

**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 January 7, 2016.**

AGENDA ITEMS:

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

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

4. CITIZEN COMMENTS:

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

A. Appointment of Bruce Davis as a Member of the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board of Directors - Resolution 16-02

B. Bid Award – Associated Brigham Contractors, Inc. – Project 15-20 – Kays Creek 48-Inch Storm Drain – Resolution 16-01 – 400 West and Golden Avenue to 195 East Gentile Street

C. Plat Vacation Request – Hidden Hideaway Condominium Plat – R-1-10 PRUD (Single Family Residential Planned Residential Unit Development) – Approximately 2200 North 1450 East

6. PUBLIC HEARINGS:

A. Annexation and Rezone Request – RLS Investment Properties, Inc./Alpine Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinances 16-04 and 16-05 – Approximately 450 South Angel Street

B. Ordinance Amendment – Amending Title 19, Chapter 19.16, Adding Section 19.16.075 and Table 16-4 of the Layton Municipal Code Establishing Approved Trees for Park Strips and Frontages – Ordinance 16-03

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 p.m. 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.

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

Item Number: 5.A.

Subject:

Appointment of Bruce Davis as a Member of the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board of Directors - Resolution 16-02

Background:

The City is a party to the Interlocal Cooperative Agreement of UTOPIA, which authorizes the appointment of a member to the Board of Directors of UTOPIA. The Mayor, with advice and consent of the Council, has recommended that Bruce Davis be appointed to replace Jory R. Francis on the UTOPIA Board of Directors.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-02 appointing Bruce Davis to serve on the UTOPIA Board of Directors; 2) Adopt Resolution 16-02 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 16-02 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-02 appointing Bruce Davis to serve on the UTOPIA Board of Directors.

RESOLUTION 16-02

**A RESOLUTION CONFIRMING THE APPOINTMENT OF BRUCE DAVIS AS
A MEMBER OF THE UTAH TELECOMMUNICATION OPEN
INFRASTRUCTURE AGENCY (UTOPIA) BOARD OF DIRECTORS.**

WHEREAS, pursuant to state law, local ordinance, and the establishment of the Utah Telecommunication Open Infrastructure Agency (UTOPIA) by Interlocal Agreement (hereinafter "Agreement"), entered into by Layton City; and

WHEREAS, the Agreement was established requiring the appointment of a Board of Directors;
and

WHEREAS, state law and local ordinance requires the appointment of a member of the UTOPIA Board of Directors, by the Mayor, with the advice and consent of the City Council; and

WHEREAS, the Mayor has recommended that Bruce Davis be appointed to replace Jory R. Francis as a member of the UTOPIA Board of Directors.

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

That Bruce Davis be appointed by the Mayor, with the advice and consent of the City Council, to serve on the UTOPIA Board of Directors.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **7th day of January, 2016.**

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

for  _____
GARY R. CRANE, City Attorney

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

Item Number: 5.B.

Subject:

Bid Award – Associated Brigham Contractors, Inc. – Project 15-20 – Kays Creek 48-Inch Storm Drain – Resolution 16-01 – 400 West and Golden Avenue to 195 East Gentile Street

Background:

Resolution 16-01 authorizes the execution of an agreement between Layton City and Associated Brigham Contractors, Inc. for the Kays Creek 48-Inch Storm Drain, Project 15-20. The project includes the construction of approximately 75 linear feet of 42-inch and 4500 linear feet of 48-inch storm drain piping. This project will improve drainage and increase capacity for the areas surrounding Hill Field Road and 400 West.

Twelve bids were received, with Associated Brigham Contractors, Inc. submitting the lowest responsive, responsible bid in the amount of \$899,598.25. The engineer's estimate was \$1,000,000.00.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-01 awarding the bid to Associated Brigham Contractors, Inc. for the Kays Creek 48-Inch Storm Drain, Project 15-20; 2) Adopt Resolution 16-01 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 16-01 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-01 awarding the bid to Associated Brigham Contractors, Inc. for the Kays Creek 48-Inch Storm Drain, Project 15-20 and authorize the City Manager to execute the necessary documents.

RESOLUTION 16-01

AUTHORIZING AN AGREEMENT WITH ASSOCIATED BRIGHAM CONTRACTORS, INC. FOR THE KAYS CREEK 48-INCH STORM DRAIN, PROJECT 15-20

WHEREAS, Layton City has elected to complete the storm drain piping project to be known as the Kays Creek 48-Inch Storm Drain, Project 15-20, to improve drainage and increase capacity for areas surrounding Hill Field Road and 400 West; and

WHEREAS, the City received bids for construction of the referenced project on December 17, 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 Associated Brigham Contractors, Inc. as the contractor for the Kays Creek 48-Inch Storm Drain, Project 15-20.

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

1. Associated Brigham Contractors, Inc. (hereinafter referred to as ABC, Inc.) is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the Kays Creek 48-Inch Storm Drain, Project 15-20.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter the "Agreement") with ABC, Inc. for the Kays Creek 48-Inch Storm Drain, Project 15-20. 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 ABC, Inc. 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 Kays Creek 48-Inch Storm Drain, Project 15-20.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after ABC, Inc. has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by ABC, Inc. shall constitute ABC, Inc.'s offer for the Kays Creek 48-Inch Storm Drain, Project 15-20, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of ABC, Inc.'s offer and the formal award of the contract to ABC, Inc. for the Kays Creek 48-Inch Storm Drain, Project 15-20, pursuant to the terms and conditions of the Agreement or any previously signed Agreement consistent with this resolution.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **7th day of January, 2016**.

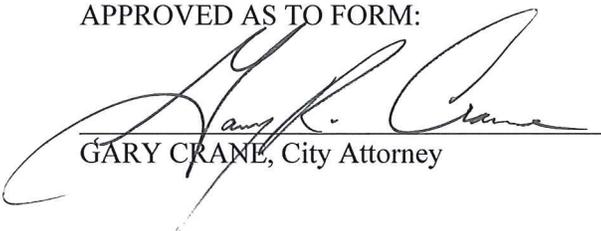
ATTEST:

THIEDA WELLMAN, City Recorder

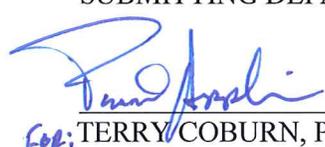
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



For: TERRY COBURN, Public Works Director

LAYTON CITY CORPORATION

KAYS CREEK 48-INCH STORM DRAIN, Project 15-20

Bid Opening December 17, 2015, 10:00 a.m.

