Article IV.

- 1.5 “Subject Area” shall have the meaning set forth in the Recitals hereto.
- 1.6 “Exhibit A” shall map depicting the location of the Subject Area.
- 1.7 “Exhibit B” shall mean photo examples of the proposed twin homes on the Subject Area.

**ARTICLE II
CONDITIONS PRECEDENT**

- 2.1 This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Layton City Council.
- 2.2 Owner agrees to restrict the uses permitted under an R-2 zoning designation, to those listed herein.

**ARTICLE III
CITY’S UNDERTAKINGS**

- 3.1 Subject to the satisfaction of the conditions set forth in Article IV, City shall grant final site plan approval of the Subject Area. This approval shall occur upon finding by the Planning Commission that it is in the best interest of the health, safety, and welfare of the citizens of Layton City to grant such an approval at that time.

**ARTICLE IV
OWNER’S UNDERTAKINGS**

Conditional upon City’s performance of its undertakings set forth in Article III with regard to site plan approval of the Subject Property and provided Owner has not terminated this Agreement pursuant to Section 7.8, Owner agrees to the following:

- 4.1 Development on the property shall be limited to the following uses, which shall be properly approved as required under Layton City’s Ordinance; specifically, permitted uses allowed under the R-2 zoning designation.
- 4.2 Owner agrees to provide forty percent (40%) landscaping within the Subject Area.
- 4.3 Owner agrees to install a minimum of a solid vinyl fence, with a solid earth tone color, along the east and south boundaries of the Subject Area.
- 4.4 As part of the site plan review process, Owner shall submit a landscape plan to the City for the entire project, both the open common areas as well as landscape details around the twin home buildings. This plan must receive approval from the City prior to the issuance of any building permits. The landscape plan is to incorporate a sufficient number of conifer trees along the south property line to enhance the buffer between this development and the adjoining single-family development.
- 4.5 The architectural plans, building elevations, and building materials shall be similar to that of the surrounding single-family residential structures to the south of this site. The following materials shall be used for exterior construction: brick, rock, stucco, and hardy board or timber posts. Vinyl siding will not be allowed. Earth tone colors shall be used with relationship to the exterior building materials.

4.5.1 The maximum height for the building is thirty feet (30'). The architectural plans for each twin home building shall be reviewed and approved by the City Staff.

4.5.2 Each twin home unit shall include a minimum of an attached, single-car garage.

4.6 The total number of dwelling units for the 0.37 acre Subject Area shall not exceed four (4) units.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1 Issuance of Permits – Owner. Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Layton City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Owner shall, in good faith, diligently pursue completion of the development.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right to access the Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend and hold Owner harmless from and against all liability, loss, damage, costs or expenses (including attorney's fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Subject Area arising from the negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted herein.

ARTILCE VI REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; or

6.1.2 Owner agrees not to contest the reversion of the zoning by the City Council to the previous zoning on the property, and hereby holds the City harmless for such reversion of the zoning from R-2 to R-1-6.

- 6.2 Enforced Delay Beyond Parties' Control. For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargos or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.
- 6.3 Extensions. Either Party may extend, in writing, the time for the other Party's performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provide, however that any such extension or permissive curing of any particular default shall not eliminate any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.
- 6.4 Rights of Owner. In the event of a default by Owner's assignee, Owner may elect, in its discretion, to cure the default of such assignee; provided, Owner's cure period shall be extended by thirty (30) days.
- 6.5 Appeals. If the Owner desires to appeal a determination made hereunder by Staff, said appeals shall be to the Planning Commission, whose decision shall be final. If the appeal is regarding the interpretation of this Agreement, the appeal shall be to the City Council with a recommendation from the Planning Commission and Staff.

ARTICLE VII GENERAL PROVISIONS

- 7.1 Successors and Assigns of Owner. This Agreement shall be binding upon Owner and its successors and assigns, and where the term "Owner" is used in this Agreement it shall mean and include the successors and assigns of Owner, except that City shall have no obligation under this Agreement to any successor or assign of Owner not approved by City. Notwithstanding the foregoing, City shall not unreasonably withhold or delay its consent to any assignment or change in ownership (successor or assign of Owner) of the Subject Area. Upon approval of any assignment by City, or in the event Owner assigns all or part of this Agreement to an assignee, Owner shall be relieved from further obligation under that portion of the Agreement for which the assignment was made and approved by City.
- 7.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the "Notices") must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail, if mailed. The initial addresses of the Parties shall be:

To Owner: ELAINE K. WIDNER TRUSTEE
RICHARD WIDNER
894 West 1620 North
West Haven, Utah 84401

To City: LAYTON CITY CORPORATION
437 North Wasatch Drive
Layton, Utah 84041
Attention: Alex R. Jensen, City Manager
801.336.3800 (O)
801.336-3811 (F)

Upon at least ten (10) days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

- 7.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.
- 7.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.
- 7.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the Parties.
- 7.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.
- 7.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reasons of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.
- 7.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:
- 7.8.1 With regard to Owner's Undertakings, performance by Owner of Owner's Undertakings as set forth herein.
- 7.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon either Party's request (or the request of the Owner's assignee), the other Party agrees to enter into a written acknowledgement of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 Recordation. This Agreement shall be recorded upon approval and execution of this agreement by the Owner(s), whose property is affected by the recording and the City.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

LAYTON CITY CORPORATION

By: _____
ROBERT J STEVENSON, Mayor

ATTEST:

By: _____
THEIDA WELLMAN, City Recorder

Signed By

ELAINE K. WIDNER TRUSTEE

Subscribed and sworn to me this _____ day of _____, 2015.

Notary Public

My Commission Expires

Signed By

RICHARD A. WIDNER

Subscribed and sworn to me this _____ day of _____, 2015.

Notary Public

APPROVED AS TO FORM:

By:  _____
For GARY CRANE, City Attorney

EXHIBIT A



EXHIBIT A

Development Agreement

Widner-Bastian Rezone

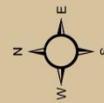
R-1-6 to R-2

Approx. 950 North Rainbow Drive

.37 Acres

LEGEND

- Layton City Boundary
- Property
- Lakes
- Streams



1 inch = 83.33 feet



EXHIBIT B





EXHIBIT A

Development Agreement

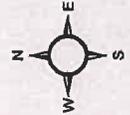
Widner-Bastian Rezone

R-1-6 to R-2

Approx. 950 North Rainbow Drive

.37 Acres

- LEGEND**
-  Layton City Boundary
 -  Property
 -  Lakes
 -  Streams



1 inch = 83.33 feet



EXHIBIT B



ORDINANCE 15-05
(Widner-Bastian Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 950 NORTH RAINBOW DRIVE FROM R-1-6 (SINGLE FAMILY RESIDENTIAL) TO R-2 (SINGLE AND TWO FAMILY RESIDENTIAL) AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from R-1-6 to R-2 be approved; and

WHEREAS, the City 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 City Council has determined that this amendment is rationally based, is reasonable, is 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 I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The zoning ordinance is hereby amended by changing the zone classification of the following property from R-1-6 (Single Family Residential) to R-2 (Single and Two Family Residential).

10-092-0056 -- ALL OF LOT 155, WASATCH HEIGHTS. CONT. 0.185 ACRES
10-092-0057 -- ALL OF LOT 156, WASATCH HEIGHTS. CONT. 0.185 ACRES

SECTION III: Update of Official Zoning Map. The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance 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 more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

For GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

WILLIAM T. WRIGHT, Director
Community & Economic Development



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Peter Matson, AICP - City Planner *P. Matson*

DATE: April 2, 2015

RE: Development Agreement and Rezone Request - Widner/Bastian - R-1-6 to R-2 – Resolution 15-18 and Ordinance 15-05

LOCATION: Approximately 950 North Rainbow Drive

CURRENT ZONING: R-1-6 (Single-Family Residential)

CURRENT MINIMUM LOT SIZE: 6,000 square feet

PROPOSED ZONING: R-2 (Single and Two Family Residential)

PROPOSED MINIMUM LOT SIZE: 8,000 square feet

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains .37 acres located on the east side of Rainbow Drive at approximately 950 North. The rezone area just south of Gordon Avenue and is surrounded by R-M1 zoning to the north, R-1-6 zoning to the east and to the south, and R-1-8 zoning to the west.

The rezone request is accompanied by a development agreement that requires the developer of the property to meet certain design standards for the construction of two proposed twin homes.

BACKGROUND INFORMATION AND STAFF REVIEW

The applicant for the rezone is Mike Bastian representing Elaine Widner and Richard Widner owning two separate parcels totaling approximately .37 acres. The proposed R-2 zoning represents the applicant's desire to construct two twin homes as a transitional use from the R-M1 zoning on the north (5-plex) to the single-family homes to the south.

Rainbow Drive is a short street segment that connects Fort Lane and Gordon Avenue. The majority of the lots along the east side of Rainbow Drive are zoned R-1-6 with two lots on the north end zoned R-M1. Approximately half of the lots along this stretch have been developed with single-

family homes. The two lots on the north end were rezoned to R-M1 several years ago for the construction of a multi-family 5-plex. Development of the individual lots along the east side of Rainbow Drive required street dedication and improvements (asphalt, curb/gutter, and sidewalk). Development of the subject property will provide curb/gutter and, more importantly, sidewalk to provide continuous pedestrian improvements from the single family homes to Gordon Avenue.

The applicant originally inquired about changing the zoning on the subject property to R-M1. However, after talking with the residents in the homes south of the property about the zoning and development of the lots, the applicant determined that the R-2 zone provided a more appropriate transition from the 5-plex on the north to the single family homes on the south.

