

**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 May 19, 2016.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - April 21, 2016
- B. Minutes of Layton City Council Meeting - April 21, 2016
- C. Minutes of Layton City Council Budget Work Meeting - May 2, 2016
- D. Minutes of Layton City Council Work Meeting - May 5, 2016
- E. Minutes of Layton City Council Meeting - May 5, 2016

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

- A. Proclamation - 2015-2016 Layton High School Girls Varsity Basketball Team

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. Amendment to Title 4 of the Layton Municipal Code - Ordinance 16-23
- B. Amendment to Title 8, Chapter 8.07, Section 8.07.060 of the Layton Municipal Code - Providing for Limited Use of Some City Parks for Persons and Their Leashed Dogs - Ordinance 16-18
- C. Bid Award – Associated Brigham Contractors, Inc. – Project 15-12 – Nalder and Nayon Storm Drain – Resolution 16-37 – In the Vicinity of Nayon Street (1250 East) from 1325 North to Lisa Street (1375 North) and Nalder Street (1300 East) from Gordon Avenue (1000 North) to Nalder Circle (1225 North)
- D. Bid Award – Intermountain Slurry Seal, Inc. – Project 16-51 – Construction of the 2016-2017 Microsurface – Resolution 16-31 – Various Locations throughout City
- E. Bid Award – Precision Asphalt Maintenance, Inc. – Project 16-52 – Construction of the 2016-2017 Street Mastic Seal – Resolution 16-36 – Various Locations throughout City
- F. Bid Award – Top Job, LLC – Project 16-53 – Construction of the 2016-2017 Crack Seal – Resolution 16-35 – Various Locations throughout City
- G. Final Plat – Morgan Estates Subdivision – Approximately 1675 East Ponderosa Street
- H. Road Dedication Plat – Scott Neil – 3200 West Gordon Avenue

6. PUBLIC HEARINGS:

- A. Development Agreement, General Plan Amendment and Rezone Request – 193 Associates, LLC/Anderson Holdings, LLC – B-RP (Business-Research Park) to R-1-8 and R-1-6 (Low Density Residential) – Resolution 16-24, Ordinance 16-15, Ordinance 16-13 and Ordinance 16-14 – Approximately 1374 East 3100 North
- B. Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan - Ordinance 16-17

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

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.

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

APRIL 21, 2016; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
JAMES "WOODY" WOODRUFF, WES ADAMS,
BILL WRIGHT, DAVID PRICE, KENT
ANDERSEN, STEVE JACKSON, WES ADAMS,
RYAN PICKUP, PAUL APPLONIE 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:

**CONTRACT AWARD – BIG T RECREATION – ELLISON PARK PLAYGROUND
REPLACEMENT – 700 NORTH 2200 WEST – RESOLUTION 16-28**

David Price, Parks and Recreation Director, said Resolution 16-28 authorized an agreement with Big T Recreation for replacement of the play structure at Ellison Park. He said Staff was excited about the proposed play structure. David showed a video of what the playground would entail. He indicated that it was a very tall, large structure that provided shelter and shading, and provided for adaptive play. David said the structure allowed kids with disabilities to integrate in the play area. He said it provided a wonderful play environment and made a statement, and was visually pleasing. David said the new structure would replace the older, larger structure at Ellison Park. He indicated that it would include a rubberized flooring area that would be funded with a RAMP tax grant.

Mayor Stevenson asked what would happen with the old system.

David said hopefully it would be auctioned and a smaller city would purchase it.

Councilmember Davis asked what the life expectancy was of the new system.

D R A F T

David said 15 years.

Councilmember Freitag asked what the cost would be.

David said just under \$150,000.

Councilmember Brown asked if heat would be a problem on the slides.

David said the old metal ones were bad, but that material wasn't used any longer. These were dual walled and maintained a cooler surface, which was much better.

ANNEXATION – DAVIS SCHOOL DISTRICT – APPROXIMATELY 1100 SOUTH WESTSIDE DRIVE – ORDINANCE 16-16

Bill Wright, Community and Economic Development Director, said this was an annexation of 24.34 acres of property in the southwestern area of the City where a new junior high school would be constructed. He indicated that there was a memorandum of understanding (MOU) attached to the annexation that outlined construction of the utilities needed to service the property. The MOU indicated that the School District and the City would agree to enter into negotiations on a separate agreement for construction of a joint use gymnasium at the school. The City and School District had similar joint use agreements for other school gymnasiums, which had worked well for both entities. Bill said the School District was in support of the annexation.

Bill said the School District was planning to begin construction of the junior high school in the fall of 2017 with occupancy in the fall of 2019.

Councilmember Petro asked what the process was in determining what the joint use gymnasium would entail.

David Price said Staff had been meeting with the School District and they were working out the details. He said a big part of it was for a trail. The gym would be similar to Legacy Jr. High.

Councilmember Freitag suggested a sound system being installed in the gym and scaffolding for lighting for productions.

D R A F T

Councilmember Petro suggested an additional room that could be used for a theatre prep area or a community center area for things such as art classes.

David said anything was possible; it would come down to cost.

Bryan Turner with the School District said they could look at those recommendations.

David said security of additional areas would be an issue.

Councilmember Freitag asked about the future of the existing structures on Westside Drive and Weaver Lane.

Bill said those homes were part of the School District property; they had purchased that property and the structure would be taken down.

REVIEW OF PROPOSED ZONING ORDINANCE LANGUAGE FOR WASTE TRANSFER STATION

Bill Wright reviewed information about a proposed zoning ordinance change to allow for a waste transfer station in the City. He said the ordinance indicated that a waste transfer station would only be allowed in an M-1 or M-2 zone; would need to be contiguous to the burn plant property; and would have to be operated by a public entity.

Bill said Staff had been having discussions with Nathan Rich with Wasatch Integrated Waste Management and at some point in the future, when the landfill had reached capacity, a waste transfer station would be needed. He said Wasatch Integrated felt that it was important to have an ordinance in place going forward into the future. Bill said Staff wanted to start with feedback from the Council.

Bill said the City didn't desire to have private companies running waste transfer stations in the City. With the requirement that they be contiguous to burn plant property, it would eliminate a waste transfer being located in any other area of the City. Bill explained that the burn plant was located on County property, but the property located adjacent to the burn plant where a waste transfer station could be located was in the City.

D R A F T

Councilmember Freitag suggested only allowing one facility in the City within the zone. He asked Gary Crane, City Attorney, if that could be part of the ordinance.

Gary said yes.

Mayor Stevenson said with only allowing a public entity to operate a waste transfer station, that would pretty much limit it to one entity.

Councilmember Freitag said his concern with a public entity was that the City might not be the majority voice.

Bill said Staff could research that; the City did limit other types of uses.

Councilmember Brown asked if the transfer station would be for other cities or only for Layton residents.

Mayor Stevenson said it would be for other cities. He said Wasatch Integrated figured that there was about 20 years useful life at the landfill and burn plant. A number of years ago they purchased ground in Box Elder County for a landfill; but Box Elder County nixed that. He said there was a future dump site on the west side of Utah Lake. Mayor Stevenson said 20 years would go by very fast.

Councilmember Brown said she could see a tipping station for Layton; why wouldn't other cities have tipping stations.

Mayor Stevenson said it came down to cost and convenience.

Councilmember Brown said these sites were not pretty.

Mayor Stevenson said the ones in Utah were enclosed; you really couldn't tell they were a waste transfer station.

Councilmember Petro asked what the benefits were to having it in Layton.

Mayor Stevenson said it would be centrally located; it wasn't a bad thing. He explained how the burn plant functioned.

D R A F T

Councilmember Brown said the City recently put in a new road to the land fill; with the location of the transfer station they would not use that road.

Councilmember Freitag asked why not locate it near the rail line.

Bill said the trash wasn't hauled very far any longer, and trucks were less expensive than trains.

Bill said the idea was to make this an allowed use in the zone, which would be very tightly regulated. It had to be contiguous to the burn plant property.

Council and Staff discussed advantages to annexing the burn plant property into the City.

Alex Jensen, City Manager, said Staff had had that discussion in the past; Mr. Rich was pretty astute. He said Wasatch Integrated knew that they had more flexibility in the County; there was no downside for the City to annex the property into the City.

Mayor Stevenson said he would approach Mr. Rich about annexing the property.

Bill said Staff would add only allowing one transfer station to the draft ordinance.

REZONE REQUEST – WIGGILL ESTATES PRUD – A (AGRICULTURE) TO R-1-6 PRUD (SINGLE FAMILY RESIDENTIAL PLANNED RESIDENTIAL UNIT DEVELOPMENT) – APPROXIMATELY 255 SOUTH FAIRFIELD ROAD – ORDINANCE 16-12

Bill Wright said this evening he would focus on the new concept plan that accompanied this rezone request. He said the developer had submitted a revised concept plan with the R-1-6 PRUD zone; all of the units would be single family detached units. Bill displayed a copy of the conceptual site plan. He indicated that a private drive would provide access to four of the units. Bill said Staff felt this was an excellent outcome.

Councilmember Freitag said in the motion he made at the previous meeting, he suggested that the developer work with the residents; had that happened.

Bill said yes.

D R A F T

Councilmember Freitag asked what the outcome to that was.

Bill said some residents had stated that they would like to see separate lots without common ground, but overall they were pleased.

Councilmember Brown asked if the homes would have basements.

Bill said he wasn't sure, but there were no restrictions on basements.

Councilmember Freitag said, in the notes, it would have been helpful to know when the meeting with the residents occurred and that the developer had followed up on that.

Bill said that information was included on the cover sheet; the developer met with the residents on March 17th to review and discuss design options for the rezone area.

Councilmember Freitag thanked Staff; he had missed that information.

Mayor Stevenson said he understood that the residents and the developer were getting along very well.