Engineer's Estimate: \$1,000,000

				A.B.C. Construction 1		AAA Ex Inc 2		Leon Poulsen Construction 3		Ormond Costruction 4	
	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	
1	Furnish and install class III, 42-inch	74	LF	\$129.75	\$9,601.50	\$100.00	\$7,400.00	\$104.00	\$7,696.00	\$100.40	\$7,429.60
2	Furnish and install class III, 48-inch	4503	LF	\$114.25	\$514,467.75	\$112.50	\$506,587.50	\$94.75	\$426,659.25	\$107.32	\$483,261.96
3	Construct standard cleanout box with	14	Each	\$3,845.50	\$53,837.00	\$4,086.00	\$57,204.00	\$4,940.00	\$69,160.00	\$4,314.93	\$60,409.02
4	Construct 15-foot x 8-foot junction box	1	Each	\$9,700.00	\$9,700.00	\$5,086.00	\$5,086.00	\$11,750.00	\$11,750.00	\$11,033.44	\$11,033.44
5	Remove existing storm drain manhole	1	Each	\$360.00	\$360.00	\$750.00	\$750.00	\$565.00	\$565.00	\$785.00	\$785.00
6	Remove existing storm drain pipe	75	LF	\$38.50	\$2,887.50	\$6.00	\$450.00	\$12.00	\$900.00	\$21.00	\$1,575.00
7	Furnish and install 1 1/2-inch minus sewer	5367	Ton	\$18.50	\$99,289.50	\$17.00	\$91,239.00	\$19.00	\$101,973.00	\$17.63	\$94,620.21
8	Furnish and install untreated base course	1211	Ton	\$14.50	\$17,559.50	\$14.00	\$16,954.00	\$19.25	\$23,311.75	\$16.33	\$19,775.63
9	Furnish and install PG58-28 asphalt surface	659	Ton	\$96.50	\$63,593.50	\$94.00	\$61,946.00	\$78.25	\$51,566.75	\$95.16	\$62,710.44
10	Water main loop: 10" DIP	1	Each	\$2,600.00	\$2,600.00	\$4,918.00	\$4,918.00	\$4,875.00	\$4,875.00	\$3,354.08	\$3,354.08
11	Construct double barrel headwall	1	Lump	\$10,150.00	\$10,150.00	\$9,545.00	\$9,545.00	\$12,230.00	\$12,230.00	\$8,436.50	\$8,436.50
12	Construct concrete retaining wall	410	SF	\$23.00	\$9,430.00	\$15.00	\$6,150.00	\$44.50	\$18,245.00	\$92.89	\$38,084.90
13	Modify existing wingwalls	1	Lump	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$8,100.00	\$8,100.00	\$2,300.00	\$2,300.00
14	Remove trees, shrubs, and grass	1	Lump Sum	\$16,000.00	\$16,000.00	\$4,500.00	\$4,500.00	\$37,275.00	\$37,275.00	\$9,000.00	\$9,000.00
15	Tree Replacements	40	Each	\$450.00	\$18,000.00	\$300.00	\$12,000.00	\$400.00	\$16,000.00	\$486.85	\$19,474.00
16	Shrub replacements	20	Each	\$64.50	\$1,290.00	\$50.00	\$1,000.00	\$40.00	\$800.00	\$60.46	\$1,209.20
17	Grass replacement	1.2	Acre	\$2,030.00	\$2,436.00	\$2,500.00	\$3,000.00	\$9,600.00	\$11,520.00	\$4,150.64	\$4,980.77
18	Paved trail removal	14700	SF	\$1.08	\$15,876.00	\$0.35	\$5,145.00	\$0.45	\$6,615.00	\$0.34	\$4,998.00
19	Storm water pollution prevention plan (SWPPP)	1	Lump Sum	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$12,400.00	\$12,400.00	\$9,504.00	\$9,504.00
20	Flush and videotape new lines	1	Lump Sum	\$4,100.00	\$4,100.00	\$11,450.00	\$11,450.00	\$10,525.00	\$10,525.00	\$7,835.82	\$7,835.82
21	Install riprap protection	310	Ton	\$22.00	\$6,820.00	\$50.00	\$15,500.00	\$53.00	\$16,430.00	\$45.84	\$14,210.40
22	Mobilization	1	Lump Sum	\$13,200.00	\$13,200.00	\$42,871.00	\$42,871.00	\$29,990.00	\$29,990.00	\$38,500.00	\$38,500.00
23	Furnish & Install 3-Inch Minus, Select Borrow Material for trench backfill	1900	TON	\$13.50	\$25,650.00	\$14.00	\$26,600.00	\$16.25	\$30,875.00	\$14.33	\$27,227.00
Total:					\$899,598.25		\$900,295.50		\$909,461.75		\$930,714.97

LAYTON CITY CORPORATION

KAYS CREEK 48-INCH STORM DRAIN, Project 15-20

Bid Opening December 17, 2015, 10:00 a.m.

Engineer's Estimate: \$1,000,000

			Brinkerhoff Excavating 5		Whitaker Construction 6		Kapp Construction 7		Cop Construction 8		
	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	
1	Furnish and install class III, 42-inch	74	LF	\$120.00	\$8,880.00	\$98.00	\$7,252.00	\$122.60	\$9,072.40	\$95.00	\$7,030.00
2	Furnish and install class III, 48-inch	4503	LF	\$102.00	\$459,306.00	\$103.00	\$463,809.00	\$116.90	\$526,400.70	\$108.00	\$486,324.00
3	Construct standard cleanout box with	14	Each	\$6,500.00	\$91,000.00	\$4,710.00	\$65,940.00	\$5,100.00	\$71,400.00	\$4,500.00	\$63,000.00
4	Construct 15-foot x 8-foot junction box	1	Each	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$18,787.00	\$18,787.00	\$15,000.00	\$15,000.00
5	Remove existing storm drain manhole	1	Each	\$800.00	\$800.00	\$545.00	\$545.00	\$685.00	\$685.00	\$500.00	\$500.00
6	Remove existing storm drain pipe	75	LF	\$16.50	\$1,237.50	\$17.00	\$1,275.00	\$27.65	\$2,073.75	\$26.00	\$1,950.00
7	Furnish and install 1 1/2-inch minus sewer	5367	Ton	\$18.75	\$100,631.25	\$27.00	\$144,909.00	\$21.90	\$117,537.30	\$28.00	\$150,276.00
8	Furnish and install untreated base course	1211	Ton	\$16.00	\$19,376.00	\$23.00	\$27,853.00	\$18.95	\$22,948.45	\$23.00	\$27,853.00
9	Furnish and install PG58-28 asphalt surface	659	Ton	\$88.00	\$57,992.00	\$80.00	\$52,720.00	\$85.85	\$56,575.15	\$90.00	\$59,310.00
10	Water main loop: 10" DIP	1	Each	\$6,500.00	\$6,500.00	\$6,410.00	\$6,410.00	\$5,407.00	\$5,407.00	\$8,000.00	\$8,000.00
11	Construct double barrel headwall	1	Lump	\$9,550.00	\$9,550.00	\$8,290.00	\$8,290.00	\$11,190.00	\$11,190.00	\$11,000.00	\$11,000.00
12	Construct concrete retaining wall	410	SF	\$118.25	\$48,482.50	\$98.00	\$40,180.00	\$83.55	\$34,255.50	\$85.00	\$34,850.00
13	Modify existing wingwalls	1	Lump	\$2,500.00	\$2,500.00	\$1,310.00	\$1,310.00	\$1,882.00	\$1,882.00	\$500.00	\$500.00
14	Remove trees, shrubs, and grass	1	Lump Sum	\$15,000.00	\$15,000.00	\$20,300.00	\$20,300.00	\$14,623.00	\$14,623.00	\$17,000.00	\$17,000.00
15	Tree Replacements	40	Each	\$375.00	\$15,000.00	\$420.00	\$16,800.00	\$394.00	\$15,760.00	\$400.00	\$16,000.00
16	Shrub replacements	20	Each	\$40.00	\$800.00	\$40.00	\$800.00	\$37.00	\$740.00	\$150.00	\$3,000.00
17	Grass replacement	1.2	Acre	\$3,720.00	\$4,464.00	\$2,090.00	\$2,508.00	\$4,725.00	\$5,670.00	\$3,000.00	\$3,600.00
18	Paved trail removal	14700	SF	\$0.50	\$7,350.00	\$0.20	\$2,940.00	\$0.55	\$8,085.00	\$0.20	\$2,940.00
19	Storm water pollution prevention plan (SWPPP)	1	Lump Sum	\$15,000.00	\$15,000.00	\$28,300.00	\$28,300.00	\$51,500.00	\$51,500.00	\$14,000.00	\$14,000.00
20	Flush and videotape new lines	1	Lump Sum	\$5,500.00	\$5,500.00	\$12,400.00	\$12,400.00	\$6,840.00	\$6,840.00	\$7,500.00	\$7,500.00
21	Install riprap protection	310	Ton	\$38.00	\$11,780.00	\$47.00	\$14,570.00	\$50.70	\$15,717.00	\$50.00	\$15,500.00
22	Mobilization	1	Lump Sum	\$18,550.00	\$18,550.00	\$42,600.00	\$42,600.00	\$25,586.00	\$25,586.00	\$66,000.00	\$66,000.00
23	Furnish & Install 3-Inch Minus, Select Borrow Material for trench backfill	1900	TON	\$14.50	\$27,550.00	\$20.00	\$38,000.00	\$17.40	\$33,060.00	\$25.00	\$47,500.00
Total:				\$947,249.25		\$1,014,711.00		\$1,055,795.25		\$1,058,633.00	

LAYTON CITY CORPORATION

KAYS CREEK 48-INCH STORM DRAIN, Project 15-20

Bid Opening December 17, 2015, 10:00 a.m.