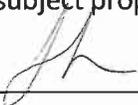
The Zoning Ordinance indicates that the R-2 zoning district is intended to provide areas for low density single-family detached and attached dwellings and two-family dwellings. The General Plan recommends for the interior neighborhoods of this area to develop as single family residential at 3-6 dwelling units per acre. However, the subject property is located along the edge of the neighborhood, along a collector street, adjacent to multi-family zoning, and within close proximity of an arterial street (Gordon Avenue). The Land Use Element of the General Plan also indicates that medium density residential projects can be effective buffers or transitions from the busy street to the interior single family neighborhoods.

The attached development agreement stipulates no more than four units (two twin homes) be constructed on the property. The site is to develop with a minimum of 40% landscaping with specific guidelines for landscaping around the twin home buildings and an enhanced buffer along the south property line adjacent to the single family home. The agreement also calls for a solid vinyl fence (solid earth tone color) along the east and south property lines. Architectural guidelines call for building materials to be similar to that of new single family residential to the south including brick, rock, stucco and hardy board (no vinyl siding). The maximum height of the twin homes is 30 feet and each unit shall include a minimum of an attached single-car garage.

If the zoning is approved, detailed site and landscaping plans will be submitted for site plan review and approval. This will ensure the number of dwelling units does not exceed 4 and that the appropriate landscape buffers, setbacks, street improvements and utilities are met. Design elements will be carefully considered for the units to ensure the twin homes will blend in with new homes to the south.

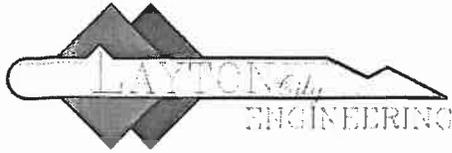
STAFF RECOMMENDATION

Staff recommends the Council adopt Resolution 15-18 approving the Development Agreement and adopt Ordinance 15-05 approving the rezone requests from R-1-6 to R-2. This recommendation is based on the notion that the R-2 zone, and associated twin homes, will provide an appropriate land use and density transition from the R-M1 zoning on Gordon Avenue to the single family residential south of the subject property.

Engineering  Planning  Fire 

PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission reviewed this development agreement and rezone request on March 24, 2015. There were no comments from the public. The Planning Commission unanimously recommended approval of the development agreement and rezone to R-2 based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.



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: Mike Bastian; mike.bastian00@gmail.com
CC: COMMUNITY DEVELOPMENT & FIRE DEPARTMENT
FROM: Shannon Hansen, Assistant City Engineer - Development
DATE: February 24, 2015
SUBJECT: BASTIAN REZONE
950 N Rainbow Drive

I have reviewed the Petition for Amending the Zoning Ordinance for two parcels containing 0.185 acres each located at approximately 950 North Rainbow Drive. The applicant is requesting a rezone change from R-1 to R-2. The engineering department has no comments or concerns regarding the approval of the rezone.

A site plan, which addresses the following items, will need to be submitted and approved prior to issuing building permits.

Street – Rainbow Drive street improvements will need to be installed and include street widening and curb and gutter and sidewalk.

Water – There is an existing 8” water line on the west side of Rainbow Drive. The Fire Marshall will determine the required fire flow and any fire protection requirements.

Storm Drain – There is a 27” storm drain north of the property at Gordon Avenue and a 15-inch storm drain in Fort Lane near the power substation. If the site will include a parking lot, the storm water will need to be collected on-site and piped to one of these locations.

Lighting – Lighting will be required in the public right of way.

Sewer – There is an existing 18” North Davis Sewer District line near the center of Rainbow Drive. All connections will need to be approved by NDSD. Each unit will need a separate lateral.

Secondary Water – Kays Creek Irrigation owns a pressurized line Rainbow Drive. They will need to be contacted about possibly servicing these lots.

Irrigation – There is an existing irrigation pipe along the east side of Rainbow Drive. The exact location and elevation of this pipe must be included on the plans.

Land Drain – There isn't a land drain system available in the area. The Building Department recommends a foundation drain which terminates in a sump, either in the home or at the corner of the lot.

Water Exactions - Layton City passed a water exaction ordinance on November 4, 2004 requiring all developments to purchase and bring a quantity of water (3 acre-feet per "developed" acre) based on a modified total square footage of lots plus any additional open space. The exact amount of water to be dedicated to Layton City will be determined with the site plan submittal. The amount can be reduced by $\frac{2}{3}$ if secondary water is used.



Memorandum

To: Planning Commission
From: JoEllen Grandy, Parks Planner Intern
Date: February 23, 2015
Re: Bastian Rezone, Rezone – 950 N. Rainbow Drive

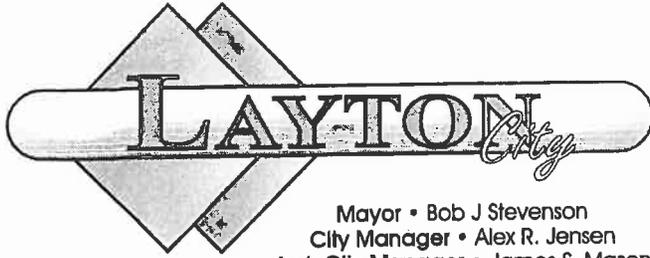
The proposed rezone to R-2 would not affect the Parks & Recreation Department.

The proposed rezoned area is within the service area of Commons Park.

Recommendation

Parks & Recreation supports granting rezone approval to Bastian 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 re-submittal. Thank you.



Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal

RE: Bastian Rezone @ 950 North Rainbow Drive

CC: 1) Mike Bastian, mikeatbastian00@gmail.com
2) Engineering

DATE: February 20, 2015

I have reviewed the petition for amending the zoning ordinance received on February 19, 2015 for the above referenced project. The Fire Department, with regards to the rezone, 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.

DBH\Bastian Rezone :kn
Plan # S15-027, District #24
Project Tracker #LAY 1502181504