Councilmember Day said the owners of the homes would own the pad that the house was located on. Could they fence their yards?

Bill said that would be outlined in the CC&Rs. Often some fencing was allowed for privacy or patios.

Council and Staff discussed the landscaping along Fairfield Road and maintenance of the landscaping. They discussed fencing along agricultural property.

Bill said the HOA would be responsible for maintaining the landscaping. He said those details would be outlined during final approval of the subdivision.

Councilmember Freitag asked who attended the meetings with the residents.

Mr. Jerry Preston, developer, said the citizens put together a committee of 6. He said the meetings were very positive.

D R A F T

DISCUSSION – SECONDARY WATER

Alex said as a follow up to the discussion in the last Strategic Planning meeting, Staff wanted to bring this back to the Council for discussion. He said earlier in the week, Staff had a good discussion with Councilmembers Petro and Day, and the Mayor, about secondary water. Alex said one of the things that came out of that meeting was to try and address a reasonable number of issues this evening instead of jumping back into the whole discussion of secondary water; approach the discussion incrementally.

Alex said tonight there were three basic things Staff would like to address. He said in the last meeting one of the issues that was mentioned by Staff, which caused some interest and several questions, was the potential of an interlocal operating agreement between the City and Weber Basin Water; not to take ownership of their secondary system but rather to operate it. Alex said there was discussion about Weber Basin trying to enter into those types of agreements all through their service areas; they were getting out of the operation of those systems. He said Staff had copies of agreements Weber Basin had with other areas, and Staff had had discussions with Weber Basin, but it was not in any kind of final form to bring to the Council. Staff wanted to share the framework this evening, and if the Council was comfortable Staff would move forward and try to consummate that.

Alex said the second item was to seek direction from the Council with regard to the question of should the City look at doing solely a culinary system or did they want to take advantage of secondary water opportunities and assets in the community and do some kind of a hybrid system. He said there were a variety of different hybrid possibilities, but tonight Staff would like to focus on the main decision point of all culinary or a combined system.

Alex said the last item had to do with a question that came up about the ability of the City to require dry lines to be installed in subdivisions. He said Staff had information about that. Alex said all of this was part of a Water Master Plan, which would eventually be brought back to the Council.

Councilmember Day asked what other areas had taken over operation of a Weber Basin Water system.

Steve Jackson, Staff Engineer, said Roy Water Conservancy District had taken over a big part of that. He said Bountiful Irrigation and Benchland Irrigation were all part of Weber Basin.

Steve Jackson reviewed information that would be included in an interlocal operating agreement with Weber Basin, which was based on the Benchland Irrigation agreement with Weber Basin. He reviewed

D R A F T

information about Weber Basin's obligations and Layton City's obligations. Weber Basin would retain the assets and be responsible for costs paid for improvements, replacements, construction and installation; provide financial and engineering technical support; manage new connection requests and existing contracts; handle all billing and collecting of water service fees; maintain capital improvements; provide personnel and training for Layton City during initial irrigation season; and payment for all services, costs, and expenses provided and incurred by the City. Weber Basin would essentially be hiring Layton City to be an operator of their system.

The City would act as operator and agent of the system; provide general administration; provide management, operation, maintenance and delivery of secondary water; and maintain a record of all time spend, costs and expenses. Steve said Staff anticipated that it would take 1 or 2 additional fulltime equivalent employees to maintain the system.

Terry Coburn, Public Works Director, said the earliest this could happen would be next year.

Mayor Stevenson asked how soon the City needed to make the decision.

Steve said they hoped for a decision by November.

Councilmember Brown said Weber Basin mentioned that they might want to meter their connections; would they cover that cost.

Steve said yes.

Councilmember Day asked if the City would have to install those meters.

Steve said that would be a capital improvement project and Weber Basin would do that; the City would have to maintain those meters after they were installed.

Councilmember Brown asked what the new fulltime employees would be doing during the winter months.

Steve said they would be doing other things for the City; and a lot of maintenance on the water system was done in the winter months.

Woody Woodruff, City Engineer, said the agreement would be negotiable; from entity to entity they were

D R A F T

a little different. He said the City could request changes if needed.

Councilmember Petro asked how Staff felt about the agreement.

Woody said he thought Weber Basin had an open mind and they were trying to present something to the City that the City would be willing to do. He said it would provide an opportunity for the City to negotiate with Weber Basin on some of the needs of the City.

Mayor Stevenson asked if a similar setup could work with the other irrigation companies.

Woody said possibly.

Alex said Weber Basin's intent was not to save money by doing this; they wanted to get rid of the headache. They would adjust the contract based on actual costs to the City.

Council and Staff discussed possible needs for additional Staff or not.

Alex said at the last meeting Staff felt that there was a general nod from the Council to go with a hybrid system. He said that was one of the important decisions that had to be made to allow the water study to move forward. The sizing of the culinary water infrastructure would be much different if the City utilized secondary water sources as opposed to everything being culinary. Alex said Staff felt that costs for a total culinary system would probably be a little bit more expensive into the future when you considered the cost of water; cost of infrastructure for a culinary system or a secondary water system would be pretty much the same.

Councilmember Freitag asked what the cost difference was of culinary water and secondary water.

Woody said right now the City was paying Weber Basin \$195 an acre foot for treated water. He said Staff didn't have a good cost for untreated water because there were several different providers and the costs varied. Woody said the consultant would be able to provide that information.

Councilmember Freitag said relative to a hybrid system, what would the City do going forward relative to existing parks and large outdoor water users such as schools.

Alex said it would have to be addressed. In the past the City hadn't imposed things retroactively to force

D R A F T

people to connect. He said there had been a lot of discussion, and there was an ordinance in place to force new development to connect to secondary water; not only the installation of dry lines but the requirement of citizens to pay for that. Similarly, citizens couldn't opt out of garbage service. Alex said one issue that would be important from a financial perspective was that forcing people to secondary water could cut revenues in the culinary system; it would cost a certain amount of money to maintain the culinary system. He said if customers were pushed to secondary water, the City might find that the culinary rates were not generating the amount of money needed in order to maintain the culinary system.

Council and Staff discussed issues with having enough revenue to maintain a system. They discussed the benefits of using secondary water on lawns and they discussed the impact on revenues from conservation efforts. They discussed water rates on high water users.

Woody discussed the City's water rates. He said they were very low compared to other areas.

Terry said with the Water Master Plan, they would be reviewing rates; rates would be going up.

Councilmember Freitag asked if it was because of costs.

Terry said yes; particularly maintenance costs.

Councilmember Day said as population grew, there would be issues. Water wasn't going to grow; residents had been spoiled in the past.

Alex said the City had been able to keep rates low because of the City's deep water wells; most cities had to purchase water. He said the City had about 50% of its own water; the City had acquired water rights that were worth a lot of money.

Councilmember Freitag said with the 6 wells, did the capacity stay about the same.

Terry said over the last few years the City had rehabbed several wells. With the rehab process, every well had seen a significant increase in the amount of water it produced.

Alex asked if the aquifer was staying healthy.

Wes Adams, Water Supervisor, said there was a little fluctuation from year to year in the aquifer. There

D R A F T

was a worry about maintaining the aquifer.

Terry said the State wasn't allowing additional deep wells into the aquifer; the City had a permit for 1 additional deep well.

Councilmember Davis asked if the level of the aquifer was becoming an issue.

Wes said there had been a little bit of a decline; from year to year it fluctuated about 10 feet. Weber Basin was recharging the aquifer, but they could draw that back out. It was helping the aquifer.

Alex mentioned several options the City had in the future to provide water.

Mayor Stevenson said Staff needed to know if the Council wanted to study the hybrid system.

Consensus from the Council was to go with a hybrid system.

Alex said Staff would move forward in that direction with the consultant. He said Staff would bring back options within a hybrid system.

Alex said the City had an ordinance in place that required contractors to install dry lines; in some cases the City was installing those lines. In the past, some lines were put in but no water was available. He said over time that had changed a little in that if water was available the lines were required, but if it wasn't, no lines were required. Alex said if the City was going to be in the secondary water business, Staff felt that those lines should be required, and felt that the ordinance was sufficient to require that.

Councilmember Davis asked what the average cost was to install dry lines.

Mayor Stevenson said it wasn't too expensive; probably \$2,000 per home.

Councilmember Day said if it had been in the ordinance, why were there newer subdivisions where it wasn't required.

Gary said these were exactions and exactions had to be roughly proportional to the impact that the individual subdivision was causing. The idea of an exaction was that it would address the needs of that subdivision. He said the City couldn't do that in some of the remote locations in the City. Gary said there

D R A F T

were a couple of instances where the developers put in the improvements and the City was not able to deliver the water, and the City ended up having to reimburse a lot of those costs. He said the idea of an exaction is to be able to serve the subdivision right away, or at least within a reasonable period of time.

Councilmember Day said he was talking about the recent past; such as the Flint property.

Gary said he wasn't sure about specific properties, but not all areas could be serviced. He said the City looked at each subdivision individually to determine if the City could reasonably serve the area.

Woody said the more recent subdivisions that were close to Layton Parkway and 2200 West had a higher probability of having secondary water. Anything north of Gentile Street did not have a high probability of having secondary water. If secondary water was three to five years away, the City had not been requesting that the secondary lines be installed because of the exaction policy. Woody said the Council's decision tonight would help Staff in the process of master planning to know where those systems could go.

Mayor Stevenson asked about an Ed Green development on Gentile Street. With this decision, realistically the City could provide them with secondary water. Could the City go back and require that secondary line be installed?

Woody said Staff could look at that.

Councilmember Petro asked if the ordinance addressed fiber lines.