Engineer's Estimate: \$1,000,000

			Terry Brotherson Excavating 9		Thurgood Excavating 10		E.H. Knudson Construction 11		Noland and Son Construction 12		
	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	
1	Furnish and install class III, 42-inch	74	LF	\$137.98	\$10,210.52	\$144.00	\$10,656.00	\$122.00	\$9,028.00	\$114.00	\$8,436.00
2	Furnish and install class III, 48-inch	4503	LF	\$133.56	\$601,420.68	\$150.00	\$675,450.00	\$125.00	\$562,875.00	\$120.90	\$544,412.70
3	Construct standard cleanout box with	14	Each	\$5,325.56	\$74,557.84	\$6,150.00	\$86,100.00	\$6,200.00	\$86,800.00	\$5,315.00	\$74,410.00
4	Construct 15-foot x 8-foot junction box	1	Each	\$18,111.50	\$18,111.50	\$18,200.00	\$18,200.00	\$23,500.00	\$23,500.00	\$26,250.00	\$26,250.00
5	Remove existing storm drain manhole	1	Each	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$995.00	\$995.00
6	Remove existing storm drain pipe	75	LF	\$25.00	\$1,875.00	\$50.00	\$3,750.00	\$30.00	\$2,250.00	\$40.00	\$3,000.00
7	Furnish and install 1 1/2-inch minus sewer	5367	Ton	\$17.04	\$91,453.68	\$19.00	\$101,973.00	\$24.25	\$130,149.75	\$26.45	\$141,957.15
8	Furnish and install untreated base course	1211	Ton	\$17.17	\$20,792.87	\$15.00	\$18,165.00	\$23.70	\$28,700.70	\$30.65	\$37,117.15
9	Furnish and install PG58-28 asphalt surface	659	Ton	\$129.44	\$85,300.96	\$95.00	\$62,605.00	\$90.00	\$59,310.00	\$102.55	\$67,580.45
10	Water main loop: 10" DIP	1	Each	\$12,147.71	\$12,147.71	\$5,500.00	\$5,500.00	\$7,580.00	\$7,580.00	\$9,150.00	\$9,150.00
11	Construct double barrel headwall	1	Lump	\$11,591.20	\$11,591.20	\$15,100.00	\$15,100.00	\$14,200.00	\$14,200.00	\$78,240.00	\$78,240.00
12	Construct concrete retaining wall	410	SF	\$89.55	\$36,715.50	\$26.00	\$10,660.00	\$108.00	\$44,280.00	\$197.25	\$80,872.50
13	Modify existing wingwalls	1	Lump	\$7,350.00	\$7,350.00	\$9,000.00	\$9,000.00	\$1,000.00	\$1,000.00	\$2,625.00	\$2,625.00
14	Remove trees, shrubs, and grass	1	Lump Sum	\$25,150.24	\$25,150.24	\$10,000.00	\$10,000.00	\$19,150.00	\$19,150.00	\$26,965.00	\$26,965.00
15	Tree Replacements	40	Each	\$431.25	\$17,250.00	\$450.00	\$18,000.00	\$425.00	\$17,000.00	\$505.00	\$20,200.00
16	Shrub replacements	20	Each	\$57.45	\$1,149.00	\$50.00	\$1,000.00	\$52.00	\$1,040.00	\$46.60	\$932.00
17	Grass replacement	1.2	Acre	\$3,990.20	\$4,788.24	\$2,325.00	\$2,790.00	\$19,200.00	\$23,040.00	\$10,015.00	\$12,018.00
18	Paved trail removal	14700	SF	\$0.50	\$7,350.00	\$0.75	\$11,025.00	\$0.40	\$5,880.00	\$0.56	\$8,232.00
19	Storm water pollution prevention plan (SWPPP)	1	Lump Sum	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$39,000.00	\$39,000.00	\$14,850.00	\$14,850.00
20	Flush and videotape new lines	1	Lump Sum	\$9,846.00	\$9,846.00	\$6,000.00	\$6,000.00	\$12,800.00	\$12,800.00	\$5,460.00	\$5,460.00
21	Install riprap protection	310	Ton	\$57.45	\$17,809.50	\$60.00	\$18,600.00	\$108.00	\$33,480.00	\$66.90	\$20,739.00
22	Mobilization	1	Lump Sum	\$77,080.00	\$77,080.00	\$48,200.00	\$48,200.00	\$50,500.00	\$50,500.00	\$7,000.05	\$7,000.05
23	Furnish & Install 3-Inch Minus, Select Borrow Material for trench backfill	1900	TON	\$15.17	\$28,823.00	\$12.50	\$23,750.00	\$22.12	\$42,028.00	\$22.60	\$42,940.00
Total:				\$1,168,273.44		\$1,183,024.00		\$1,217,091.45		\$1,234,382.00	

VERTICAL LOOK UP TABLE: DATAB

VERTICAL LOOK UP TABLE (Page PROJ, Row8): DATAA

ABBREV CONTRACTOR	CODE VI	ORDER	ABBREV	VLOOKUP
BC Bouchard Const. Co, Inc.	C1	1	bu	C. E. Butters Construction
BOY Boyce Const	C2	2	o	Ormond Const., Inc.
BU C. E. Butters Construction	C3	3	g	Granite Construction Co.
D Devcor Development, Inc.	C4	4	ehk	EH Knudson Const Co, Inc.
EHK EH Knudson Const Co, Inc.	C5	5	jb	Jack B Parson Companies
G Granite Construction Co.	C6	6	rb	Red Ball Welding, Inc
GR Geneva Rock Products, Inc.	C7	7	stk	Staker Parson Companies
HH Herm Hughes & Sons, Inc	C8	8	sh	Eddy L Shaw Const Co, Inc
JB Jack B Parson Companies	C9	9		#N/A
K Kapp Const. & Dvlpmt. Co., Inc	C10	10	STK	Staker Parson Companies
LP Leon Poulsen Const. Co, Inc	C11	11		#N/A
N Claude H Nix Const Co, Inc	C12	12		#N/A
NO Noland & Son Construction	C13	13		#N/A
O Ormond Const., Inc.				
RB Red Ball Welding, Inc				
RM Randy Marriott Const. Co				
SH Eddy L Shaw Const Co, Inc				
TH Triple H Excavating, Inc.				
W Whitaker Const. Company, Inc.				
WB Western Builders, Inc.				
WI Wilk-N-Son Construction				
WO Workman Construction				
C Copp Construction				
STK Staker Parson Companies				

\$BID

390,654.50

403,868.70

425,448.50

436,173.03

445,106.00

458,588.60

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

Item Number: 5.C.

Subject:

Plat Vacation Request – Hidden Hideaway Condominium Plat – R-1-10 PRUD (Single Family Residential Planned Residential Unit Development) – Approximately 2200 North 1450 East

Background:

The applicant, Josh Jensen, is requesting to vacate a recorded plat known as Hidden Hideaway Condominiums located at approximately 2200 North 1450 East. The plat is marked as Parcel 3 on the proposed vacating plat and contains four attached townhomes that would have had separate ownership if constructed.

The plat vacation does not include the vacating of the public street right-of-way. The legal description to vacate the dedication plat will only include the parcel with four townhomes.

Alternatives:

Alternatives are to 1) Approve the plat vacation request for the Hidden Hideaway Condominium Plat subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Not approve the plat vacation request for the Hidden Hideaway Condominium Plat.

Recommendation:

On December 8, 2015, the Planning Commission unanimously recommended the Council approve the plat vacation for the Hidden Hideaway 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: Kem Weaver, Planner II 

Date: January 7, 2016

Re: Hidden Hideaway Condominium Plat Vacation Request

Location: Approximately 2200 North 1450 East

Zoning: R-1-10 PRUD (Single Family Residential Planned Residential Unit Development)

Background:

The vacant property known as the Hidden Hideaway Condominium Plat has frontage on 1450 East with single family housing located to the north, south and east. Vacant farmland is located to the west.

In 1987, the Hidden Hideaway condominium development received City approval to develop townhomes. The first phase of the Hidden Hideaway development was recorded with the Davis County Recorder's office that same year. The phase consisted of four attached townhome units with common area located around the units. The plat dedicated the full 60-foot width of 1450 East to the City (see attached plat map). The townhomes were never constructed and the property has remained vacant.

The applicant, Josh Jensen, has purchased the Hidden Hideaway property and is requesting the recorded Phase 1 condominium plat be vacated. By vacating the recorded plat the option for building the approved townhomes is removed. The plat vacation only vacates the first phase parcel and not the dedication of 1450 East. This street will remain under the City's ownership.

Staff Recommendation:

Staff recommends vacating plat approval be granted subject to meeting all Staff requirements as outlined in Staff memorandums.

Engineering 

Planning 

Fire 

Planning Commission Action: On December 8, 2015, the Planning Commission voted unanimously to recommend the Council vacate the plat 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: Josh Jensen; josh@silverpeak-utah.com

CC: Community Planning and Development Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: December 15, 2015

RE: Hidden Hideaway Plat Vacation

I have reviewed the plat vacation received December 7, 2015 for Hidden Hideaway Phase 1 – A Condominium Project located at approximately 2215 North 1450 East. The plat vacation may be approved subject to the following comments and corrections being completed prior to the recording of the ordinance vacating this condominium project.