City Council Meeting

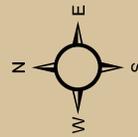
April 2, 2015

Widner-Bastian Rezoning

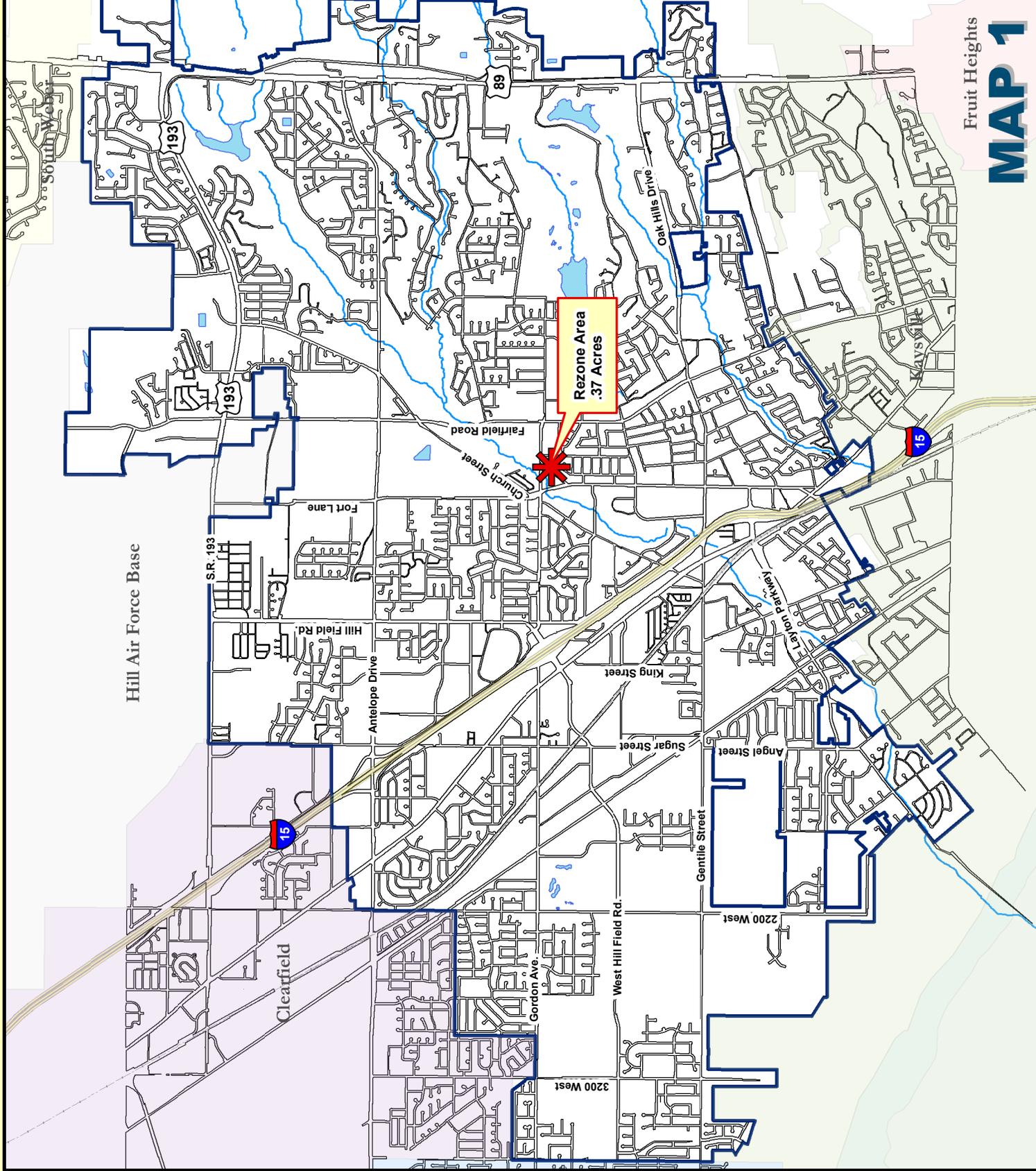
R-1-6 to R-2

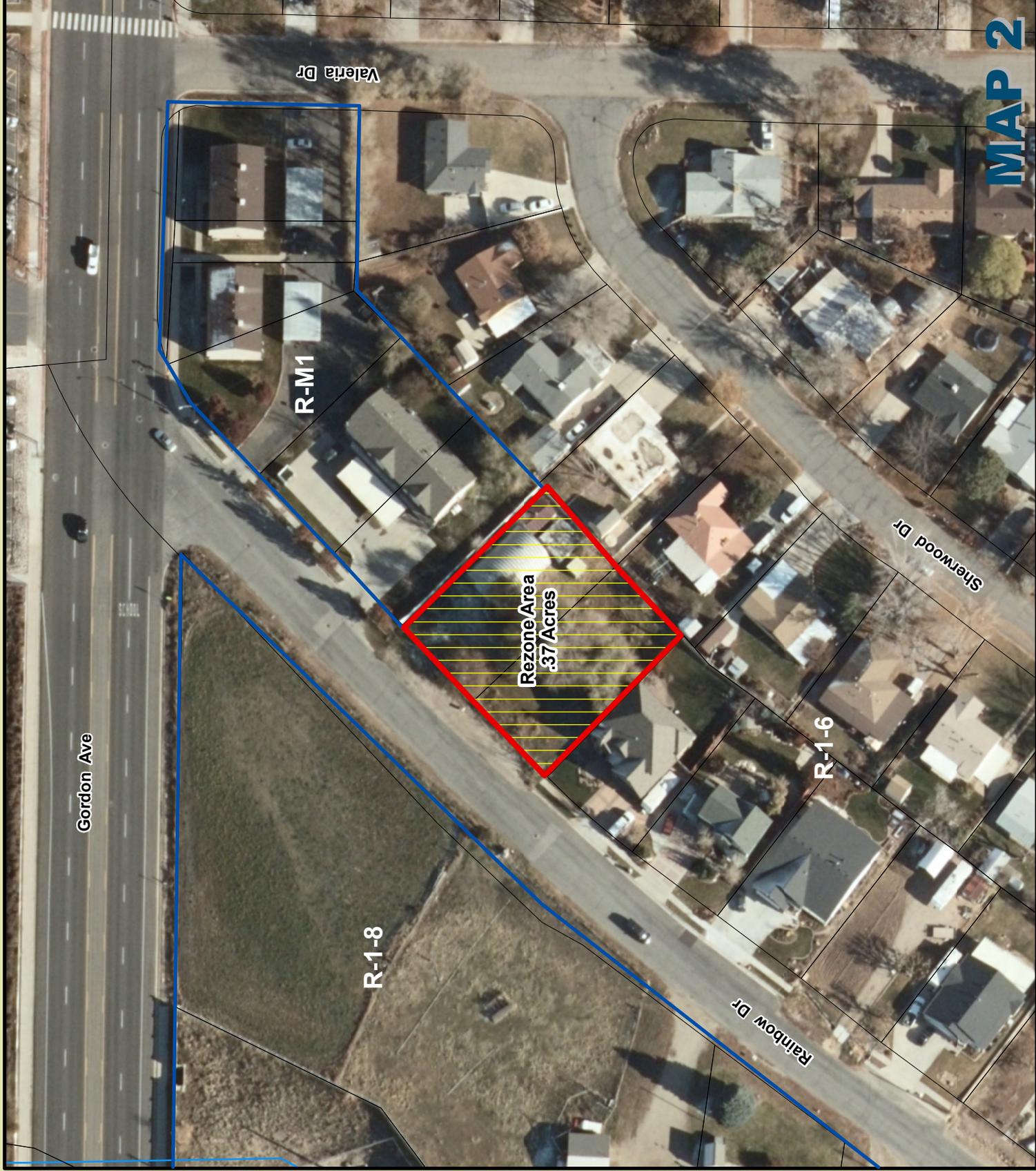
LEGEND

- Rail Lines
- Interstate 15
- Layton City Boundary
- Rights of Way
- Lakes
- Streams
- Annexation Area



1 inch = 4,250 feet





City Council Meeting

April 2, 2015

Widner-Bastian Rezone

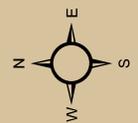
R-1-6 to R-2

Approx. 950 North Rainbow Drive

.37 Acres

LEGEND

-  Layton City Boundary
-  Property
-  Lakes
-  Streams



1 inch = 83.33 feet



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

Item Number: 6.C.

Subject:

Development Agreement, Annexation and Rezone Request – Morgan-Bone-Allred – A (Agriculture) to R-S (Residential-Suburban) – Resolution 15-15, Ordinances 15-11 and 15-09 – Approximately 200 South 3200 West

Background:

The proposal is to annex 32.968 acres. The annexation and rezone area consists of four separate parcels located just south of Gentile Street and west of 3200 West. The applicant is Destination Homes representing three separate property owners.

The annexation petition is accompanied by a rezone request for R-S zoning to develop a single-family residential subdivision with access from 3200 West and a street connection to Island View Park Subdivision at Overlook Drive.

The Annexation Agreement addresses recommended utility, street connection and street improvement requirements to insure compatibility for development of a single-family subdivision on the subject property.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 15-15 approving the Annexation Agreement; 2) Adopt Resolution 15-15 approving the Annexation Agreement with modifications; or 3) Not adopt Resolution 15-15 denying the Annexation Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 15-11 approving the annexation; or 2) Not adopt Ordinance 15-11 denying the annexation.

Alternatives to the Third Motion: Alternatives are to 1) Adopt Ordinance 15-09 approving the rezone request to R-S; or 2) Not adopt Ordinance 15-09 denying the rezone request to R-S.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 15-15 approving the Annexation Agreement and adopt Ordinances 15-11 and 15-09 approving the annexation and rezone request to R-S based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.

Staff supports the recommendation of the Planning Commission.

RESOLUTION 15-15

ADOPTING AN AGREEMENT FOR THE ANNEXATION AND DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND CLYDE B. AND LOTTIE S. MORGAN-TRUSTEE, LEE AND RUTH BONE FAMILY LLC, AND SARAH T. ALLRED-TRUSTEE.

WHEREAS, Owner, (hereinafter individually referred to as an "Owner" and collectively referred to as "Owners") Clyde B. and Lottie S. Morgan-Trustee, Lee and Ruth Bone Family LLC, and Sarah T. Allred-Trustee is annexing and developing certain property located at approximately 200 South 3200 West ("Annexation Area") in Layton City; and

WHEREAS, Owner and Layton City have entered into an agreement setting forth the responsibilities of both parties relative to various aspects of the development of the Annexation Area to accommodate annexation and development with appropriate infrastructure and land uses to enhance the general area; and

WHEREAS, the City Council has determined it to be in the best interest of the citizens of Layton City to enter into this agreement to ensure that the Annexation Area will be developed according to the overall objectives and intent of the City's General Plan and in the best interest of the City.

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

1. The agreement entitled "Agreement for the Annexation and Development of Land between Layton City and Clyde B. and Lottie S. Morgan-Trustee, Lee and Ruth Bone Family LLC, and Sarah T. Allred-Trustee" is hereby adopted and approved.

2. The Mayor is authorized to execute the Agreement, which is attached hereto and incorporated herein by this reference.

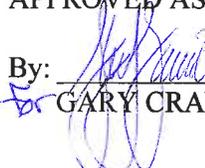
PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ATTEST:

By: _____
THIEDA WELLMAN, City Recorder

By: _____
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

By:  _____
GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By:  _____
For: WILLIAM T. WRIGHT, Director
Community & Economic Development

**AGREEMENT FOR THE ANNEXATION AND DEVELOPMENT OF LAND BETWEEN
LAYTON CITY AND CLYDE B. AND LOTTIE S. MORGAN-TRUSTEE, LEE AND RUTH
BONE FAMILY LLC, AND SARAH T. ALLRED-TRUSTEE.**

THIS AGREEMENT for the annexation and development of land (hereinafter referred to as this “Agreement”) is made and entered into this ____ day of _____, 2015, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as “City”), and CLYDE B. AND LOTTIE S. MORGAN-TRUSTEE, LEE AND RUTH BONE FAMILY LLC, AND SARAH T. ALLRED-TRUSTEE (hereinafter individually referred to as an “Owner” and collectively referred to as “Owners”). City and Owners are collectively referred to as the “Parties” and individually as a “Party”.

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan, City has considered an application for an annexation of property into the City located at approximately the southwest corner of Gentile Street and 3200 West in Layton City (hereinafter the “Annexation Area”);

WHEREAS, the total area proposed for annexation consists of approximately 32.968 acres, which is described and depicted on Exhibit A attached hereto (hereinafter Exhibit A);

WHEREAS, the total area proposed for development consists of approximately 35.90 acres (the “Subject Area”), which is described and depicted on Exhibit B attached hereto (hereinafter Exhibit B);

WHEREAS, Parties desire to enter into this Agreement to provide for the annexation and development of the Subject Area in a manner consistent with the overall objectives of the City’s General Plan and the intent reflected in that Plan;

WHEREAS, City is willing to annex 32.968 acres (hereinafter “Annexation Area”) and zone the Subject Area subject to Owners agreeing to certain development limitations and undertakings described herein, which will provide protection for the Subject Area and surrounding property values and will enable the City Council to consider the approval of such development at this time; and

WHEREAS, City believes that entering into the Agreement with Owners is in the vital and best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenants and agrees as follows:

**ARTICLE I
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

1.1 “City” shall mean Layton City, a body corporate and politic of the State of Utah. The principal office of City is located at 437 North Wasatch Drive, Layton, Utah 84041.