Gary said yes; it would allow the City to require fiber lines, but UTOPIA had not required that of jurisdictions. He said UTOPIA had selected to install conduit in open trenches; they paid for the conduit if they could use the open trenches. Gary said it amounted to a very small investment on the part of UTOPIA. He said the City tried to coordinate that with UTOPIA to take advantage of open trenches.

Alex said UTOPIA couldn't require cities to do that; the question was if the City had the right to do that. He said it was a different type of utility because you were dealing with multiple, private providers.

The meeting adjourned at 6:58 p.m.

Thieda Wellman, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

APRIL 21, 2016; 7:02 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
TERRY COBURN, DAVID PRICE, PETER
MATSON 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 Freitag gave the invocation. Scouts and students were welcomed.

MINUTES:

MOTION: Councilmember Day moved and Councilmember Petro seconded to approve the minutes of:

Layton City Council Work Meeting – March 3, 2016;

Layton City Council Budget Work Meeting – March 8, 2016; and

Layton City Council Special Meeting – March 31, 2016.

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown mentioned that the Layton City Recreation Department had discount vouchers for Bee's games.

Councilmember Brown indicated that Davis Arts Council tickets would go on sale the first part of May. She said they had a great lineup of concerts for the season.

Mayor Stevenson mentioned some of the performers that would be here this year.

D R A F T

Councilmember Davis mentioned the free Sunday concerts.

PRESENTATIONS:

WEBER STATE UNIVERSITY – WEBER SPEAKS PROGRAM

Alex Lancaster, Assistant Professor of the Department of Communications at Weber State, thanked the City for being a participant in the Weber Speaks Program. He gave a background of the program. Mr. Lancaster introduced Collin Devino and Marissa Hinrichs, two students whose speeches were selected by their instructors to be presented this evening. He said the speeches were related to Layton City's plan regarding land development and some associated projects.

Mr. Collin Devino presented his speech on student involvement in the community and the City reaching out to students to be more involved in their community, and planning for the future. He mentioned programs in South Ogden and Roy where students became involved in volunteer programs.

Mayor Stevenson asked Mr. Devino if he had looked at the Envision Layton Study.

Mr. Devino said yes; it was a very detailed program.

Mayor Stevenson said it was a little disappointing that there were not more students involved in the process.

Mr. Devino said it would be important to start a program with the University.

Councilmember Petro suggested that students could get involved with helping to raise funds for the Vietnam Wall project.

Ms. Marissa Hinrichs presented her speech on east Layton land development and issues with the landslide area. She mentioned additional development in the area.

Mayor Stevenson asked Ms. Hinrichs if in her research she found anything disturbing.

Ms. Hinrichs said she understood that land couldn't be cut more than 10 feet; the property she referenced was being cut 40 feet.

D R A F T

Mayor Stevenson asked Ms. Hinrichs if she had talked with any Staff during her research process.

Ms. Hinrichs indicated that she had not.

Mayor Stevenson suggested that Ms. Hinrichs reach out to Staff for information; things changed and regulations had tightened up. He said no one wanted to see these types of land use issues.

Mayor Stevenson thanked the students for their presentations.

UTAH RECREATION AND PARKS ASSOCIATION (URPA) – 2016 PROFESSIONAL AWARD AND ACHIEVEMENT

David Price, Parks and Recreation Director, introduced Dan Harrison, Past President of the URPA. He indicated that Mr. Harrison was here to recognize some Recreation Department Staff for outstanding achievements in their field.

Mr. Dan Harrison introduced his organization. He said the URPA made sure professionals in the Parks and Recreation industry were well trained. Mr. Harrison recognized Chris Floyd for graduating from their leadership academy. He indicated that training paid dividends to cities. Mr. Harrison mentioned that Michelle Howard and Ben Frye were recently accepted into the academy, and Michelle was recently voted to the URPA Board of Directors; Layton had a lot of talented employees.

Mr. Harrison said there were over 1,000 members in URPA and they represented 78 agencies. He recognized Dave Thomas for receiving the Outstanding Professional-Recreation Award for 2016. Mr. Harrison said Dave had a great sense of humor and did a wonderful job for the City. He said this was a very prestigious award.

Mayor Stevenson said Dave was very humble about things that had been accomplished at the City. He said Dave ran the amphitheater without any complaints; he had a great ability to work with people; and he was a great friend and wonderful asset for the City.

Dave said usually when someone received an award as prestigious as this the Council gave them a raise. He said Layton was a great place to work.

D R A F T

Councilmember Brown said the people that had been spoken about tonight were great people. She mentioned some of the things they were involved with and services they provided to the citizens of Layton.

Mr. Harrison said all of these people were A+ employees.

CITIZEN COMMENTS:

Chris Anderson, 898 North 2550 West, indicated that he had moved to Layton 40 years ago; his was the first home in the LaDonna Mesa Subdivision. Mr. Anderson mentioned the major roads in the City and how they had become very congested and dangerous over the years. Mr. Anderson indicated that he was a bus driver for the Davis School District and was very concerned with children's safety getting on and off the bus. He indicated that drivers were more distracted and were running school bus stop lights.

Mr. Anderson gave the Council a list of all the times in the last few months where motorists were ignoring his stop signs. He indicated that 54 cars had run the red lights on his bus since January. Mr. Anderson said there were over 300 buses in the District; this would be thousands of incidents. He said there were four violators today alone on Gordon Avenue.

Mr. Anderson indicated that he had spoken with the Police Department, and he understood that officers couldn't be everywhere. Mr. Anderson asked that there be more police presence in the hot spots and that the City help to educate people about the dangers of running school bus stop signs. He suggested putting something in the City's newsletter. Mr. Anderson thanked the Mayor and Council for their time.

Mayor Stevenson asked Mr. Anderson where his biggest concern was.

Mr. Anderson indicated that it was at 3500 West and Gordon Avenue. He said cars were coming from the west heading east.

Mayor Stevenson asked Mr. Anderson for suggestions; this was a very wide road.

Mr. Anderson said it was frustrating to see it continually happen; people were always in a hurry, especially in the morning.

Mayor Stevenson asked if there were a lot of cars stopping.

D R A F T

Mr. Anderson said yes; most people were very good.

Mayor Stevenson said this information would be passed on to law enforcement. Staff would see what could be done.

Councilmember Freitag said 3500 West and Gordon Avenue was a midblock stop; was that the safest place to stop the bus.

Mr. Anderson said the stops came from the route coordinator; that was where the majority of the kids were located. He said he didn't want kids walking a longer distance down that busy road.

Councilmember Brown said the City published a quarterly newsletter; Staff could schedule to have an article in the newsletter. She said the Police Department had a Facebook page and could post something about this.

Councilmember Davis thanked Mr. Anderson for the data. He said 86% of the incidents were happening in the morning; was that because of traffic.

Mr. Anderson said yes; this was morning rush hour with everyone trying to access the freeway.

CONSENT AGENDA:

CONTRACT AWARD – BIG T RECREATION – ELLISON PARK PLAYGROUND REPLACEMENT – 700 NORTH 2200 WEST – RESOLUTION 16-28

David Price said Resolution 16-28 authorized the execution of an agreement with Big T Recreation for the Ellison Park playground replacement project. He said this would replace the existing playground at Ellison Park. David said this would provide a wonderful play environment for children and would be very safe. He said the City received two bids with Big T receiving the highest score after evaluation of the proposals. David said \$119,627 would come from the general fund and \$41,200 would come from RAMP tax funds to cover the cost of the project. He said Staff recommended approval.

Mayor Stevenson said the play area also allowed for more handicapped access.

David said that was correct; the trend was to allow those in wheelchairs to access many of the features from the ground.

D R A F T

Councilmember Petro mentioned a park in St. George that the Council visited during the ULCT Conference that allowed all children to interact.

2016 REVISED DEVELOPMENT GUIDELINES & DESIGN STANDARDS – RESOLUTION 16-27

Terry Coburn, Public Works Director, said Resolution 16-27 would adopt the 2016 Revised Development Guidelines and Design Standards for the City. He said the Engineering Division currently maintained a set of guidelines and standards for the purpose of informing developers of the guidelines and standards and to assist them in meeting those standards. Some of these guidelines and standards require updates or revisions. Terry said Section 19.01.240 of the Layton Municipal Code allowed for the City Engineer to draft, approve, adopt, interpret and amend the guidelines from time to time as determined necessary. He said the City Engineer and Staff had re-written the current guidelines; none of the changes were of a major magnitude. He said Staff recommended approval.

Councilmember Freitag said whenever the International Fire Code was changed, usually the State of Utah and municipalities adopted those and could make amendments. He asked if there were national standards for development standards.

Terry said these were based on standards set by the State and the City.

BID AWARD – STAKER & PARSON COMPANIES – 2016-2017 STREET MAINTENANCE – RESOLUTION 16-23

Terry Coburn said Resolution 16-23 authorized the execution of an agreement with Staker & Parson Companies for the 2016-2017 street maintenance project. The project included the installation of 13,000 tons of asphalt overlay material; 112,000 square yards of roto-milling; adjustment of manhole box and valve covers; raising to grade existing covers that were covered with asphalt; and other associated work items. Terry said the project would improve the condition, safety, and life of various roads throughout the City. He said six bids were received with Staker & Parson Companies submitting the lowest responsive, responsible bid in the amount of \$1,039,319.25; the engineer's estimate was \$1,100,000. Terry said Staff recommended approval.

Councilmember Freitag asked how many miles of road this covered.

D R A F T

Terry said 20 to 30 miles. He said there were 280 to 300 miles of road in the City.

Mayor Stevenson mentioned the condition of Cherry Lane near Fairfield Road.

Terry said he would check to see if that was one of the areas on the repair list.