1. A current title report for the property will need to be submitted. Any easements in the report will need to be added to the plat and the owners will need to sign the plat.
2. The book and page will need to be added to the sanitary sewer easement.
3. The cardinal coordinates for the 2nd to last calls after the point of beginning on the plat will need to be reversed to match the coordinates in the description.

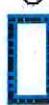
Hill Air Force Base

Clearfield

CITY COUNCIL

Hidden Hideaway Plat Vacation

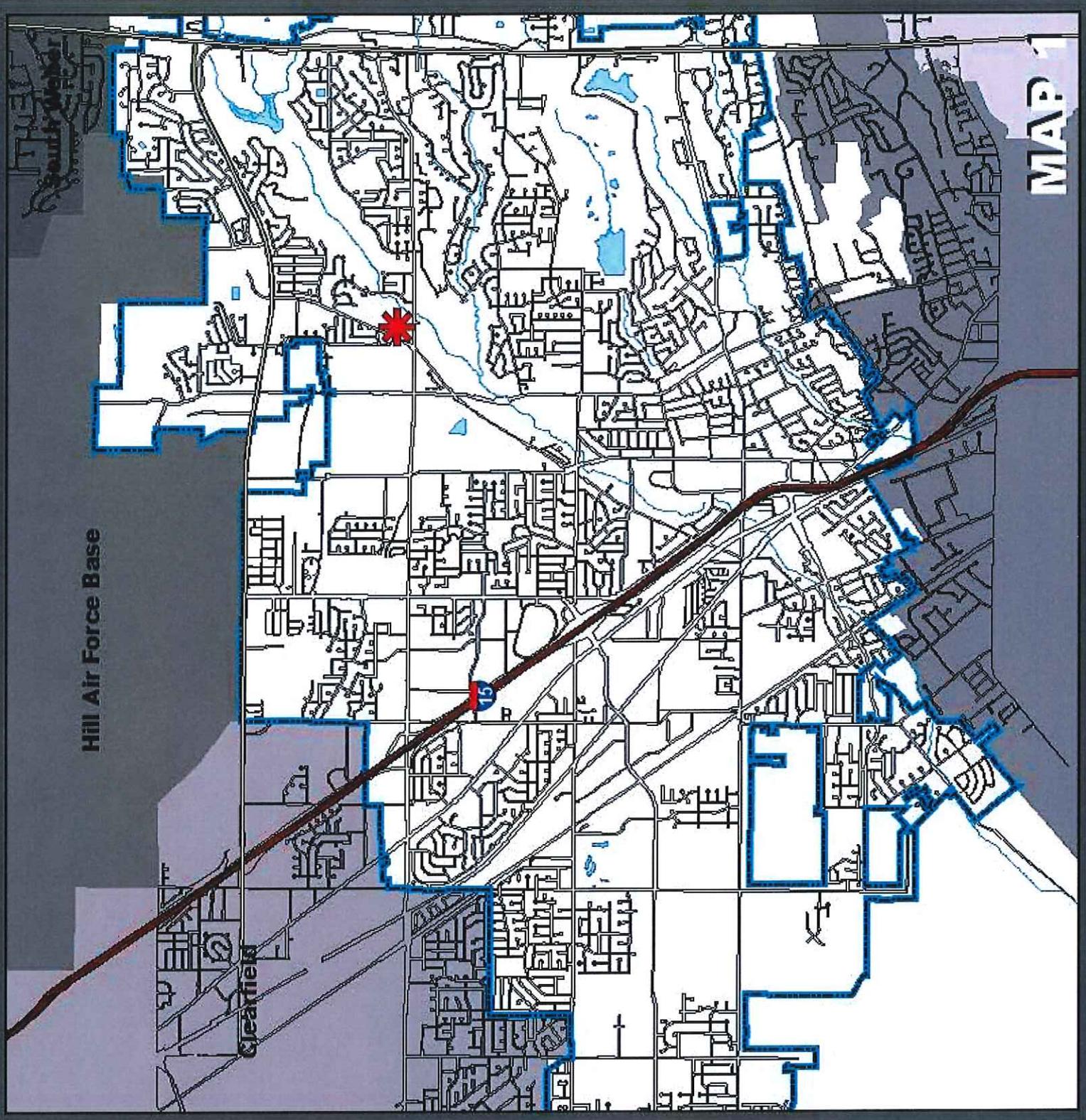
Legend

-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

 - Project Site



1 inch = 4,167 feet



CITY COUNCIL

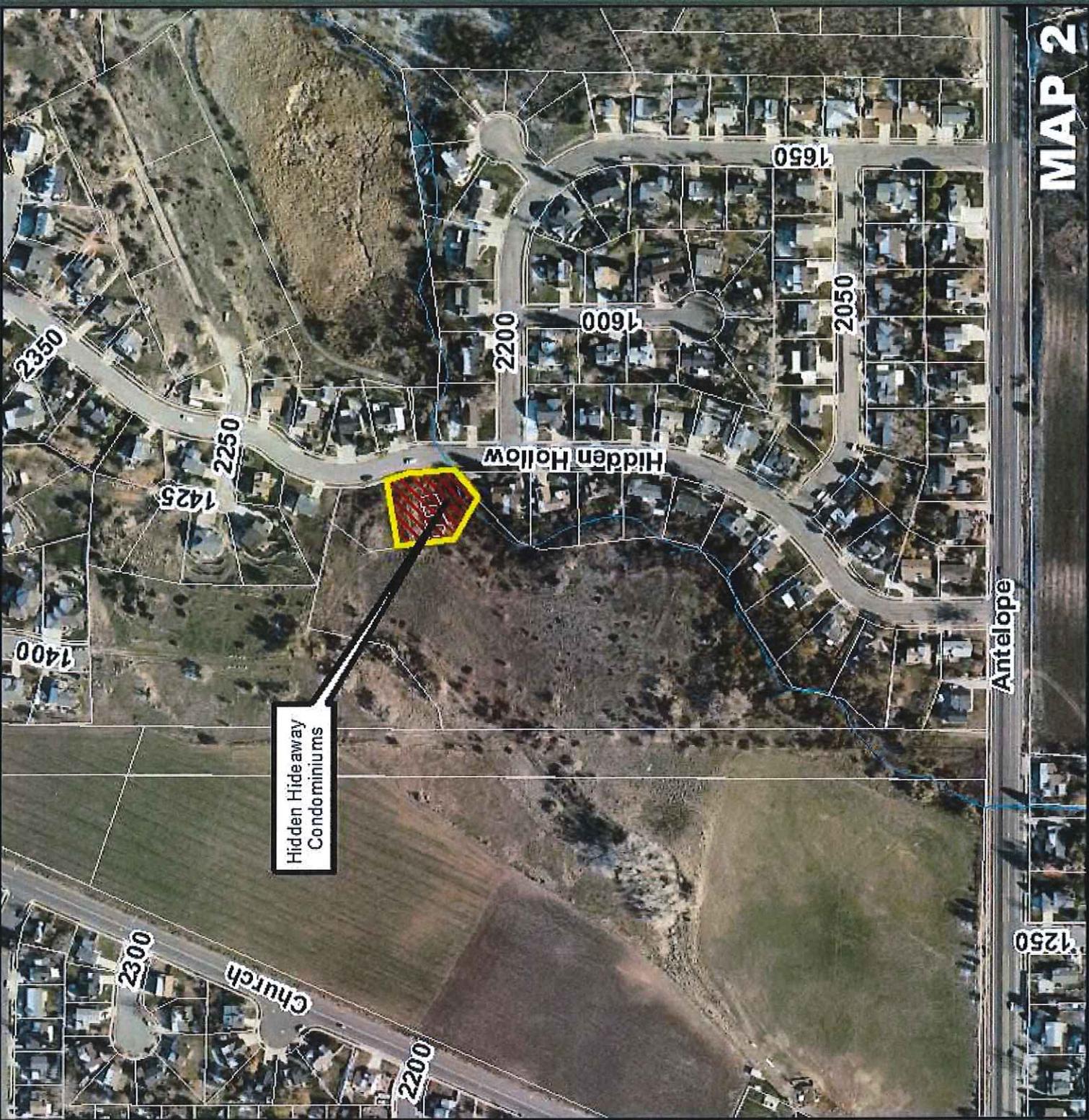
Hidden Hideaway Plat Vacation

Legend

- Centerlines
- City Boundary
- Interstate 15
- Highways
- Lakes
- Streams



1 inch = 261 feet



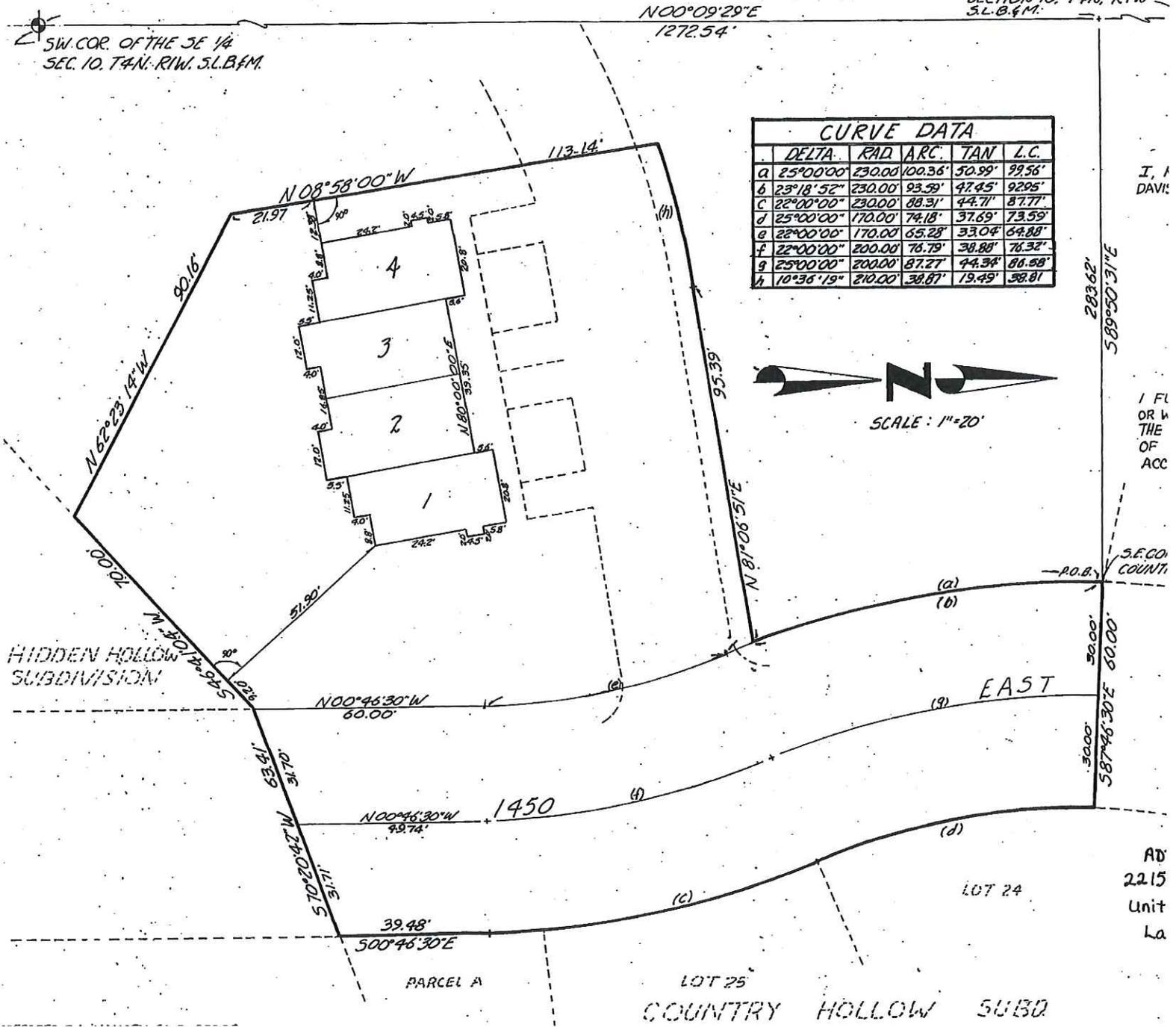
HIDDEN HIDEAWAY

PHASE I
 A CONDOMINIUM PROJECT
 A PART OF THE S.E. 1/4 OF SECTION 10, T4N, R1W, S.L.B. & M.
 LAYTON CITY, DAVIS COUNTY, UTAH
 FEBRUARY 1986

NW COR. OF THE SE 1/4
 SECTION 10, T4N, R1W
 S.L.B. & M.

SW COR. OF THE SE 1/4
 SEC. 10, T4N, R1W, S.L.B. & M.

CURVE DATA				
	DELTA	RAD	ARC	TAN L.C.
a	25°00'00"	230.00	100.36'	50.99' 99.56'
b	23°18'52"	230.00	93.59'	47.45' 92.95'
c	22°00'00"	230.00	88.31'	44.71' 87.77'
d	25°00'00"	170.00	74.18'	37.69' 73.59'
e	22°00'00"	170.00	65.28'	33.04' 64.88'
f	22°00'00"	200.00	76.79'	38.88' 76.32'
g	25°00'00"	200.00	87.27'	44.34' 86.58'
h	10°36'19"	210.00	38.87'	19.49' 38.81'



I, I
 DAVIS

I FL
 OR W
 THE
 OF
 ACC

S.E. CO.
 COUNTY

AD
 2215
 Unit
 La

LOT 25
 COUNTRY HOLLOW SUBD

HIDDEN HOLLOW
 SUBDIVISION

PARCEL A

LOT 24

N 62°29'14"W
 90.16'

N 08°58'00"W

21.97'

113.14'

4

3

2

1

N 00°46'30"W
 60.00'

51.80'

63.41'

51.70'

11.15'

39.48'

500°46'30"E

N 00°46'30"W
 49.74'

1450

N 00°09'29"E
 1272.54'

95.39'

N 81°06'51"E

283.62'

589°50'31"E

30.00'

302°56'28"

60.00'

SCALE: 1"=20'

EAST

LOT 24

LOT 25

COUNTRY HOLLOW SUBD

N 30°13'25.925"

N 00°46'30"W
 60.00'

63.41'

51.70'

11.15'

39.48'

500°46'30"E

N 00°46'30"W
 49.74'

1450

N 00°09'29"E
 1272.54'

95.39'

N 81°06'51"E

283.62'

589°50'31"E

30.00'

302°56'28"

60.00'

SCALE: 1"=20'

EAST

LOT 24

LOT 25

COUNTRY HOLLOW SUBD

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

Item Number: 6.A.

Subject:

Annexation and Rezone Request – RLS Investment Properties, Inc./Alpine Homes – A (Agriculture) to R-S (Residential-Suburban) – Ordinances 16-04 and 16-05 – Approximately 450 South Angel Street

Background:

The proposal is to annex and rezone 18.14 acres to R-S (Residential-Suburban) located on the west side of Angel Street at approximately 450 South. The annexation area is a narrow strip of land (331' deep) located directly north of the Pheasant Place Subdivision. The applicant is Alpine Homes representing RLS Investment Properties, Inc., owner of 17.41 acres of the 18.14 acres proposed for annexation.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Ordinance 16-04 approving the annexation based on consistency with the Annexation Plan; or 2) Not adopt Ordinance 16-04 denying the annexation request.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 16-05 approving the rezone from A to R-S based on consistency with General Plan land use and density recommendations for this area of the City; or 2) Not adopt Ordinance 16-05 denying the rezone request.

Recommendation:

The Planning Commission reviewed this annexation and rezone proposal on December 8, 2015. The Planning Commission recommends the Council adopt Ordinance 16-04 approving the annexation request and adopt Ordinance 16-05 approving the rezone from A to R-S based on consistency with the Annexation Plan and General Plan land use and density recommendations for this area of the City.

Staff supports the recommendation of the Planning Commission.

ORDINANCE 16-04

(RLS Investment Properties, Inc./Alpine Homes)

AN ORDINANCE ANNEXING REAL PROPERTY LOCATED AT APPROXIMATELY 450 SOUTH ANGEL STREET INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF THE CITY.

WHEREAS, the City has determined that the property located at approximately 450 South Angel Street 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 15-52 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 PORTION OF THE NE1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF LAYTON CITY LOCATED N0°12'40"E ALONG THE SECTION LINE 164.69 FEET AND S89°58'00"W 33.00 FEET FROM THE EAST ¼ CORNER OF SECTION 30, T4N, R1W, S.L.B.& M.; THENCE S89°58'00"W ALONG SAID CORPORATE LIMITS 2,412.43 FEET TO AN EXTENSION OF THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 4487 PAGE 1552 OF THE OFFICIAL RECORD OF DAVIS COUNTY; THENCE N0°12'50"E ALONG SAID DEED AND EXTENSION THEREOF 343.57 FEET; THENCE S89°47'20"E 2,243.40 FEET; THENCE ALONG THE EXTENSION THEREOF, AND ALONG SAID CORPORATE LIMITS THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S0°12'40"W 156.38 FEET; THENCE N89°58'00"E 169.00 FEET; THENCE S0°12'40"W 177.61 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18.14 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 _____, 2016.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

By: *G. Crane*
FCR GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By: *William T. Wright*
WILLIAM T. WRIGHT, Director
Community & Economic Development

ORDINANCE 16-05
(RLS Investment Properties, Inc./Alpine Homes Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 450 SOUTH ANGEL STREET 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).