1.2 “City’s Undertakings” shall mean the obligations of the City set forth in Article III.

1.3 “Owners” shall mean CLYDE B. AND LOTTIE S. MORGAN-TRUSTEE, LEE AND RUTH BONE FAMILY LLC, AND SARAH T. ALLRED-TRUSTEE “Owner” shall mean any of the Owners. The principal mailing addresses for Owner are listed in paragraph 7.2.

1.4 “Owners’ Undertakings” shall have the meaning set forth in Article IV.

1.5 “R-S” zoning shall mean a single-family use district, the minimum lot area, setbacks and frontage, as well as the principal and accessory structures within which, are restricted by Table 5-1 of the Zoning Regulation Chart.

1.6 “Annexation Area” shall have the meaning set forth in the Recitals hereto. The Annexation Area is depicted on Exhibit “A” attached hereto.

1.7 “Subject Area” shall have the meaning set forth in the Recitals hereto. The Subject Area is depicted on Exhibit “B” attached hereto.

ARTICLE II CONDITIONS PRECEDENT

2.1 The following are conditions precedent to Owners’ obligations under this Agreement, including without limitation Owner’s Undertakings in Article IV: (a) City’s approval of this Agreement, including approvals of City’s Planning Commission and Council, and full execution of this Agreement by City, (b) Zoning of the Subject Area, and (c) recordation of the annexation plat for the Annexation Area. Once annexed, the City will act promptly to zone the Subject Area R-S.

2.2 Owners agree to construct only detached single-family homes and permitted amenities in the R-S zone.

ARTICLE III CITY’S UNDERTAKINGS

3.1 City shall approve this Agreement (including approvals by the City’s Planning Commission and Council) prior to its decision to annex the Subject Area, and shall not file the annexation plat with the Davis County Recorder until the Subject Area is zoned pursuant to, and consistent with, Article II and this Agreement has been fully executed by all parties.

ARTICLE IV OWNERS’ UNDERTAKINGS AND RIGHTS

After the Effective Date, and conditioned upon City’s performance of its undertakings set forth in Article III, and provided Owner have not terminated this Agreement pursuant to Section 7.8, Owners agree to the following:

4.1 **Zoning.** Zoning and development of the Subject Area shall comply with Article II. Once the Subject Property is annexed and zoned in accordance with Article II, development of the Subject Area shall comply with all applicable City rules, regulations and codes.

4.2 **Culinary Water.** Development of the Subject Area will require Owners to install a minimum 8-inch water line within a future street right-of-way that will connect to the 8-inch water line in Overlook Drive at the southwest corner of the Subject Area. Said 8-inch line is required to extend to the north and east through the Subject Area and connect to the existing 8-inch line in 3200 West to create a looped system with the 10-inch water line in Gentile Street.

4.2.1. Owner has the option of connecting directly to the existing 10-inch water line in Gentile Street within a future street right-of-way at the intersection at 3300 West.

4.2.2. Owner shall be responsible, when applicable, for the acquisition of all necessary easements for the construction and installation of all culinary water improvements.

4.2.3. Owner shall be responsible for the construction and installation of all on-site and off-site culinary water improvements.

4.3 **Sanitary Sewer.** Development of the Subject Area requires Owners to install a minimum 8” sanitary sewer line within a future street right of way that will connect to the existing 8” sanitary sewer line in Overlook Drive at the southwest corner of the Subject Area.

4.4 **Storm Drain.** Development of the Subject Area requires Owners to install a storm drain line, the size of which will be determined by final storm drain calculations, within a future street right of way that will connect to the existing storm drain main in Overlook Drive at the southwest corner of the Subject Area.

4.5 **Land Drain.** A land drain system is required throughout the development of the Subject Area, pursuant to a design approved by the City Engineer. Said land drain line will connect to the existing 8” land drain main in Overlook Drive.

4.6 **Water Exactions.** Owner shall be responsible for complying with Layton City’s Water Exactions requirements effective on the date of execution of this agreement.

4.7 **Street Connections.** Development of the Annexation Area and Subject Area requires public street connections consistent with block length standards in Title 18 (Land Use Development) of the Layton Municipal Code. Where street connections to existing public streets are not required at the time of development approval, Owners shall provide for future connections with a stubbed street to adjacent vacant land.

4.7.1. The street connection to 3200 West at approximately 80 South is mandatory for development of the Subject Area.

4.7.2. The street connection to 3200 West at approximately 200 South is mandatory for the development of the particular phase of the Subject Area.

4.7.3. The street connection to Gentile Street at approximately 3300 West is only required if the culinary water connection is needed as outlined in 4.2.1. of this Agreement. If the street connection does not occur at the time of development approval, a stubbed street is required at a location that provides for the extension of a public street that aligns with 3300 West at Gentile Street.

4.7.4. At least one stubbed street is required at the sound boundary of the Annexation Area to provide for future street and utility connections to the adjacent vacant property. The location of said stubbed street shall be determined with the approval of the final subdivision plat.

4.8 **Off-Site Street Improvements.** Owner shall be responsible for the completion of certain off-site public street improvements to accommodate pedestrian access to the intersection of Gentile Street and 3200 West.

4.8.1. With the connection to 3200 West at approximately 80 South, Owner shall improve the west side of the 3200 West right-of-way from approximately 80 South to Gentile Street. Said improvements shall include the widening and construction of all necessary asphalt, curb and gutter, and sidewalk as per Layton City Engineering Standards and Guidelines.

4.8.2. If a connection is made to Gentile Street at approximately 3300 West, Owner shall improve the south side of the Gentile Street right-of-way from approximately 3300 West to 3200 West. Said improvement shall include the construction of sidewalk as per Layton City Engineering Standards and Guidelines.

4.9 **Precedence of this Agreement.** This agreement shall take precedence over any contrary provisions of any City staff memorandums or representations.

4.10 **Not Considered Approvals.** Except as otherwise provided herein, these enumerations are not to be construed as approvals thereof, as any required approval process must be pursued independent hereof.

4.11 **Amendments.** Owner agrees to limit development to the uses provided herein unless any of the Subject Area is rezoned. In such event, City and Owner agree to amend this agreement to reflect such rezoning.

4.12 **Conflicts.** Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1 **Issuance of Permits - Owner.** Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Layton City Community Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 **Completion Date.** Owners shall, in good faith, reasonably pursue completion of the development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

5.3 **Access to the Subject Area.** For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend and hold Owner harmless from and against all liability, loss, damage, costs or expenses (including without limitation attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Subject Area arising from the exercise by City, its agents or employees of its rights granted in this paragraph.

ARTICLE VI REMEDIES

6.1 **Remedies for Breach.** In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings, as may be necessary or desirable in its opinion to:

6.1.1 cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

6.2 **Enforced Delay Beyond Parties' Control.** For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of

Upon at least ten (10) days' prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.3 **Third Party Beneficiaries.** Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.4 **Governing Law.** It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.5 **Integration Clause.** This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Owner.

7.6 **Exhibits Incorporated.** Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.7 **Attorneys' Fees.** In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

7.8 **Termination.** Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.8.1 With regard to Owner's Undertakings, performance of Owner of Owner's Undertakings as set forth herein.

7.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon an Owner's request (or the request of Owner's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 **Recordation.** The recordation of any documents or plats shall be as follows:

7.9.1 Notice of this Agreement will be recorded against the Subject Area in the Davis County Recorder's Office.

7.9.2 The Parties agree that the annexation plat will only be recorded with the Davis County Recorder's Office after the zoning amendments contemplated in Article II have been completed by the City Council.

7.10 **Recording Amendments.** Any subsequent amendment to this Agreement may be recorded as agreed by the Parties.

7.11 **Exhibits.** The following Exhibits are attached to and form a part of this Agreement:

- Exhibit "A" - Description of Annexation Area
- Exhibit "B" - Description of Subject Area

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

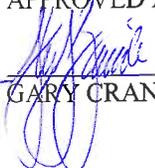
LAYTON CITY CORPORATION:

By: _____
ROBERT J STEVENSON, Mayor

ATTEST:

By: _____
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY CRANE, City Attorney

Signed by

Subscribed and sworn to me this ____ day of _____, 2015.

Notary

Signed by

Subscribed and sworn to me this ____ day of _____, 2015.