PAYBACK AGREEMENT EXTENSION REQUEST WITH ISLAND VIEW RIDGE DEVELOPMENT INC FOR STORM SEWER IMPROVEMENTS – APPROXIMATELY 3700 WEST GENTILE STREET – RESOLUTION 16-20

Terry Coburn said Resolution 16-20 was an extension of the Island View Ridge storm sewer improvement payback agreement. The payback area was located at approximately 3700 West Gentile Street. Prior to development of the Island View Ridge Subdivision, Island View Ridge Development constructed and installed storm sewer improvements that also benefitted adjacent properties. On November 2, 2006, Layton City entered into a 10-year payback agreement with the developer by Resolution 06-71, which proportioned obligations relating to costs for the construction of the improvements between the developer, the City, and other development that may benefit from the construction and dedication of the improvements. Terry said that agreement would expire on November 2, 2016. City payback agreement standards allowed for the extension of payback agreements under certain circumstances out of the control of the developer, such as a complete downturn in the market. Due to such circumstances, the developer had petitioned for an extension of the payback agreement. The extension request was for a five year extension of the payback agreement to November 2, 2021. Terry said Staff recommended approval.

FINAL PAYBACK AGREEMENT EXTENSION REQUEST WITH EDWARD AND L. DALE GREEN – WHISPERING WILLOWS AND WILLOW COVE ESTATES SUBDIVISION FOR STORM SEWER IMPROVEMENTS – APPROXIMATELY 575 SOUTH FLINT STREET – RESOLUTION 16-25

Terry Coburn said Resolution 16-25 was an extension of the Whispering Willows and Willow Cove Estates storm sewer improvements payback agreement. The payback area was located at approximately 575 South Flint Street. Prior to developing the Whispering Willows and Willow Cove Estates Subdivisions, Edward Green and L. Dale Green constructed and installed storm sewer improvements, which also benefitted adjacent properties. On July 15, 1999, Layton City entered into a 10-year payback agreement with the developer, which proportioned obligations relating to costs for the construction of the improvements between the developer, the City, and other development that may benefit from the construction and dedication of the

D R A F T

improvements. This agreement expired on July 15, 2009, and was extended to July 15, 2011. It was extended a second time to July 15, 2016. This final extension request was for a two year extension of the payback agreement to July 15, 2018. Terry said Staff recommended approval.

PIPELINE AGREEMENT WITH JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR CONSTRUCTION OF STORM DRAIN FACILITIES – SOUTHEASTERLY FROM 2200 WEST TO GORDON AVENUE ADJACENT TO THE DENVER AND RIO GRANDE WESTERN RAIL CORRIDOR – RESOLUTION 16-22

Terry Coburn said Resolution 16-22 was a pipeline agreement with Jordan Valley Water Conservancy District for construction of storm drain facilities located southeasterly from 2200 West to Gordon Avenue, adjacent to the D&RG rail corridor. He said the City desired to install a storm drain pipeline, associated storm drain system equipment, and facilities, on property owned by Jordan Valley. In order to install said pipeline it was necessary for the City to acquire a non-exclusive perpetual pipeline easement and a temporary easement. The City had determined the value of the proposed easement to be \$74,590 and agreed to pay Jordan Valley this amount. The terms and conditions contained in the pipeline agreement had been agreed upon by both parties. Terry said Staff recommended approval.

Councilmember Petro asked if this was located on the east side of the trail.

Terry said he thought that it would be on the west side of the trail.

Councilmember Day said it was on the east side of the trail.

Councilmember Petro said the City should let the adjacent property owners know that there would be activity in that area.

MEMORANDUM OF UNDERSTANDING WITH DAVIS SCHOOL DISTRICT – APPROXIMATELY 1100 SOUTH WESTSIDE DRIVE – RESOLUTION 16-26

Bill Wright, Community and Economic Development Director, said Resolution 16-26 concerned a Memorandum of Understanding (MOU) with the Davis School District relative to the annexation of property for a new junior high school in the City. He said the following public hearing would deal with that annexation.

D R A F T

Bill said the MOU outlined the responsibilities of the School District and the City relating to utilities; some additional traffic studies that would be done by the School District to help determine the best traffic pattern for pickup and drop off locations, and circulation patterns; and a provision where the School District and the City would agree to enter into negotiations for a separate agreement concerning the construction of a joint use gymnasium in conjunction with construction of the new junior high school. He said this partnership had been very successful in the past. Bill said Staff recommended approval.

Councilmember Petro said in light of the ongoing study of water, should the City be identifying who would be servicing secondary water to this property.

Bill said it was identified as Kays Creek Irrigation.

Gary Crane, City Attorney, said Kays Creek Irrigation was the secondary water company that was able to service the property; unless another pipe was brought to the area.

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

PUBLIC HEARINGS:

ANNEXATION – DAVIS SCHOOL DISTRICT – APPROXIMATELY 1100 SOUTH WESTSIDE DRIVE – ORDINANCE 16-16

Bill Wright said Ordinance 16-16 provide for the annexation of Davis School District property located at approximately 1100 South Westside Drive. He identified the property on a map. Bill said the annexation area contained 24.34 acres of property zoned agriculture; schools were allowed in the agriculture zone.

Bill said construction was expected to begin in the fall of 2017 with an expected date to open in the fall of 2019. He said Staff recommended approval of the annexation based on consistency with the City's Annexation Plan.

Mayor Stevenson opened the meeting for public input.

Braun Bennett, 1695 West 1100 South, said he was a homeowner across the street from the property. He asked what the traffic plans were for this area and what the impacts would be. Mr. Bennett said they had a

D R A F T

private road across the street and they were concerned with impacts to their street.

Bill Wright said part of the agreement required a traffic study. He said the study would look at all of the traffic patterns, and there may be some additional road connections required. He said Staff anticipated the widening of Westside Drive and Weaver Lane. Bill said the study would also determine the best access point to the property. He said the usual recommendation was to align with existing roads. He said Staff didn't have that information at this time but they would let Mr. Bennett know when it was available.

Bryan Turner, Davis School District, said they were just getting started on this project. He said it would begin with preliminary layout of the building; they wanted everything to be as safe as possible. Mr. Turner said after the site design was completed they would begin a traffic study, which would probably be in 5 or 6 months.

MOTION: Councilmember Freitag moved to close the public hearing and approve the Davis School District annexation as presented, Ordinance 16-16. Councilmember Davis seconded the motion, which passed unanimously.

AMENDED FINAL PLAT – GREYHAWK TOWNHOMES SOUTH PRUD – 3100 NORTH 1700 EAST

Bill Wright said this was an amended final plat for the Greyhawk Townhomes South PRUD submitted by the developer, Ed Green. He said the development was getting close to completion and the request was to reduce a three-plex townhome building to a two-plex townhome building to create more open space area between building structures. Bill said this would be the final building constructed in the development. He said the reduction of the single unit did not conflict with density or other PRUD ordinance requirements. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input.

Tara Voch, 1859 East Whitetail Way, expressed concerns with not have enough time to research when these buildings were approved. She said several homeowners didn't remember these buildings being on the original plat. Ms. Voch said the homeowners were concerned that other adjustments had been made to the plat that they were not aware of. She expressed concerns with parking in the area. Ms. Voch asked the Council to hold off on this decision until the homeowners in the area had time to review the proposal.

D R A F T

Bill said this was the first time the plat had been amended; no other changes had been made from the original plat. He said the three-unit building was on the original plat; this would reduce that building to two units and provide a little more open space.

Mayor Stevenson said if this was originally platted as three units, cutting it back to two would be better for the neighborhood.

MOTION: Councilmember Freitag moved to close the public hearing and approve the amended final plat for Greyhawk Townhomes South PRUD. Councilmember Davis seconded the motion, which passed unanimously.

REZONE REQUEST – WIGGILL ESTATES PRUD – A (AGRICULTURE) TO R-1-6 PRUD (SINGLE FAMILY RESIDENTIAL PLANNED RESIDENTIAL UNIT DEVELOPMENT) – APPROXIMATELY 255 SOUTH FAIRFIELD ROAD – ORDINANCE 16-12

Bill Wright said on March 3, 2016, the Council opened a public hearing for a rezone request for this property. He identified the property on a map. The request was to rezone the property to R-1-6 PRUD. Bill said the Council received many comments about the proposed rezone and at the March 3rd meeting the Council moved to table the rezone, and requested and instructed the applicant to meet with members of the neighborhood, and indicated that some of the units should be single family detached units; the original plan had a number of attached units.

Bill said the applicant had brought forward a new plan that had all single family detached units under the PRUD zone, which would allow for common open space. Homeowners would purchase the footprint of the homes and the landscape areas would be common area; driveways were limited open space. He indicated that there would be fencing and landscaping along Fairfield Road similar to the development to the south, and Fairfield Road would be widened with sidewalk, curb and gutter along the subject property. Bill said the streets would be public streets and connect into stub streets to the north and south. He said 4 units would access from a private drive. The layout would be similar to subdivisions to the north and south. Bill said this plan addressed issues raised by residents and the Council, and it was consistent with the General Plan. He said Staff recommended approval. Bill indicated from this point forward there would be a subdivision review process that would outline the specifics of the subdivision.

Councilmember Day asked how utilities were being accommodated for property east of this property, near the pond.

D R A F T

Bill said there was a provision for utilities to come along the Muddy Lane alignment.

Mayor Stevenson opened the meeting for public input.

Jerry Preston, Developer, said since the last meeting he had met with a citizens committee many times; this concept would work for all concerned. He said it had been a great opportunity to work with the citizens.

Kim DeMoux, 202 Indian Springs Drive, thanked the Mayor and Council for allowing this process to take place. She said they met as a community on March 8th and elected 6 representatives to meet with Mr. Preston. Ms. DeMoux said Mr. Preston was amazing. She said they met on March 17th to review the previous plans; they met again on April 7th with this new plan. Ms. DeMoux said the neighborhood was thrilled and looked forward to having the two existing neighborhoods connected. She expressed concerns that this new plan would be the plan going forward and that changes couldn't be made. Ms. DeMoux said they appreciated everyone involved.