A PORTION OF THE NE1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF LAYTON CITY LOCATED N0°12'40"E ALONG THE SECTION LINE 164.69 FEET AND S89°58'00"W 33.00 FEET FROM THE EAST ¼ CORNER OF SECTION 30, T4N, R1W, S.L.B.& M.; THENCE S89°58'00"W ALONG SAID CORPORATE LIMITS 2,412.43 FEET TO AN EXTENSION OF THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 4487 PAGE 1552 OF THE OFFICIAL RECORD OF DAVIS COUNTY; THENCE N0°12'50"E ALONG SAID DEED AND EXTENSION THEREOF 343.57 FEET; THENCE S89°47'20"E 2,243.40 FEET; THENCE ALONG THE EXTENSION THEREOF, AND ALONG SAID CORPORATE LIMITS THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S0°12'40"W 156.38 FEET; THENCE N89°58'00"E 169.00 FEET; THENCE S0°12'40"W 177.61 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18.14 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 _____, 201_.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

Gary Crane

GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

William T. Wright

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 blue ink, appearing to read "P. Matson", is written over a horizontal line.

DATE: January 7, 2016

RE: Annexation and Rezone Request – RLS Investment Properties, Inc./Alpine Homes – Ordinance 16-04 and 16-05

LOCATION: 450 South Angel Street

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 proposal is to annex and rezone 18.14 acres to R-S (Residential-Suburban) located on the west side of Angel Street at approximately 450 South. The annexation area is a narrow strip of land (331' deep) located directly north of the Pheasant Place Subdivision.

BACKGROUND INFORMATION AND STAFF REVIEW

The applicant is Alpine Homes representing RLS Investment Properties, Inc., owner of 17.41 acres of the 18.14 acres proposed for annexation and rezone to R-S. The annexation petition was not signed by the property owner of the additional acreage in the annexation area that fronts on Angel Street. The property owner did not submit a protest to the annexation during the required 30-day protest period. To avoid leaving an island of unincorporated county at this location, this property is proposed to be annexed with the larger RLS Investment Properties parcel.

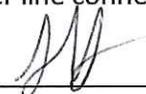
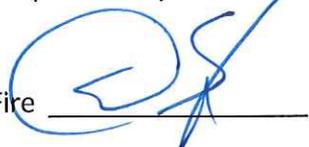
The Council accepted and received certification of the petition for annexation on November 5, 2015. Notice was then provided to the newspaper and to affected entities and during the required 30-day protest period, no protests were filed.

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 future development of a single family subdivision on the property (see attached Memorandum). Of particular importance is the requirement for a public street and water line connection to Angel Street, at the north end of the Angel Street frontage, to provide neighborhood connectivity and culinary water pressure (fire flow) for the future subdivision and the neighborhood to the south.

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, the applicant will pursue the development of a single family subdivision under the lot averaging provisions of the zoning ordinance.

STAFF RECOMMENDATION

Staff recommends the Council adopt Ordinance 16-04 approving the annexation request and Ordinance 16-05 approving the rezone from A to R-S based on consistency with the Annexation Plan and with the General Plan land use and density recommendations for this area. This recommendation is also based on a future subdivision design that incorporates a public street and culinary water line connection to Angel Street.

Engineering  Planning  Fire 

PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission originally reviewed this annexation proposal on November 24, 2015. At the time the Planning Commission agenda was set, the applicant had not filed a rezone petition for the property. The applicant's intent was to move forward with the annexation and handle the zoning of the property after annexation. Just prior to the November 24th Planning Commission meeting, the applicant filed a rezone petition for R-S (Residential-Suburban) zoning and therefore, the Planning Commission tabled the annexation to December 8, 2015 to allow the annexation and rezone to be reviewed together.

The Planning Commission reviewed the annexation and rezone proposals on December 8, 2015. Some residents from the surrounding neighborhood presented questions regarding utilities, access to Angel Street, and lot/home sizes proposed.

The Planning Commission recommends the Council adopt Ordinance 16-04 approving the annexation request and adopt Ordinance 16-05 approving the rezone from A to R-S based on consistency with the Annexation Plan and General Plan land use and density recommendations for this area of the City.



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: Jake Hone; jhone@alpinehomes.com
CC: Community Development Department/Fire Marshall
FROM: Shannon Hansen, Assistant City Engineer - Development
DATE: October 5, 2015, Updated
SUBJECT: Alpine Homes Annexation
450 South Angel Street (approximate)

I have reviewed the Petition for Annexation submitted on September 28, 2015 for two parcels containing approximately 17.80 acres located at approximately 450 South Angel Street.

The following items will need to be addressed on the annexation plat.

1. The recorded bearing and distance from the East $\frac{1}{4}$ corner to the Center $\frac{1}{4}$ corner will need to be added and the bearing and distance given will need to be labeled as measured.
2. The recorded bearing and distance from the Northeast $\frac{1}{4}$ corner to the East $\frac{1}{4}$ corner will need to be added and the bearing and distance given will need to be labeled as measured.

The following engineering comments and concerns regarding the development of this property will be addressed in the development process.

Culinary Water – There are existing 8-inch waterlines in Angel Street and stubbed to the end of 1425 West and 1575 West. Connections will need to be made at all three points.

Based on the water model, the available fire flow with a looped system from Angel Street to 1575 West and 1425 West will be 3,850 gpm with a static pressure of 93 psi.

Street – Angel Street is unimproved along the subject parcel. The owner shall be responsible for the construction of all on-site and off-site street improvements along Angel Street at owner's full expense and will include curb and gutter, sidewalk, and asphalt.

Sanitary Sewer – There is an 8-inch sanitary sewer line in 1425 West and 1575 West to service this property.

Storm Drain – There is a 36-inch pipe in 1425 West and a 27-inch pipe in 1575 West to service this property and all property to the north of the proposed annexation area. The owner shall be required to

install pipe to the north boundary which has been sized to service that property. The storm drain line in Angel Street is owned by the US Air Force and cannot be connected to for any reason.

Land Drain – There is an 8-inch land drain line in 1425 West and 1575 West to service this property. There is a payback associated with the land drain installed with the Roberts Farms Phases 5 & 6. The payback is \$ 163.19 per acre to be collected upon the development of the land.

Miscellaneous –

1. Lighting in the public right of way will be required.
2. Water Exactions requirements will need to be met.
3. There is a 12-inch Kays Creek Irrigation secondary water line in 1700 West which the developer will be required to connect onto. The owner shall be responsible to secure any necessary easements for this line.
4. There are overhead utilities along Angel Street. The owner shall be responsible to coordinate with Rocky Mountain Power and other utility companies to bury these lines at the owner's expense.



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: Jake Hone; jhone@alpinehomes.com
CC: Community Development Department/Fire Marshall
FROM: Shannon Hansen, Assistant City Engineer - Development
DATE: November 30, 2015
SUBJECT: Alpine Homes Rezone
450 South Angel Street (approximate)

I have reviewed the Petition for Amending the Zoning Ordinance for two parcels containing approximately 17.80 acres located at approximately 450 South Angel Street. The applicant is requesting a rezone change from A to R-S.

The Engineering Department has no concerns/comments regarding the rezone of the property.

The utility and street requirements will be addressed with the review of the Alpine Homes Annexation.