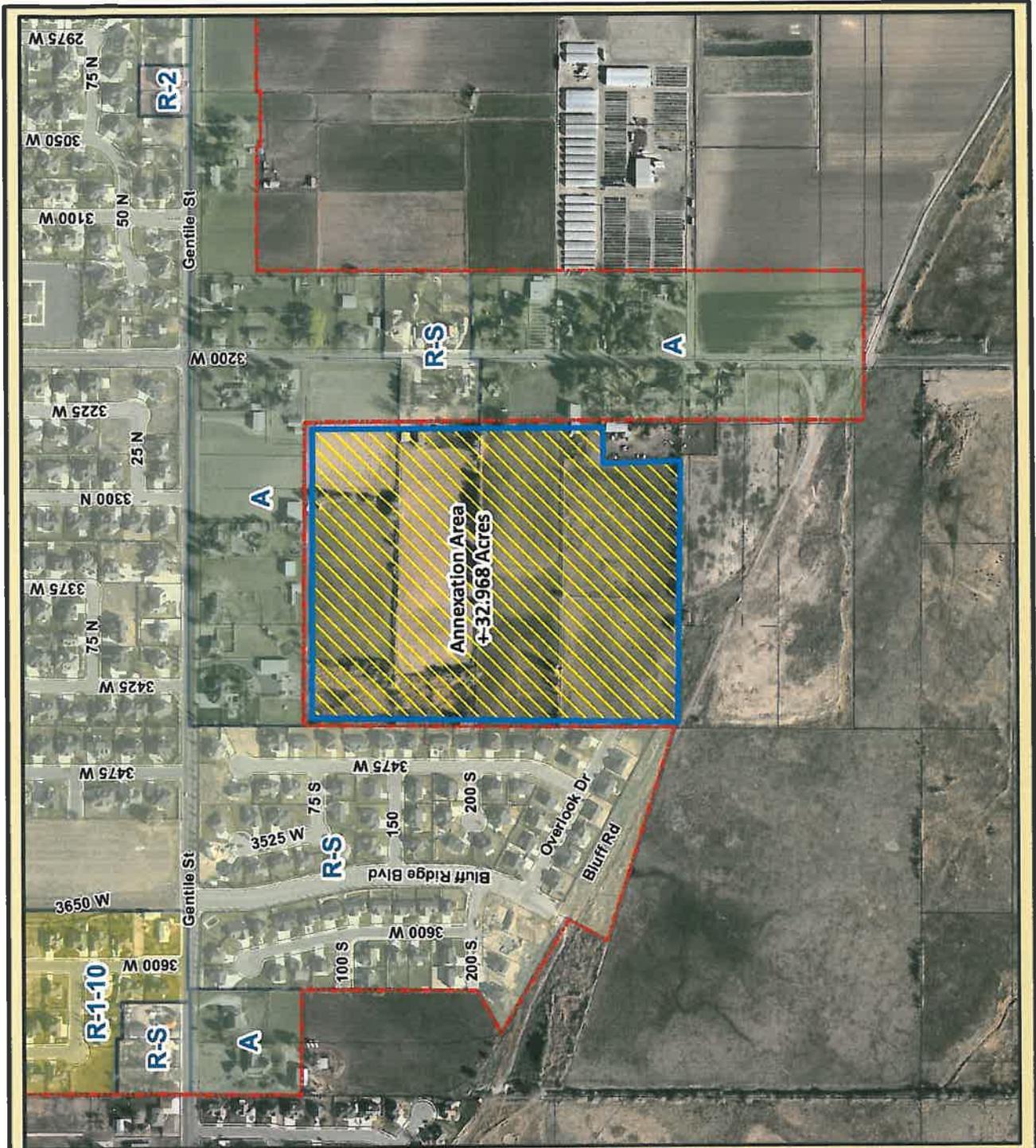
Notary

Signed by

Subscribed and sworn to me this ____ day of _____, 2015.

Notary

EXHIBIT "A"
Annexation Area



Annexation Agreement

Morgan-Bone-Allred Annexation

Approx.
200 South
3200 West

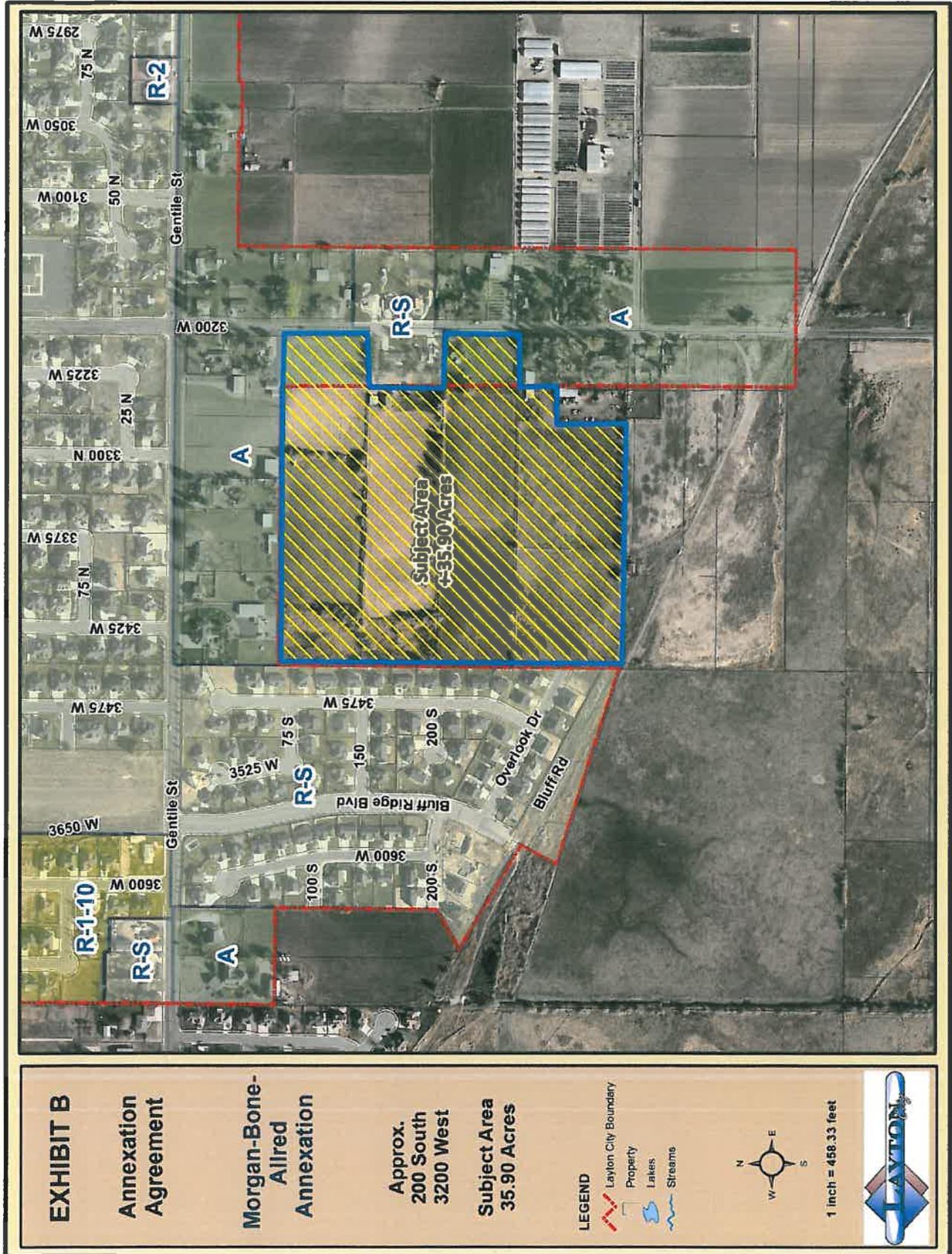
32.968 Acres

LEGEND

- Layton City Boundary
- Property
- Lakes
- Streams

1 inch = 468.33 feet

EXHIBIT "B"
Subject Area



ORDINANCE 15-11
(Morgan/Bone/Allred Annexation)

AN ORDINANCE ANNEXING REAL PROPERTY LOCATED AT APPROXIMATELY 200 SOUTH 3200 WEST INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF THE CITY.

WHEREAS, the City has determined that the property located at approximately 200 South 3200 West is part of an existing unincorporated parcel of property contiguous to Layton City; and

WHEREAS, this property is identified in the Layton City Annexation Policy Plan, Expansion Area, adopted by the City Council on December 5, 2002; and

WHEREAS, the City Council adopted Resolution 15-07 expressing Layton City's intent to annex said property; and

WHEREAS, a plat of said real property has been prepared under the supervision of a competent surveyor, showing the size and location of said real property 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 Section 10-2-418 of 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 I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. That the following described real property is hereby annexed to Layton City, and the corporate limits of the city are hereby extended to include said real property:

Beginning at a corner point on a current south and west line of Layton City as defined on an Annexation Plat titled, "Plat of the Addition to the Corporate Limits of Layton City, Davis County, Utah 1991 as Entry no. 948092 recorded on November 14, 1991 in Book 1450 at Page 516 of the records of Davis County, said point being South 0°11'56" West 412.50 feet along the section line and North 89°53'55" West 233.00 feet from the Northeast Corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 0°11'56" West 1083.49 feet along the west line of said corporate limits as defined on the aforementioned annexation plat;

Thence North 89°18'00" West 125.70 feet;

Thence South 0°11'56" West 271.67 feet;

Thence North 89°18'00" West 963.91 feet to an extension of the east line of Island View Ridge Subdivision;

Thence North 0°12'31" East 1343.78 feet to and along the east line of Island View Ridge Subdivision to the south line of the aforementioned annexation plat;
Thence South 89°53'55" East 1089.33 feet along the south line of the aforementioned annexation plat to the point of beginning.

Contains 1,436,028 square feet, 32.968 acres.

SECTION III: That 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.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance 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 more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

By: 
for GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By: 
for WILLIAM T. WRIGHT, Director
Community & Economic Development

ORDINANCE 15-09
(Morgan/Bone/Allred Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 200 SOUTH 3200 WEST FROM A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has determined that with the annexation of said property, a change in the zoning classification for the property described herein below is necessary; and

WHEREAS, the Planning Commission has reviewed the request and has recommended that the rezone of said property from A to R-S be approved; and

WHEREAS, the City 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 City Council has determined that this amendment is rationally based, is reasonable, is 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 I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The zoning ordinance is hereby amended by changing the zone classification of the following property from A (Agriculture) to R-S (Single Family Residential).