Peter Morgan, Salt Lake City, indicated that he owned property immediately to the east. Mr. Morgan said, for clarification, there was a permanent easement granted to the City for utilities that ran along the Muddy Lane alignment all the way to Maple Lane.

Gary Crane, City Attorney, said it was an easement to the City for utilities, but not for a street. He said currently there was a right of way granted to the property owner for access to his property.

Mr. Morgan asked who the prior owner was of Muddy Lane; what was the legal status of Muddy Lane previously. It appeared that this new development encompassed Muddy Lane.

Gary said he didn't know who the previous owner of Muddy Lane had been.

Someone in the audience indicated that it was a shared farm access by the Morgans and the Wiggills.

Gary said before the final plat was approved for this development, a title report would be required showing whether or not they had a right to that parcel.

Mr. Morgan said irrigation water coming off of his property to the east had historically crossed Muddy Lane and the agricultural user on the west had continued to use that water to irrigate their pasture. He said he

D R A F T

would trust that the development would include some drainage arrangements if that water continued to flow west of his property; he was concerned with the water going into a homeowner's basement.

Gary said as he recalled, there were a number of improvements put in with the previous subdivision approval along the other side of Muddy Lane. The same type of arrangement would have to take place with this development. The storm drainage would have to be detained.

Councilmember Freitag said this was the way it was supposed to work. He thanked the citizens and developer for making this work for everyone.

MOTION: Councilmember Freitag moved to close the public hearing and approve the rezone request for the Wiggill Estates PRUD as presented, Ordinance 16-12. Councilmember Petro seconded the motion, which passed unanimously.

Mayor Stevenson expressed appreciation to everyone. He said the City tried to bring people together; the Council and Staff tried to make the City a better place.

CLOSED DOOR:

MOTION: Councilmember Freitag moved to close the meeting at 7:35 p.m. to discuss the character, and professional competence of an individual. Councilmember Davis seconded the motion, which passed unanimously.

MOTION: Councilmember Freitag moved to open the meeting at 10:30 p.m. Councilmember Brown seconded the motion, which passed unanimously.

The meeting adjourned at 10:30 p.m.

Thieda Wellman, City Recorder

D R A F T

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **21st day of April, 2016**, was to discuss the character and professional competence of an individual.

Dated this 19th day of May, 2016.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder

D R A F T

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

MAY 2, 2016; 6:05 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

ALEX JENSEN AND THIEDA WELLMAN

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

Mayor Stevenson opened the meeting and welcomed everyone.

AGENDA:

BUDGET DISCUSSION

Mayor Stevenson said this was a follow up of budgetary items that he and the Council had questions about. He said he would like to see an open discussion. Mayor Stevenson said the School District would be building the new junior high school and expecting City participation, which would be 2.1 or 2.2 million dollars. There needed to be discussion about funding options.

Councilmember Freitag said Legacy Jr. High did have a track in their gymnasium, but it wasn't available during school; it wasn't utilized.

Alex Jensen, City Manager, explained the history of the City participating with the School District in gymnasiums. The District paid for the basic gym; anything the City wanted to see that was extra, the City paid for. He said Staff anticipated that it would be the same for this facility. The design wasn't set yet, but Staff thought it would be similar to Legacy. Alex said the City would have two budget years to set funds aside to pay for the improvements. He explained that the City used the facilities on weekends, evenings and during the summer.

Mayor Stevenson asked if the track could be available early in the morning before school.

Alex said he could check on that. He said the City would need to have Staff there to manage that.

D R A F T

Councilmember Brown said this junior high would have students from Kaysville and Layton; was there any thought of having Kaysville share in the cost.

Alex said there hadn't been those discussions; Kaysville could share the cost but they would also have to share the facility. He said there was huge demand for facilities for youth sports.

Mayor Stevenson said he would stress that the City was interested in an adult use, such as pickle ball courts.

Councilmember Brown asked if bonds could be issued for this, a fire station and a police station; could the City finance all of them. She asked if RAMP funds could be used for the gym.

Mayor Stevenson asked what the strategy would be to come up with the money.

Alex said looking at the budgets, the Council would have to prioritize that and make sure there was funding set aside.

Councilmember Brown asked when the bonds were finished on Ellison Park.

Alex said 5 to 6 years; ½ of the park impact fees went to that bond debt.

Council and Staff discussed the possibility of making payments to the School District over a longer period of time. They discussed various bonding options.

Mayor Stevenson asked Alex if it was a good idea to use RAMP tax to fund this.

Alex said he felt that it was a reasonable option; he wouldn't recommend using RAMP funding for all of it. There were park impact fees that could be used and general fund monies.

Councilmember Davis asked how the operation & maintenance costs were covered.

Alex said it was a shared cost on maintenance; the School District was very fair to the City on costs.

Councilmember Day asked if there were agreements for the outside fields.

D R A F T

Alex said yes; the City used the fields after hours for games. The School District maintained those fields, but they didn't maintain their fields to the same level as the City.

Councilmember Freitag said some of the fields were downright dangerous; they needed to meet a certain standard to be used for actual games.

Mayor Stevenson said he heard everyone say that they supported the gym, but the City needed to find a way to finance it.

Councilmember Davis said he really liked the idea; it made a lot of sense for both parties, and it had worked well in the past.

Councilmember Freitag said the ideas discussed in an earlier meeting relative to a green room, sound, and an exterior entrance were good items to include.

Alex said once the design phase started, the School District could bring their ideas to the Council for discussion.

Mayor Stevenson said he would like to talk about the pool.

Alex said he didn't have all the cost analysis information, but Staff was working on it.

Councilmember Brown said David Price had indicated that he hoped to have that information to the Council by the first of June; Staff was looking at different options. She suggested moving forward as it was and make a decision after they had time to review the information.

Councilmember Brown mentioned the uproar in Salt Lake about the County closing a horse arena; there would be an uproar from the public if the decision was to close the pool. She said it would be important to have public input.

Mayor Stevenson said the question was whether or not the City wanted to be in the pool business. If the City did want to be in the pool business, the City needed a pool that could be used for a lot of different uses. He said the City could do a general revenue bond for a pool; the Council had to look at all of the options. Mayor Stevenson said he wasn't concerned with being open about the fact that the City was at a crossroad with the pool.

D R A F T

Councilmember Brown said she felt that the decision needed to involve the public; a lot of people in the City were going to other cities to use a pool.

Mayor Stevenson said they also needed to understand the cost of providing that. Right now the City was spending \$500,000 a year to keep the pool open.

Councilmember Brown said you couldn't always look at the pool as a money pit; it was a service to the citizens just like the parks were. Each park cost a lot to run and maintain; the pool was just like a park, it was a service.

Councilmember Freitag said there were two questions; should the City be in or out of the pool business. If the decision was to be in, then something needed to be done to improve the facility. He suggested that the same \$500,000 could be used to pay for a new facility. Councilmember Freitag said he would like to know what other cities were paying to build and maintain their facilities. What could you buy for ½ million dollars a year?

Councilmember Davis said he would need to see study information. He said the City needed a consultant to look at surrounding facilities; do a survey and look at costs. Councilmember Davis said times and consumer tastes had changed since the pool was built.

Councilmember Brown said with the public survey that was done a couple of years ago, one main thing was that people wanted a pool. She said she agreed that there needed to be a study done so that an informed decision could be made.

Councilmember Freitag asked if the School District would be interested in participating in a new pool for swim teams.

Alex said they hadn't been interested in doing that in the past.

Councilmember Day said the first decision would be if the City should be in the pool business or not. He thought the City should be in the pool business. The next decision was what to do with the existing pool. He didn't think there was a need to go through time consuming studies; the Parks and Recreation Staff could provide that information. Councilmember Day said it needed to be something that would attract teenage kids; things like slides and diving boards. He said he supported the idea of a pool, but didn't

D R A F T

know if it was necessary to have a year round pool.

Mayor Stevenson asked if it should be summer use only.

Councilmember Brown said she felt that it should be year round; it was used enough in the winter for swim lessons, senior citizens, lap swimming and the high school swim teams, that it was worth having it open all year.

Councilmember Davis said it would be good to have data from other facilities. He said the Clearfield facility received heavy winter use; it was very popular in the evenings and on weekends.

Councilmember Freitag said those facilities were recreational facilities; there were other things to do besides using the pool. He said the City didn't have experience in running a recreation center; he would like to see a study.

Councilmember Day said with swim teams using it in the winter, should the City revisit support from the School District.

Councilmember Davis said if the Council didn't want to use an outside consultant, he would be willing to help with Weber State students and complete a study. He said there were probably industry organizations that could help with collecting data.

Councilmember Day said the first step was to decide if we want to be in the pool business.

Mayor Stevenson said it appeared that everyone wanted to be in the pool business, but study what that would mean. He said if the decision was a new facility, the City would have to bond for that. Mayor Stevenson questioned whether or not the public would support bonding for a pool facility.

Councilmember Brown said that could be part of a study; how did the other cities pay for their facilities. She said some entities had used RAMP money.

Councilmember Freitag said Farmington bonded 6 million dollars for their facility. He said he wasn't interested in a single use facility; he would want a multi-use facility; and he wasn't interested in keeping the current facility.

D R A F T

Mayor Stevenson asked if the Council wanted to pay for a study.

Discussion suggested that Councilmember Davis could provide the necessary information.

Councilmember Freitag said they could look at a recreation center with a community center for use by senior citizens.

Councilmember Brown suggested approaching the YMCA to see if they were interested in doing a facility in the area; the City would have to supplement that.

Council discussed a need for seniors and veterans.

Councilmember Day said that was a different discussion than a pool.