Community • Prosperity • Choice

Mayor • Bob J Stevenson
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason

• Fire Department •
Kevin C. 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: Christy Wixom

FROM: Douglas K. Bitton, Fire Prevention Specialist

RE: Alpine Homes @ 450 South Angel Street

CC: 1) Engineering
2) Jake Hone, jhone@alpinehomes.com

DATE: October 6, 2015

I have reviewed the proposed plat received on September 28, 2015 for the above referenced project. The Fire Department, with regards 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\Alpine Homes ANNEX:kn
Plan # S15-128, District #42
Project Tracker: #LAY1509281553





Community • Prosperity • Choice

● Parks & Recreation Department ●
JoEllen Grandy ● Parks Planner
Telephone: (801) 336-3926
Fax: (801) 336-3909

Memorandum

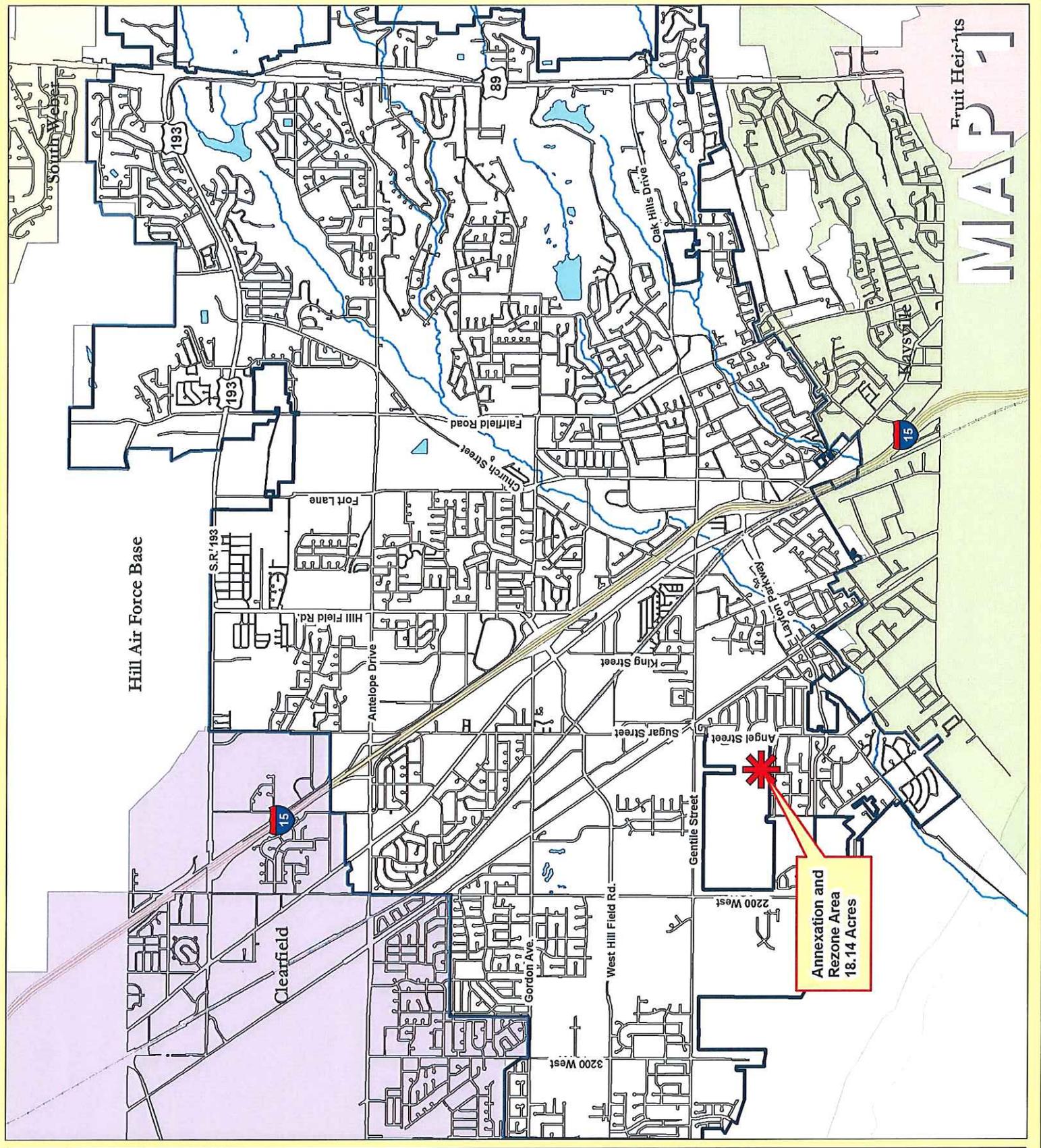
To: Jake Hone
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: September 29, 2015
Re: Alpine Homes, Rezone/Annexation/For Review and Comment – 450 S. Angel Street

The parcel located approximately at 450 S. Angel Street does not lie within any of our park service areas. The applicant's proposed annexation would not impact the Parks & Recreation Department.

The Parks & Recreation Department has no comments or concerns regarding the approval of Alpine 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 resubmittal. Thank you.





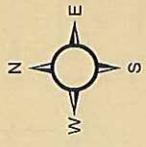
RLS Investment Properties, Inc./Alpine Homes Annexation and Rezone

A to R-S

**Approximately 450 South Angel Street
18.14 Acres**

- LEGEND**
- Rail Lines
 - Interstate 15
 - Layton City Boundary
 - Rights of Way
 - Lakes
 - Streams

Annexation and Rezone Area



1 inch = 4,250 feet



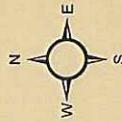
**RLS Investment Properties, Inc./
Alpine Homes
Annexation and
Rezone**

A to R-S

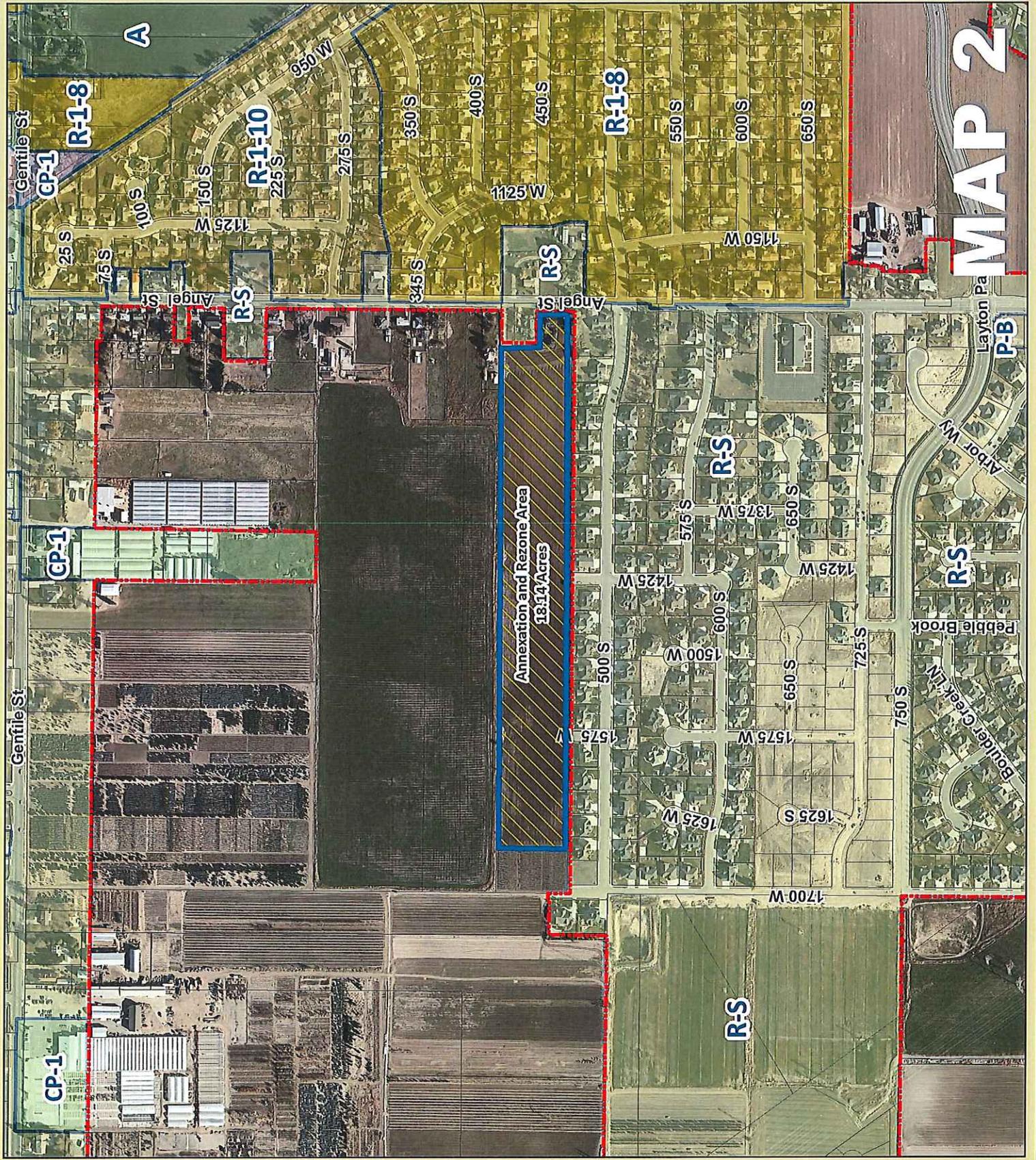
**Approx.
450 South
Angel Street
18.14 Acres**

LEGEND

-  Layton City Boundary
-  Property
-  Lakes
-  Streams



1 inch = 583 feet



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

Item Number: 6.B.