Beginning at a corner point on a current south and west line of Layton City as defined on an Annexation Plat titled, "Plat of the Addition to the Corporate Limits of Layton City, Davis County, Utah 1991 as Entry no. 948092 recorded on November 14, 1991 in Book 1450 at Page 516 of the records of Davis County, said point being South 0°11'56" West 412.50 feet along the section line and North 89°53'55" West 233.00 feet from the Northeast Corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 0°11'56" West 1083.49 feet along the west line of said corporate limits as defined on the aforementioned annexation plat;

Thence North 89°18'00" West 125.70 feet;

Thence South 0°11'56" West 271.67 feet;

Thence North 89°18'00" West 963.91 feet to an extension of the east line of Island View Ridge Subdivision;

Thence North 0°12'31" East 1343.78 feet to and along the east line of Island View Ridge Subdivision to the south line of the aforementioned annexation plat;

Thence South 89°53'55" East 1089.33 feet along the south line of the aforementioned annexation plat to the point of beginning.

Contains 1,436,028 square feet, 32.968 acres.

SECTION III: Update of Official Zoning Map. The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance 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 more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

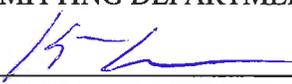
ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

By: 
For GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By: 
For WILLIAM T. WRIGHT, Director
Community & Economic Development



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Peter Matson, AICP - City Planner

DATE: April 2, 2015

RE: Development Agreement, Annexation and Rezone Request – Morgan-Bone-Allred (Destination Homes) – Resolution 15-15, Ordinances 15-11 and 15-09

LOCATION: Approximately 200 South 3200 West

CURRENT ZONING: Unincorporated County

CURRENT MINIMUM LOT SIZE: N/A

PROPOSED ZONING: R-S (Residential-Suburban)

PROPOSED MINIMUM LOT SIZE: 15,000 square feet

DESCRIPTION OF REZONE AREA

The property proposed for annexation and rezone contains 32.968 acres located just south of Gentile Street and west of 3200 West. The annexation area is directly east of the Island View Park Subdivision and is surrounded by Agricultural zoning to the north, A and R-S zoning to the east, unincorporated county to the south, and R-S zoning to the west.

The annexation petition is accompanied by a rezone request for R-S zoning to develop a single family residential subdivision with access from 3200 West, potential access to Gentile Street, and a street connection to Island View Park Subdivision at Overlook Drive.

BACKGROUND INFORMATION AND STAFF REVIEW

The applicant for the annexation and rezone is Destination Homes representing three separate property owners owning four separate parcels totaling 32.368 acres.

The annexation area is within the approved expansion area as adopted in the Layton City Annexation Plan. This is an area serviceable by Layton City utilities. The Engineering Division has outlined several utility requirements for the development of a single family residential subdivision

on the property (see attached Memorandum). The utility and infrastructure requirements for the subject property are outlined in the attached Annexation Agreement. The Owner's Undertakings section of the Annexation Agreement (Article IV, pages 2-4) provides assurance that the Owners, and subsequent developer, provide the appropriate utility and street connections and improvements for the development of a quality residential neighborhood.

The General Plan recommendation for this area of the city is for single family residential at 0-3 units per acre. The proposed R-S zone is consistent with this recommendation. It is anticipated that, upon annexation and rezone to R-S, the applicant will pursue the development of a single family subdivision under the lot averaging provisions of the zoning ordinance.

In addition to the 32.968 acres proposed for annexation, the applicant is also under contract to purchase two parcels (owned by Lee and Ruth Bone Family LLC) on the east edge of the annexation area to provide street and utility access to 3200 West. In the Annexation Agreement, these two parcels (1.56 acres and 1.37 acres) are combined with the annexation area to create the Subject Area, which is 35.90 acres. The two parcels on 3200 West are in the city and zoned A (Agriculture). To provide consistent zoning throughout the Subject Area, the rezone of these two parcels from A to R-S is on this Council agenda under Ordinance 15-08.

The annexation plat meets the requirements of state law and the surveyed legal description has been reviewed and approved by the Engineering Division. The City Council accepted and received certification of this annexation petition on February 19, 2015. State law requires a minimum 30-day "protest period" for all annexations beginning on the date the City Council receives certification of the petition. The required 30-day annexation protest period has expired and no protests were filed by affected entities.

STAFF RECOMMENDATION

Staff recommends the Council adopt Resolution 15-15 approving the Annexation Agreement and adopt Ordinances 15-11 and 15-09 approving the annexation and rezone request to R-S based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.

Engineering



Planning

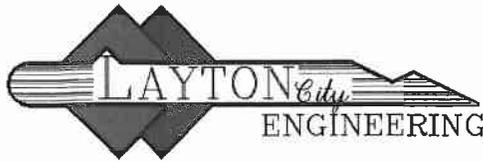


Fire



PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission reviewed this annexation agreement, annexation petition and rezone to R-S on March 10, 2015. There were no comments from the public. The Planning Commission unanimously recommended approval of the annexation agreement, annexation and rezone to R-S based on consistency with the Annexation Plan and with the General Plan land use recommendation for this specific property.



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: Jared Ford; jford@ensignutah.com
Cameron Scott; cscott@destinationhomes.com

CC: BUILDING/COMMUNITY DEVELOPMENT DEPARTMENT & FIRE DEPARTMENT

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 13, 2015

SUBJECT: MORGAN BONE ANNEXATION AND REZONE
200 SOUTH 3200 WEST (approximate)

I have reviewed the Petition for Annexation and Application for Rezone received on February 3 and 11, 2015 for the proposed Morgan-Bone Annexation located at approximately 200 South and 3200 West.

The Engineering department has no concerns/comments regarding the rezone of the property.

Engineering recommends the plat not be approved until an agreement for the annexation and development of this land has been finalized between the Developer and the City. The following engineering comments and concerns regarding the development of this property should be addressed in the annexation agreement.

Culinary Water – An 8 inch waterline will need to be installed from the 8 inch water line in Overlook Drive to the existing 10 inch water line in Gentile Street and 8 inch waterline in 3200 West to create a “looped system”. The Owner shall be responsible for the acquisition of all necessary easements and the construction and installation of all culinary on-site and off-site water improvements at owner’s full expense.

Based on the water model, the available fire flow with an 8 inch connection in 3200 West and Gentile is 3,000 GPM.

Street – A second and third street will need to connect to Gentile Street and 3200 West. Owner shall be responsible for the acquisition of all necessary easements and the construction of all on-site and off-site street improvements at owner’s full expense.

Sanitary Sewer – The sanitary sewer main that would service this area is located at the east end of Overlook Drive.

Storm Drain – The storm drain main that would service this area is located at the east end of Overlook Drive. This pipe drains to a detention basin located at the west boundary south of Kershaw Estates. The basin will need to be expanded to address the capacity required for these parcels.

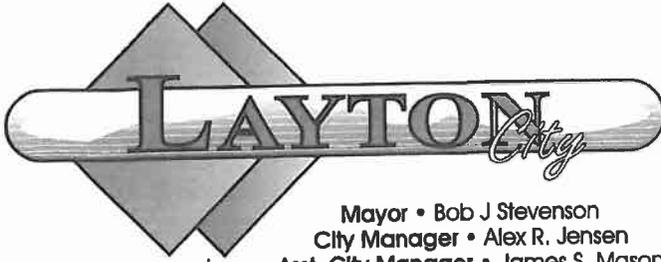
There is a payback for the storm drain installed with the Island View Subdivision.

Miscellaneous – A land drain system will be required.

Lighting in the public right of way will be required.

Water Exactions requirements will need to be met.

There is no secondary water provider to this area.



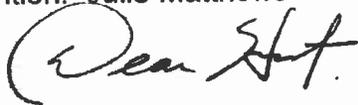
Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Dean Hunt, Fire Marshal 

RE: Morgan Bone Annexation and Rezone @ 200 South 3200 West

CC: 1) Jared Ford, jford@ensignutah.com
2) Cameron Scott, cscott@destinationhomes.com
3) Engineering

DATE: February 19, 2015

I have reviewed the rezone application and site plan received on February 11, 2015 for the above referenced project. The Fire Department, with regards to the rezone, 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.



Morgan Bone Annexation and Rezone
February 19, 2015
Page 2

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.