Mayor Stevenson said he felt that if the City was going to be in the pool business, they needed to be in the pool business. He wasn't interested in paying for the current dead horse.

Alex said Staff would bring information to the Council about the pool; when it was profitable; etc. He said pools or recreation centers didn't make money; any facility would have to be supported with general funds.

Councilmember Freitag said the City needed to take into consideration the value of the dollar being spent. Was the value of a new facility more valuable because more citizens would be using it?

Consensus was to gather the information and revisit the decision.

Alex said Staff's analysis of what was happening now could be brought back relatively soon.

Councilmember Davis said with student assistance, he could have an analysis available in August. He said this would be a good project for an MBA student.

Mayor Stevenson said he would like to discuss a community center.

Councilmember Petro said she would like to see the Catholic Seminary used as a community center that different organizations could use. She said this had been up in the air because of everything that had been

D R A F T

discussed for use of the Catholic Seminary building, such as evidence space for the Police Department.

Mayor Stevenson said the Police Department evidence area was full. He asked if they could get by with using their current area for another year.

Alex said yes, but in a year they would be in crisis mode. He said the evidence was very technical; sensitive items were stored.

Councilmember Brown said if the Police Department used the Seminary building, could the Davis Arts Council building be used as a community center.

Council discussed using the Fort Lane Fire Station as a community center.

Mayor Stevenson said once the fire operation at Fort Lane was moved, would it require a station on the east side of the City.

Councilmember Freitag said yes.

Mayor Stevenson asked if the fire station could be used by the Police Department for evidence.

Alex said yes; Staff would need to look at the cost. It wouldn't be as inexpensive as the Seminary building.

Mayor Stevenson said if the courts left their building, could that area be used as a public safety building.

Alex said if the building became available, he felt that the City should buy it because of the location. He said it wasn't designed as a public safety building. Alex said it could probably be used for a while, but it wasn't an ideal use.

Mayor Stevenson asked if the City could lease space upstairs from the courts for evidence.

Councilmember Petro suggested moving the Davis Arts Council to the court building and using the Arts Council building for evidence.

Council discussed the changes being made at the amphitheater.

D R A F T

Councilmember Brown asked what part of this building was still not being used.

Alex said a little less than half of the lower level on the east side.

Councilmember Brown suggested moving the Arts Council downstairs and using that building for evidence.

Alex said there needed to be compromise; nobody wanted to be downstairs.

Councilmember Brown said the Arts Council didn't pay rent; they couldn't be too picky.

Mayor Stevenson said the Arts Council provided a great service to the City. He said all of these decisions tied together.

Councilmember Freitag said looking at it from the public safety side, a new building would be 25 to 30 million dollars. He said with the IHC facility coming, he would be willing to bond for a new fire station. Councilmember Freitag said the City needed to be more assertive and aggressive with other cities in providing services to them.

Council discussed the cost of a new fire station, locations of stations, and with being able to service all areas of the City.

Councilmember Freitag said 90 seconds time was big when providing emergency services.

Alex said decisions needed to be made and projects needed to be prioritized. He said if the Council pulled the trigger on a 10 million dollar recreation center, the City wouldn't be able to bond for a 40 million dollar public safety building down the road in a few years. Alex said the Council needed to determine what the priorities were; was it a public safety building, a fire station, a recreation center, or a community center. He said those decisions needed to be made.

Council discussed the importance of making some of those decisions.

Alex said relative to a senior citizen center, the County collected taxes for those things. The City hadn't historically provided those types of facilities. Alex said the City ought to put more pressure on the County

D R A F T

to provide those services in Layton.

Councilmember Brown said it would be important for all of the Council to put pressure on the County. She suggested letting the Police Department have the Seminary building now to get them out of their predicament.

Mayor Stevenson suggested having County Commissioner Smith come to a work meeting for a discussion.

Council discussed possibilities for providing an area for the seniors to meet. They discussed the possibility of turning the Fort Lane Fire Station into a Police Department evidence area or utilizing the Seminary building for evidence. They discussed shared use of the Davis Arts Council building.

Councilmembers Brown and Davis said they would suggest using the Seminary building as evidence.

Councilmember Day said he thought the money should stay in the budget and see where everything else fell out.

Councilmember Petro said she wanted to finish discussion on all of the budget items before making that decision.

Councilmember Freitag said \$250,000 wasn't a lot of money to retrofit the Seminary building for a Police evidence area, if it bought the Police Department 15 years of relief.

Mayor Stevenson asked Alex if he thought it was important to do it this year.

Alex said he felt that it was important that it be done in this fiscal year. He said they would need to have some other option in place before next year.

Councilmember Freitag said the City was spending \$160,000 on a play area for Ellison Park; \$250,000 wasn't a lot of money for something as important as this.

Mayor Stevenson said he would like to have Staff come up with a 5 year plan to make these things happen. He listed the pool, 2 fire stations, and determining what the old fire station would be utilized for. Mayor Stevenson suggested leaving the \$250,000 in the budget and give Staff direction to move forward

D R A F T

in the next few months.

Mayor Stevenson said he wanted to talk about the Prop 1 money. He said the City anticipated receiving 1.1 million dollars this next year. He mentioned the list put together by Staff of proposed uses for the money. Mayor Stevenson said it would be important to show citizens where the money was being used. He mentioned that UTA, over time, would be using most of their money for services and not infrastructure. He discussed the importance of developing new trails.

Council discussed various things that the money could be used for. They discussed items on the proposed list for Prop 1 money. They discussed Adams Canyon as being one of those things. They also discussed having money set aside to be used for matching funds to do joint projects with the County.

Alex explained property issues with Adams Canyon and ideas of a joint use facility with UTA. Adams Canyon was a priority for Staff, but they didn't know if it was ripe at this time.

Council discussed the many projects UDOT would be doing in the area over the next few years. They discussed the importance of signage letting citizens know what projects were funded with Prop 1 money.

Mayor Stevenson said he and Alex had a conversation with Bill Francis; Mr. Francis was proposing that he become a contract employee for the City to run the City's social media, including Facebook and filming of events.

Alex said the Mayor made it clear that the City wouldn't want to hire him as a regular full time employee, but he would probably work full time contractually to get this to happen.

Mayor Stevenson explained some of things Mr. Francis could provide.

Alex said Mr. Francis represented that his commitment with Ogden was shrinking and Comcast had taken away the services he had been providing to them.

Council discussed some of the things Mr. Francis could do. They discussed money that was in the budget for social media.

Discussion suggested contracting with Mr. Francis for 6 months.

D R A F T

Mayor Stevenson said he would contact Ogden City to see what he had been doing for them.

Mayor Stevenson said Councilmember Petro wanted to have a discussion about the Arts Council.

Councilmember Petro said with the passing of the RAMP tax, the Davis Arts Council would be receiving some of those funds. She said the Arts Council Board felt that it might be an appropriate time to do some type of guarantee or contract with the Arts Council. Councilmember Petro said they felt that they were at the point that there had been enough growth, and they wanted to know if the City would consider entering into a contract.

Mayor Stevenson asked what type of contract they were looking for. He said what type of guarantee were they looking for; was it a more formalized arrangement. Mayor Stevenson said the City would always be behind the Arts Council.

Councilmember Davis asked if an MOU would be sufficient.

Councilmember Petro said she thought anything would help; they were a little nervous about their future.

Mayor Stevenson asked why Kirt Bateman hadn't come to him and Alex to discuss this.

Councilmember Petro said this was coming from the Board.

Alex said they needed to be very clear about what they were asking; the City was getting mixed messages. He said he didn't know why they were insecure; they had a great long relationship with the City.

Mayor Stevenson said he and Alex had met with Kirt and Dawn, and suggested that they should get together every other month. He suggested having them come to a work meeting and make a presentation; there was no reason to be insecure. Mayor Stevenson said the City provided a lot of support to the Arts Council.

Councilmember Brown said she didn't think the Board understood everything the City provided to the Arts Council, particularly the in kind things the City provided.

Council discussed an MOU that would outline each party's responsibilities and formalize the relationship.

D R A F T

Mayor Stevenson suggested a meeting with Kirt, Dawn, Alex and himself.

Councilmember Davis suggested running the numbers again on the City's in kind contributions.

Mayor Stevenson expressed appreciation to everyone for their input; it was important for the Council to discuss ways to reach goals. He said Staff did an excellent job; Layton had the best Staff in the State. Mayor Stevenson said these discussions were good to have; it helped move the City along. He said great things were happening in the City.

Council discussed proposed salary increases.

Councilmember Davis thanked Alex for the salary information; the City's salary system was very good. He said he had looked at a lot of salary structures and the City's was very well managed. A very sound approach was being used.

Councilmember Brown said those at the top of the range were senior employees that were close to retiring, and had earned the position. She said she felt that the proposed increase for this year was good.

Mayor Stevenson said relative to new positions, was there a possibility of hiring two part time positions instead of a full time position.

Alex said that was a possibility if that was what the Council directed.

Councilmember Brown said she would like to see some of that left up to the department directors. Often it was better to have one person in a position to provide consistency. If department directors were requesting a full time position, she would like to see that decision left up to them.

Mayor Stevenson said he wanted to discuss funding for the Master Police program.

Councilmember Brown said she understood that the program had already started. She said sometimes you were better off keeping those that were already trained. This program demanded very high standards. Councilmember Brown said it would cost the City more to always be training new officers.

Councilmember Davis said it was an incentive for officers to stay; it was something for them to aim for

D R A F T

into the future.

Councilmember Brown said this still wouldn't bring the senior officers to the level of what they could get in Salt Lake City. She said the program had saved 7 officers from leaving the City to take higher paying jobs in other departments. Councilmember Brown said she liked the program that the Police Department had put in place.

Mayor Stevenson asked what was budgeted for the program.