Subject:

Ordinance Amendment – Amending Title 19, Chapter 19.16, Adding Section 19.16.075 and Table 16-4 of the Layton Municipal Code Establishing Approved Trees for Park Strips and Frontages – Ordinance 16-03

Background:

Trees are an important feature in creating natural aesthetics to a street or private property if trees are planned and planted appropriately. The type and location of tree planting is important so as to protect sidewalks, curbs and gutters and certain utilities. It is important to avoid these conflicts between trees and public improvements and to avoid creating safety issues with clear views at intersections and next to sidewalks and driveways.

It is the desire of the City to establish a listing of trees that may be appropriately planted in designated areas. It is also a desire of the City to provide some parameters with regards to planting areas and distances from public improvements to planted trees. The added language provides details of how street trees are to be maintained within and behind the park strip. In addition, if the sidewalk is heaved or broken due to the roots of a tree that was planted by the homeowner or business owner, it is the owners responsibility to repair or replace the sidewalk and curb and gutter.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-03 amending Title 19, Chapter 19.16, adding Section 19.16.075 and Table 16-4 of the Layton Municipal Code establishing approved trees for park strips and frontages; or 2) Adopt Ordinance 16-03 with modifications; or 3) Not adopt Ordinance 16-03 and not have the landscape ordinance provide a new list of approved trees for park strips and frontages.

Recommendation:

On December 8, 2015, the Planning Commission unanimously recommended the Council adopt Ordinance 16-03 amending Title 19, Chapter 19.16, adding Section 19.16.075 and Table 16-4 of the Layton Municipal Code establishing approved trees for park strips and frontages.

Staff supports the recommendation of the Planning Commission.

ORDINANCE 16-03

AN ORDINANCE AMENDING TITLE 19, CHAPTER 19.16 OF THE LAYTON MUNICIPAL CODE BY THE ADDITION OF SECTION 19.16.075 AND TABLE 16-4, ESTABLISHING APPROVED TREES FOR PARK STRIPS AND FRONTAGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Layton City has always encouraged the planting of trees and other foliage for both the aesthetic and environmental benefits derived therefrom; and

WHEREAS, it is important to avoid conflicts between tree plantings and public improvements, and to avoid such plantings from creating safety issues by obstructing views at intersections among roadways, sidewalks, and driveways; and

WHEREAS, trees planted too closely to public improvements , such as sidewalks, curbs and gutters damage such improvements as the trees grow and the root systems expand, causing these improvements to heave and become broken, creating a potential hazard for the traveling public and interfering with designed drainage; and

WHEREAS, it is the desire of the City to establish a listing of trees that may be appropriately planted in designated areas while providing an opportunity for additions to that listing; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and has determined that the amendment is reasonably and rationally based and is in furtherance of the general health, safety, and welfare of the citizens; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to amend the Layton Municipal Code establishing approved trees for park strips and frontages.

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

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

SECTION II: Enactment. Title 19, Chapter 19.16, Section 19.16.075 shall be enacted to read as follows:

19.16.075. Permitted trees within park strips and along frontages.

- (1) The planting of any tree within a park strip shall be done in compliance with the following:
 - (a) The tree shall be planted so it is centered between the curb and sidewalk;
 - (b) The tree shall be located so as not to violate the clear view requirements of this Title;
 - (c) The tree to be planted shall be a tree listed in Table 16-4 and designated based on the width of the park strip;
 - (d) The tree shall be maintained to ensure proper clearance above the sidewalk and street, distance from overhead power lines, and so that its growth does not damage public improvements, such as curb, gutter, and sidewalk.
 - (e) Before planting of trees the adjacent property owner shall contact blue stakes or a utility locating company to locate underground utilities within the park strip.
- (2) The planting of any tree outside of a park strip along a lot's frontage shall be a minimum of six feet (6') from the sidewalk for any tree listed in Table 16-4. Any other tree not listed therein shall be planted a minimum of ten feet (10') from the sidewalk.
- (3) The planting or maintaining of a tree in accordance with this Section does not alleviate the property owner of the liability or responsibility of any damage caused to public improvements or any other responsibility of owning or having control over the property on which the tree is located. Property owners are

responsible for the damage caused to public improvements by vegetation on their property or planted by them. The maintenance and correction process is addressed in Chapter 12.28 of the Layton Municipal Code.

(4) If a person wishes the City to consider the addition of a tree to Table 16-4, such request is to be in writing to the Director of the Community and Economic Development Department. The writing must contain sufficient detail and information regarding the tree and illustrate its comparable nature to the trees currently on the list. The Director or designee will notify the person of the decision. If the request is denied, the person can file an appeal of that decision to the City Manager within ten (10) days of the denial. The City Manager will review the Department's decision to determine whether that decision is supported by substantial evidence. Based on that standard, the City Manager may affirm, modify, or reverse the Department's decision. The City Manager's decision is final.

SECTION III: Enactment. Title 19, Chapter 19.16, Table 16-4 shall be enacted to read as follows:

See attached Table 16-4.

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 this ordinance.

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

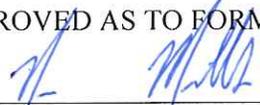
PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2016.

ATTEST:

By: _____
THIEDA WELLMAN, City Recorder

By: _____
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

By:  _____
GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

By:  _____
WILLIAM T. WRIGHT, Director
Community & Economic Development

Table 16-4

Permitted Street Trees

Common Name	Scientific Name	Mature Height/Spread	Drought Tolerance	Flowering	Fall Color	Growth Rate
Trees are in 3-5' Park Strip or if Under Power Lines						
Canada Red	prunus virginiana	25'x20'	high	•	purple	fast
Crabapple	malus species	20'/20'	medium	•	orange/red	medium
Eastern Redbud	cercis canadensis	25'/25'	high	•	bright orange	medium
Flowering Plum	prunus cerasifera atropurpurea	20'/15'	medium	•	-	medium
Goldenrain Tree	koelreuteria paniculata	25'/20'	high	•	-	fast
Hawthorn, Washington†	crataegus phaenopyrum	25'/25'	high	•	pink/red	medium
Japanese Lilac	syringa reticulata	25'/15'	medium	•	-	medium
Kwanzan Cherry	prunus serrulata	25'/20'	medium	•	dull yellow/organge	fast
Maple, Bigtooth	acer grandidentatum	25'/15'	medium	•	orange/red	slow
Maple, Crimson Sunset	Acer truncatum x A. platanoides; 'jfs-kw202'	35'/25'	medium		maroon to reddish bronze	medium
Maple, Norwegian Sunset	Acer truncatum x A. platanoides; 'keithsform'	35'/25'	medium		yellow, orange to red	medium
Maple, Pacific Sunset	Acer truncatum x A. platanoides; 'warrenred'	30'/25'	medium		yellow, orange to red	medium
Musashino Columnar Zelkova**	zelkova serrata 'musashino'	45'/15'	medium		yellow-red, rusty red	fast
Serviceberry	amelanchier canadensis	25'/15'	medium	•	yellow/orange/dusty red	medium
Spring Snow Crabapple	rosaceae malus	25'/20'	medium	•	Yellow	medium
Trees for 6' or Larger Park Strips						
European Hornbeam*	carpinus betulus	40'/30'	medium		bright yellow	slow
Ginkgo or Maidenhair Tree*	ginkgo biloba -Male	40'/30'	high		bright yellow	medium
Hackberry	celtis occidentalis	60'/50'	high		-	fast
Japanese Zelkova	zelkova serrata	60'/50'	high		dull red/orange	fast
Kentucky Coffeetree	gymnocladus dioica	55'/35'	high		yellow/orange	medium
Linden, Silver†	tilia tomentosa	60'/40'	medium	•	-	medium
Oak, Regal Prince	Quercus robur, 'xbicolor long'	45'/15'	high		yellow-orange	medium
Oak, Skyrocket	Quercus robur, 'Fastigiata'	45'/15'	high		yellow-brown	medium
Ussurian Pear*†	pyrus ussuriensis	40'/30'	high	•	dull red/purple	medium

* Suitable for planting in tree grates

** Shall not be planted under power lines

† Trees with Fruit; The fruit shall be cleaned off sidewalks