DBH\Morgan Bone Annex:kn
Plan # S15-021, District #40
Project Tracker #LAY 1502031496



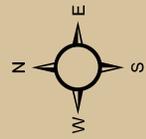
City Council Meeting

April 2, 2015

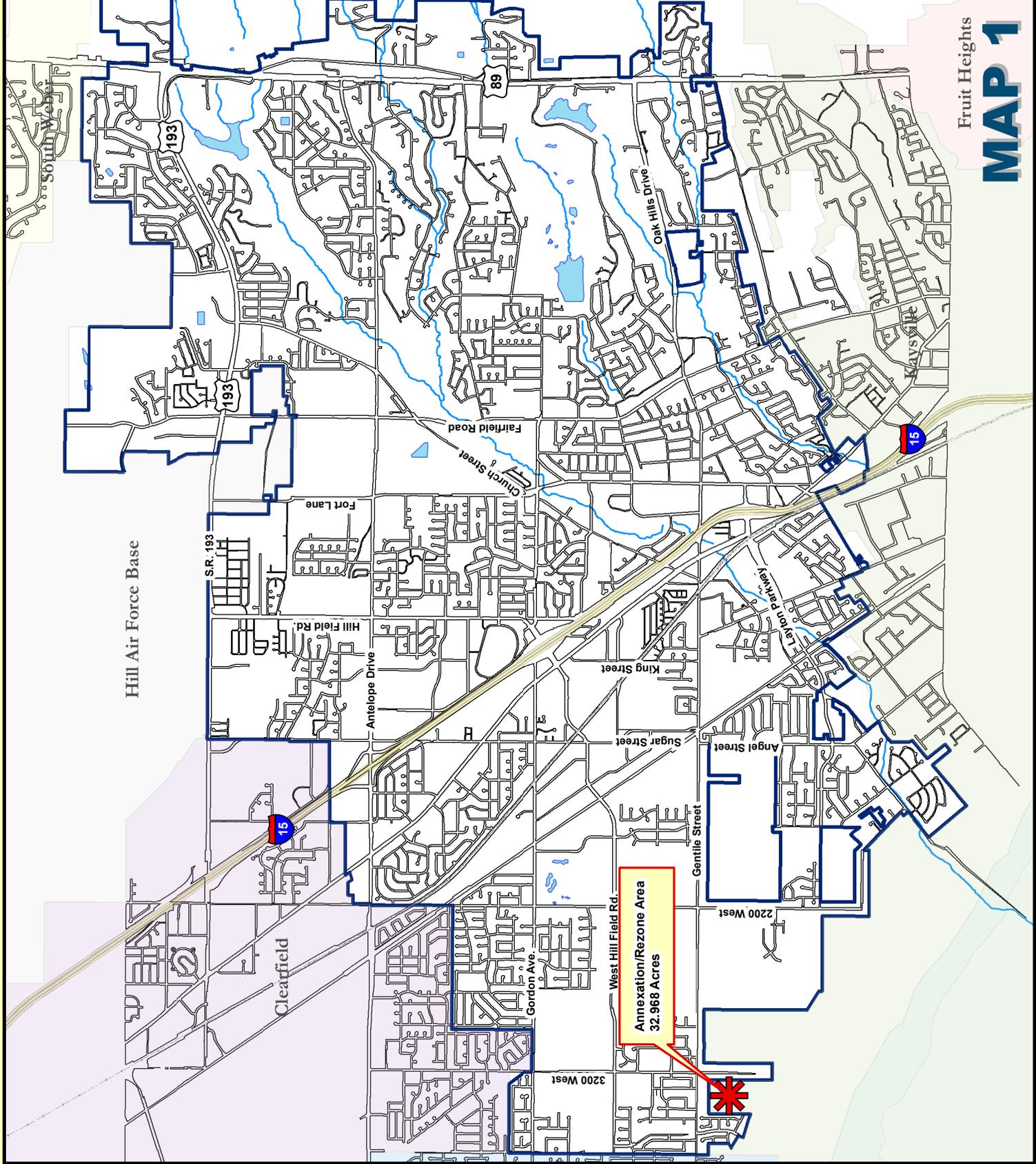
Morgan-Bone-Allred Annexation and Rezone

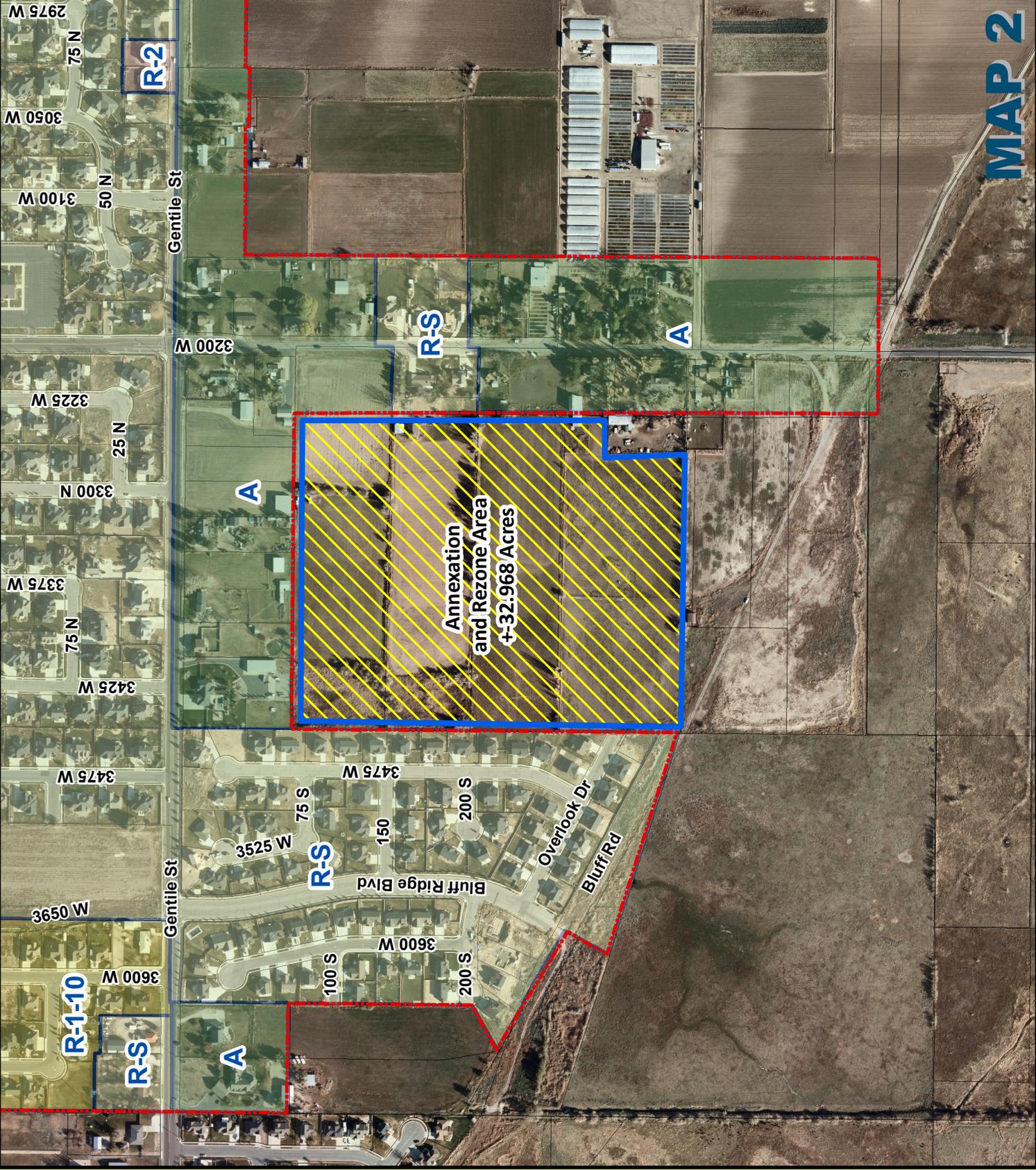
LEGEND

-  Rail Lines
-  Interstate 15
-  Layton City Boundary
-  Rights of Way
-  Lakes
-  Streams
-  Annexation Area



1 inch = 4,250 feet





City Council Meeting

April 2, 2015

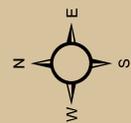
Morgan-Bone-Allred Annexation and Rezone

Approx. 200 South 3200 West

32.968 Acres

LEGEND

-  Layton City Boundary
-  Property
-  Lakes
-  Streams



1 inch = 458.33 feet



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

Item Number: 6.D.

Subject:

Rezone Request – Bone-Destination Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinance 15-08 – Approximately 100 and 202 South 3200 West

Background:

The property proposed for rezone includes two separate parcels containing a total of 2.93 acres. The north parcel, located at approximately 100 South, contains 1.56 acres, and the south parcel, located at approximately 202 South, contains 1.37 acres. Both parcels are located south of Gentile Street on the west side of 3200 West.

The rezone area is directly east of the Morgan-Bone-Allred annexation area. The rezone parcels are surrounded by A zoning to the north, A and R-S zoning to the east, A zoning to the south, and unincorporated county to the west.

Alternatives:

Alternatives are to 1) Adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property; or 2) Not adopt Ordinance 15-08 denying the rezone request to R-S.

Recommendation:

The Planning Commission recommends the Council adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property.

Staff supports the recommendation of the Planning Commission.

ORDINANCE 15-08
(Bone-Destination Homes)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 100 AND 202 SOUTH 3200 WEST FROM A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN) AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City 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 City Council has determined that this amendment is rationally based, is reasonable, is 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 I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The zoning ordinance is hereby amended by changing the zone classification of the following property from A (Agriculture) to R-S (Residential Suburban).

PARCEL # 12-111-0082

BEG 1052.6 FT S FR NE COR OF SEC 26-T4N-R2W, SLM; TH N 88°51'10" W 233 FT; TH S 300.06 FT, M/L, TO N LINE OF PPTY CONV IN 643-457; TH S 89°24' E 233 FT ALG SD N LINE; TH N 295.4 FT, M/L, TO POB.

CONTAINS 1.37 ACRES

PARCEL # 12-111-0078

BEG AT A PT 412.50 FT S FR NE COR OF SEC 26-T4N-R2W, SLM; & RUN TH S 343.1 FT; TH N 88°51'10" W 233.0 FT, M/L; TH N 343.1 FT; TH E 233.0 FT TO POB.

CONTAINS 1.56 ACRES

SECTION III: Update of Official Zoning Map. The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION V: Effective date. This ordinance 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 more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2015.

ROBERT J STEVENSON, Mayor

ATTEST:

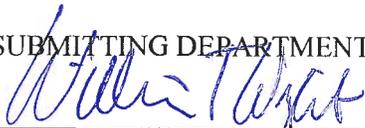
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:



WILLIAM T. WRIGHT, Director
Community & Economic Development



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Peter Matson, AICP - City Planner

A handwritten signature in black ink, appearing to read "P. Matson", written over a horizontal line.