Alex said if all 17 officers qualified, it would be \$138,000. Realistically, he thought that it would be about \$83,000.

Councilmember Petro said the cost of training new employees was one of the biggest costs to a company. She said she was in favor of the program.

Councilmember Day said as discussed in the last meeting, he felt that it was the Council's job to allocate the money and let Staff manage how that money should be spent.

Council discussed budgeted amounts for merit increase, the Master Police program, and new employees. They discussed the importance of retaining seasoned, trained employees.

There was discussion about various merit increases. Consensus was to fund a 3% merit increase, inclusive of the Master Police program, and fund the requested new positions.

Mayor Stevenson mentioned a proposed property tax decrease. He mentioned picking up of green waste from the recent storm. He said he wanted to create good will with the citizens with everything they had approved this past year, including Prop 1 and the RAMP tax.

Council discussed the pros and cons of a property tax decrease, and of public perception.

The meeting adjourned at 10:07 p.m.

Thieda Wellman, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 5, 2016; 5:33 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TRACY
PROBERT, BILL WRIGHT, JOELLEN GRANDY,
RYAN PICKUP, PETER MATSON AND THIEDA
WELLMAN**

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

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

AGENDA:

**DISCUSSION – DEVELOPMENT AGREEMENT, GENERAL PLAN AMENDMENT AND
REZONE REQUEST – 193 ASSOCIATES, LLC/ANDERSON HOLDINGS – B-RP (BUSINESS
RESEARCH PARK) TO R-1-8 AND R-1-6 (LOW DENSITY RESIDENTIAL) –
APPROXIMATELY 1374 EAST 3100 NORTH**

Peter Matson, City Planner, indicated that Staff wanted to brief the Council on an item that would be on the May 19th agenda. He said this property was located in the northeast area of the City in the East Gate area. Peter said previously, Anderson Holdings had submitted a request for a rezone of the property, but the initial request was to rezone the entire 31 acres to residential. He said the current General Plan Amendment and rezone proposal was a result of several meetings with Staff, and included some R-1-6 and R-1-8 zoning, similar to the surrounding residential developments, and leaving 6.7 acres as B-RP. Peter said Church Street would continue through the property.

Peter said 193 Associates had indicated that they had difficulty marketing the entire property as B-RP with the topography of the property. He said neighbors were supportive of residential zoning because it would provide connectivity for existing subdivisions and the school to the east. Peter discussed utility connectivity onto the property.

Peter displayed a conceptual drawing of the property and identified the residential areas and the B-RP area. He indicated that the development agreement was heavily dedicated to utilities on the property.

D R A F T

Peter said the LDS Church owned some property adjacent to the property that would eventually house a church.

Mayor Stevenson asked if there were any LDS churches under construction in the City.

Bill Wright, Community and Economic Development Director, said none right now.

Kent Andersen, Deputy Director of Community and Economic Development, said Ed Green owned some adjacent property as well.

Council and Staff discussed the future alignment of Church Street and 1700 East in the area.

Peter identified property that Wasatch Integrated Waste Management had purchased.

Bill said Staff felt that this proposal put the property to better use.

Kent said this proposal would help address some of the infrastructure issues in the area and make other property in the area more accessible.

Councilmember Freitag arrived at 5:47 p.m.

Peter said Staff had met with Brighton Homes and they were interested in purchasing the residential area of the property. The east/west connection road from Church Street to 1700 East would be required when the residential area received final plat approval.

Bill mentioned a possible land trade between Anderson Holdings and Ed Green to accommodate the extension of Church Street; without the extension of Church Street the residential development wouldn't happen.

Kent mentioned a South Weber waterline in the area.

Council and Staff discussed an easement in the area for a trail.

Peter identified some mid block connections in the subdivision to the trail. He discussed the location of a future regional detention basin.

D R A F T

Council and Staff discussed aspects of the development agreement. The residential development area would be contributing to an existing payback agreement.

Bill said at the Planning Commission meetings, no one spoke to the proposal. He said the proposal would benefit surrounding neighborhoods for connectivity.

DISCUSSION – LAYTON CITY PARKS, RECREATION, TRAILS, OPEN SPACE AND CULTURAL FACILITIES MASTER PLAN

JoEllen Grandy, Parks Planner, presented the Parks and Recreation Master Plan. She reviewed the purpose of the Plan update and she reviewed information included in the Plan.

Council and Staff discussed the various trail types in the City.

Mayor Stevenson asked if it showed any cost estimates to improve the amphitheater, such as a roof or additional seats.

JoEllen said the amphitheater was not part of the Master Plan study.

Councilmember Petro asked about a pocket park near Peacefield, on the property by the water tank.

Councilmember Day said that property was owned by Peacefield.

Council and Staff discussed the need for upkeep of that area.

Councilmember Day asked if there was a plan in place to purchase property in the area on the southwest side of the City where there was a gap in park coverage.

Alex Jensen, City Manager, said the City tried to take advantage of opportunities as they came up and purchase property when it became available. Nothing was on the table at this point.

D R A F T

DISCUSSION – AMENDING THE LAYTON MUNICIPAL CODE PROVIDING FOR LIMITED USE OF SOME CITY PARKS FOR PERSONS AND THEIR LEASHED DOGS

Ryan Pickup, Parks Superintendent, said the proposed amendment to the Municipal Code to allow leashed dogs in some parks was the result of a recent study. He said 83% of the people surveyed supported allowing leashed dogs in the parks; 17% opposed it.

Ryan reviewed some of the comments received in the survey, both for and against dogs in the parks. He reviewed cost estimates to have waste stations and signage in the parks. Ryan said Staff's recommendation was to allow dogs on leashes in all the parks except Ellison Park and Commons Park.

Councilmember Davis asked if there was an estimate of ongoing costs.

Ryan said Staff didn't have that information; the initial cost would be \$6,600.

Councilmember Freitag asked about water being available for the animals.

Ryan said Staff hadn't looked at that, but there were drinking fountains in the parks.

Councilmember Brown asked if there was less mess to clean up with the dog care stations.

Ryan said yes; he was surprised.

Alex said if the Council approved the change, it wouldn't require an ordinance amendment. This was simply a policy change and Staff could make the change when Council wanted it to start. He said the City would probably want to advertise the change on social media so that the public was aware of it.

Consensus was to move forward with the change.

Councilmember Petro suggested having an event at Layton Fest promoting dogs and educating residents of what would be allowed with the policy change.

TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 – RESOLUTION 16-29

Tracy Probert, Finance Director, handed out copies of the tentative budget. He explained the layout of the

D R A F T

book and the information that was included. Tracy said the total proposed budget was \$74,900,000; the general fund budget was \$32,600,000. He said there would be some changes in the utility fund projects before the final budget was presented in June.

Tracy said there was not a property tax increase proposed in the budget. He said the final budget would be adopted on June 16th and there would be some decreases in expenditures before adoption of the final budget. He indicated that the budget included RAMP funds and Prop 1 funds.

Council and staff discussed the City's bond debt. They discussed transfers from utility funds to the general fund.

Tracy indicated that he would be bringing budget amendments for the current year budget to the Council at the end of the fiscal year.

Dave Weaver, RAMP Commission Chair, reviewed 22 requests the Commission had received for funding this year. He indicated that the requests were evaluated based on eligibility, the number of citizens served, community value, and matching available funds. Dave said the Commission recommended funding 11 of the requests. He reviewed information about those applications recommended for funding.

Dave indicated that they were working on a website for the RAMP Commission; the City's IT Department was helping with that process.

Council and Staff discussed anticipated funding for this year and next year.

MAYOR'S REPORT

Mayor Stevenson said relative to the wind storm, the City had been picking up the cost of taking green waste to the Wasatch Integrated Waste Management facility. He said there had been 250 loads that had come in under this program. Mayor Stevenson said he had received good feedback.

The meeting adjourned at 6:59 p.m.

Thieda Wellman, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MAY 5, 2016; 7:02 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
TRACY PROBERT, KEVIN WARD, NATALIE
THOLEN, KENT ANDERSEN 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.

MINUTES:

MOTION: Councilmember Petro moved and Councilmember Davis seconded to approve the minutes of:

**Layton City Council Meeting – March 3, 2016;
Layton City Council Work Meeting – March 17, 2016;
Layton City Council Meeting – March 17, 2016; and
Layton City Council Strategic Planning Work Meeting – March 31, 2016.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown indicated that the Family Recreation activity for May was a family golf night at the Swan Lakes Golf Course on the 23rd. She said there were discounted rates for activities and food; this was a fun family event.

Mayor Stevenson said tickets for the Davis Arts Council season went on sale this week.

D R A F T

PRESENTATIONS:

RECOGNITION OF COMMUNITY EMERGENCY RESPONSE TEAM (CERT) GRADUATES

Kevin Ward, Fire Chief, introduced Natalie Tholen, the Life Safety and Public Education Specialist. He explained the CERT program. Kevin said Layton City had a very active CERT program with over 1,900 citizens being trained. He recognized the recent graduates. The graduates came forward to shake hands with the Mayor and Council.

Mayor Stevenson said citizens getting involved made Layton a great community.

CONSENT AGENDA:

TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 – RESOLUTION 16-29

Tracy Probert, Finance Director, said Resolution 16-29 would adopt the tentative budget for fiscal year 2016-2017 and set a public hearing prior to adoption of the final budget. He said the general fund budget was \$32,700,000; the total budget was approximately \$75,000,000.

Tracy indicated that the budget did not include a property tax increase. The budget included funding for the new RAMP tax program and Prop 1 funding, which the voters approved last fall. Tracy said the budget included yet another rate increase from the North Davis Sewer District of \$3.

Mayor Stevenson suggested including information in the newsletter that the rate increase was coming from the North Davis Sewer District and not the City.