DATE: April 2, 2015

RE: Rezone Request – Bone (Destination Homes) – A to R-S – Ordinance 15-08

LOCATION: Approximately 100 South and 202 South 3200 West

CURRENT ZONING: A (Agriculture)

CURRENT MINIMUM LOT SIZE: 1 Acre

PROPOSED ZONING: R-S (Residential-Suburban)

PROPOSED MINIMUM LOT SIZE: 15,000 square feet

DESCRIPTION OF REZONE AREA

The property proposed for rezone includes two separate parcels containing a total of 2.93 acres. The north parcel, located at approximately 100 South, contains 1.56 acres, and the south parcel, located at approximately 202 South, contains 1.37 acres. Both parcels are located south of Gentile Street on the west side of 3200 West. The rezone area is directly east of the Morgan-Bone-Allred annexation area. The rezone parcels are surrounded by Agricultural zoning to the north, A and R-S zoning to the east, Agricultural zoning to the south, and unincorporated county to the west.

BACKGROUND INFORMATION AND STAFF REVIEW

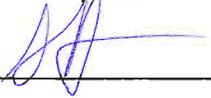
The applicant for this rezone is Destination Homes representing the Lee and Ruth Bone Family, owners of the two parcels on the west side of 3200 West.

The General Plan recommendation for this area of the city is for single family residential at 0-3 units per acre. The proposed R-S zone is consistent with this recommendation. It is anticipated that, upon annexation and rezone of the property to the west, the applicant will pursue the development of a single family subdivision under the lot averaging provisions of the zoning ordinance.

In the proposed Annexation Agreement for the 32.97 acres to the west, these two parcels (1.56 acres and 1.37 acres) are combined with the annexation area to create the Subject Area, which is 35.90 acres. The rezone of subject parcels to R-S will facilitate the development of a larger single family subdivision. The north 1.56-acre parcel in particular, will provide a required street and water line connection critical to the overall development of the annexation area.

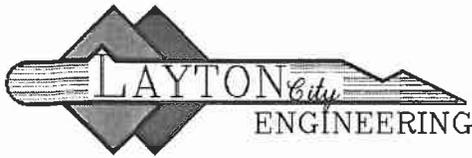
STAFF RECOMMENDATION

Staff recommends the Council adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property.

Engineering  Planning  Fire 

PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission reviewed this rezone request on March 24, 2015. There were no comments from the public during the meeting. The Planning Commission recommends the Council adopt Ordinance 15-08 approving the rezone request from A to R-S based on consistency with the General Plan land use recommendation for this specific property.



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.

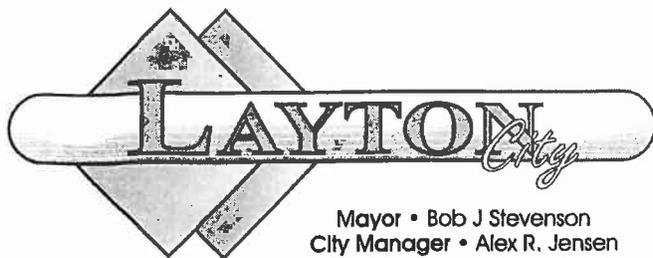
MEMORANDUM

TO: Cameron Scott; cscott@destinationhomes.com
CC: BUILDING/COMMUNITY DEVELOPMENT DEPARTMENT & FIRE DEPARTMENT
FROM: Shannon Hansen, Assistant City Engineer - Development
DATE: March 3, 2015
SUBJECT: BONE DESTINATION HOMES REZONE
100 South and 202 South 3200 Wets

I have reviewed the Application for Rezone received on February 26, 2015 for the proposed Bone Destination Homes rezone located at 100 South and 202 South 3200 West.

The Engineering Department has no concerns/comments regarding the rezone of the property.

All utility and street requirements will be addressed with the review of the Morgan-Bone Annexation.



Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development, Attention: Julie Matthews

FROM: Douglas K. Bitton, Fire Prevention Specialist 

RE: Bone Destination Homes Rezone @ 100 South and 202 South 3200 West

CC: 1) Engineering
2) Cameron Scott, cscott@destinationhomes.com

DATE: March 4, 2015

I have reviewed the plat received on March 3, 2015 for the above referenced project. The Fire Department, with regards to the rezone, 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.



Bone Destination Homes Rezone
March 4, 2015
Page 2

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.

DB\Bone Destination RZ :kn
Plan # S15-034, District #40
Project Tracker: #LAY 1502261508
ERS #8660





Memorandum

To: Planning Commission
From: JoEllen Grandy, Parks Planner Intern
Date: March 3, 2015
Re: Bone Destination Homes, Rezone – 100 S and 202 S 3200 West

The proposed rezone would not affect the Parks & Recreation Department.

The proposed rezoned area (100 S 3200 West) is within the service area of Legacy Park. 202 S 3200 West is just outside the service area of Legacy Park, as well as our future neighborhood park nearby, Harmony Place.

Recommendation

Parks & Recreation supports granting rezoning approval to Bone Destination Homes.

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 re-submittal. Thank you.

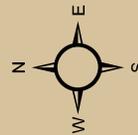
City Council Meeting

April 2, 2015

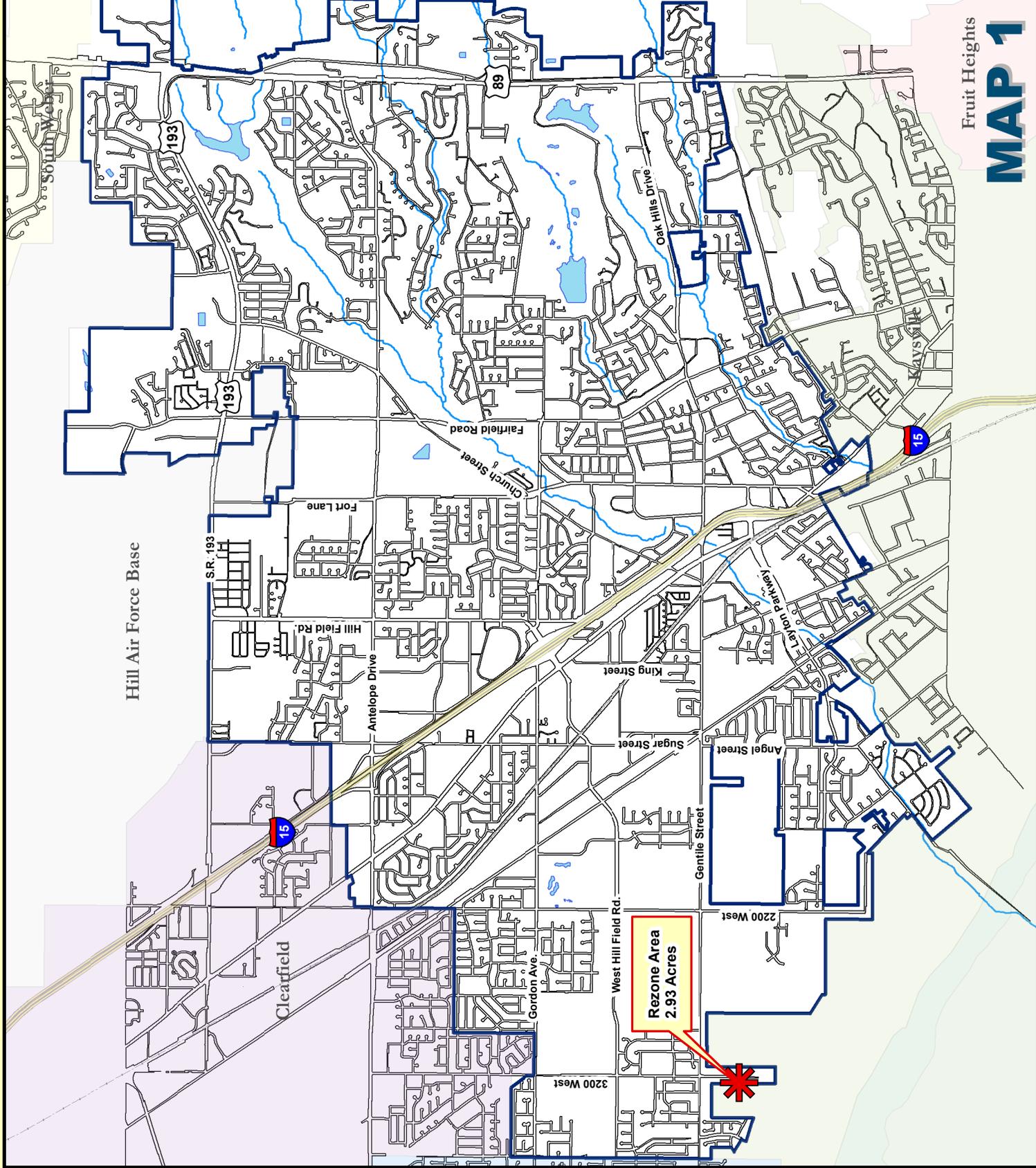
Bone- Destination Homes Rezone

A to R-S

- LEGEND**
- Rail Lines
 - Interstate 15
 - Layton City Boundary
 - Rights of Way
 - Lakes
 - Streams
 - Annexation Area



1 inch = 4,250 feet



City Council Meeting

April 2, 2015

Bone-Destination Homes Rezone

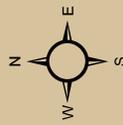
A to R-S

Approx. 100 and 202 South 3200 West

2.93 Acres

LEGEND

-  Layton City Boundary
-  Property
-  Lakes
-  Streams



1 inch = 400 feet