Tracy said Staff recommended approval of Resolution 16-29, adopting the tentative budget for 2016-2017 and setting a public hearing on June 16, 2017, for final adoption of the budget. He said the tentative budget would be available on the City's website tomorrow.

Dave Weaver, RAMP Advisory Commission Chair, reviewed RAMP funding for this year. He reviewed information about those requests that were recommended for funding.

Mayor Stevenson asked if a logo was being put together for the RAMP Commission.

D R A F T

Dave said yes.

Mayor Stevenson asked if the RAMP Commission would be putting a float in the July 4th Parade.

Dave said that was being discussed.

Councilmember Brown said this year's money was only ¼ of what would be received in a full year; funding began April 1, 2016.

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

PUBLIC HEARINGS:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN FOR FISCAL YEAR 2016-2017 – RESOLUTION 16-30

Kent Andersen, Deputy Director of Community and Economic Development, said this public hearing was to accept public comment on the CDBG Annual Action Plan. Kent explained the CDBG program and the activities that were supported by the grant. He indicated that the focus of the grant was on low to moderate income families. Kent indicated that the Plan outlined how the grant funds would be dispersed for the upcoming year. He said this was the second public hearing in the process.

Kent said the City would receive \$341,232 in grant funds this year. The public service sub-grants portion was capped at 15% or \$51,000. He reviewed those agencies that were proposed for funding of sub-grants. Kent said they received an application from a local wrestling club looking for funding to pay for gear, registration and travel expenses for athletes. He said Staff didn't feel that the program met what the City was trying to accomplish with the CDBG program. Kent said he had a conversation with their coordinator and recommended that they reach out to the Parks and Recreation Department to see if there were resources available.

Mayor Stevenson opened the meeting for public input.

Kendra Wycoff, Executive Director of Safe Harbor Crisis Center, expressed appreciation to the Mayor and Council for continued support. She explained the services Safe Harbor provided to the community. Ms.

D R A F T

Wycoff explained an initiative they were launching this month in conjunction with the Police Department.

Mayor Stevenson thanked Ms. Wycoff for the services the Crisis Center provided.

Danene Adams, Family Connection Center, thanked the Mayor and Council for their continued support. She explained some of their services.

Mayor Stevenson expressed appreciation to Ms. Adams for their service.

Matt Minkovitch, Road Home, thanked the Mayor and Council for their support. He said the Road Home served 41 residents from Layton this past year. Mr. Minkovitch said the Road Home served 1,000 people last night; 190 were children in families. He indicated that they were working on lasting solutions for homelessness by moving individuals into homes. They currently had 1,600 people in homes and not shelters, including over 600 children.

Mayor Stevenson expressed the City's appreciation.

Karlene Kidman, 2056 North 1650 East, thanked the City for supporting the Layton Community Action Council and Youth Court. She invited the Mayor and Council to attend their awards ceremony on May 18th. Ms. Kidman indicated that the Youth Court had received a letter from President Obama recognizing their achievements.

Mayor Stevenson thanked Ms. Kidman for everything she gave back to the community in serving the youth.

MOTION: Councilmember Freitag moved to close the public hearing and approve the Community Development Block Grant Annual Action Plan, Resolution 16-30. Councilmember Davis seconded the motion, which passed unanimously.

SPECIAL REPORTS:

Dawn Brandvold, Davis Arts Council, said tickets went on sale on Tuesday. She indicated that there were 10 regular season shows and 5 special engagement shows. Ms. Brandvold thanked the City for improving the dressing rooms at the amphitheater. She thanked Councilmember Petro for her work on the Arts Council. Ms. Brandvold said the first free concert would be the first Sunday in June; the free concerts continued throughout the summer.

D R A F T

Councilmember Davis expressed appreciation for everything the Arts Council did to improve the community and bring people together.

Councilmember Petro said the Davis Arts Council was being recognized as the best program in the State.

Mayor Stevenson said he would be interested to see how many people came from other areas to concerts at the amphitheater. He asked Ms. Brandvold to explain the new video boards that were being funded with RAMP tax funds.

Ms. Brandvold explained how the new video boards would be used to enhance the shows.

Ms. Brandvold indicated that last year 46 states were represented in ticket sales.

The meeting adjourned at 7:42 p.m.

Thieda Wellman, City Recorder

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

Item Number: 3.A.

Subject:

Proclamation - 2015-2016 Layton High School Girls Varsity Basketball Team

Background:

The Mayor and Council will recognize the 2015-2016 Layton High School Girls Varsity Basketball Team as 5A State Champions.

Alternatives:

N/A

Recommendation:

N/A

Whereas, the 2015-2016 Layton High School Girls Varsity Basketball Team experienced unparalleled success within the State this year; and

Whereas, the Layton High School basketball program is centered around hard work, dedication, honor, class and pride; and

Whereas, of these Lancers, four received recognition as All-State players, and one was chosen as the 5A State Tournament Most Valuable Player, the State's Overall Most Valuable Player, and the State's Best Defensive Player; and

Whereas, the Lancers were the only undefeated team in the State of Utah for all high school teams including boys and girls teams; and

Whereas, this team was also the best defensive team in the State, holding their opponents to an average of a mere 35 points per game; and

Whereas, this team was ranked number one in the State for the entire season with a final record of 25-0 and was ranked number sixteen nationally by USA Today; and

Whereas, Lancers Coach Van Price was named the 5A Region Coach of the Year; and

Whereas, the 2015-2016 Layton High School Girls Varsity Basketball team had fun together, played together, produced some of the greatest leadership to come together, and had one of the best basketball seasons ever in the State of Utah, as they represented not only their school, but the community of Layton.

Now, Therefore, Layton City proclaims its recognition of the 2015-2016 Layton High School Girls Varsity Basketball Team as 5A State Champions.

In Witness Whereof, I have hereunto set my hand, and caused the Seal of the City of Layton, Utah, to be affixed on this 19th day of May 2016.

Mayor _____

Date _____

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

Item Number: 5.A.

Subject:

Amendment to Title 4 of the Layton Municipal Code - Ordinance 16-23

Background:

In order to maintain some independence from State imposed standards, the City has enacted and maintained its own ordinance regarding the access to and the maintenance of the City's records. While the City has some discretion in its enactments on this topic, the ordinance cannot conflict with the State's version. One area in which a conflict has arisen is in the appeals process. The City has had the City Council as an appellate body, and State law now proscribes the local entity's legislative body from participating in that role.

Instead of the legislative body, the State only provides us with two choices for an appellate body – the State Records Committee or a local Record Appeals Board. Staff recommends the local board option, and the ordinance provides for its creation. It is a three person board consisting of a City employee and two members of the public, one of which is to have professional experience in requesting or managing records. This board is appointed by the Council.

In addition to the creation of this appeals board, the proposed ordinance contains amendments regarding deference to federal classification of records containing protected health information, and the facilitating of protecting records for enumerated "at risk government employees," such as peace officers and judges.

The remaining amendments consist of stylistic, grammatical, or clarification changes.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-23 amending Title 4 of the Layton Municipal Code; 2) Adopt Ordinance 16-23 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 16-23 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 16-23 amending Title 4 of the Layton Municipal Code.

ORDINANCE 16-23

AN ORDINANCE AMENDING TITLE 4 OF THE LAYTON MUNICIPAL CODE BY THE ADDITION OF SECTION 4.01.106, DEFERRING TO FEDERAL LAW, SECTION 4.01.303, ADDRESSING PRIVATE RECORDS, AND SECTION 4.01.403, CREATING A RECORD APPEALS BOARD; REMOVING THE CITY COUNCIL FROM THE APPEALS PROCESS; MAKING STYLISTIC AND GRAMMATICAL CHANGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City enacted its records access and management ordinance several years ago; and

WHEREAS, State law requires local ordinances be consistent with State statutory provisions; and

WHEREAS, the State has enacted amendments that require the City to amend its ordinance in order to maintain the required consistency; and

WHEREAS, the proposed amendments to the City's records access and management ordinance will meet that objective.

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 4, Chapter 4.01 of the Layton Municipal Code shall be amended to read as follows:

Title 4. CITY RECORDS ACCESS AND MANAGEMENT

Chapter 4.01. CITY RECORDS ACCESS AND MANAGEMENT

- 4.01.101. Short title.
- 4.01.102. Legislative intent.
- 4.01.103. Definitions.
- 4.01.104. Records of security measures.
- 4.01.105. Confidentiality agreements.
- 4.01.106 Disclosure of records subject to federal law.
- 4.01.201. Access to records; Obtaining copies of records.
- 4.01.202. Access to private, controlled, and protected documents.
- 4.01.203. Fees.
- 4.01.204. Request; Time limit for response and extraordinary circumstance.
- 4.01.205. Denials.
- 4.01.206. Sharing records.
- 4.01.207. Subpoenas.
- 4.01.301. Records that must be disclosed.
- 4.01.302. Private records.
- 4.01.303 Private information concerning certain government employees.
- 4.01.303~~4~~. Controlled records.
- 4.01.304~~5~~. Protected records.
- 4.01.305~~6~~. Procedure to determine classification.
- 4.01.306~~7~~. Duty to evaluate records and make designations and classifications.
- 4.01.307~~8~~. Segregation of records.
- 4.01.308~~9~~. Business confidentiality claims.
- 4.01.401. Appeal to the City Manager.
- 4.01.402. Initial appeal of a denial.
- 4.01.403. Record Appeals Board.

- 4.01.4034. Appeals to the ~~City Council~~Record Appeals Board.
- 4.01.4045. Judicial review.
- 4.01.4056. Confidential treatment of records for which no exemption applies.
- 4.01.601. Rights of individuals on whom data is maintained.
- 4.01.602. Reserved.
- 4.01.603. Requests to amend a record; Appeals.
- 4.01.701. Retention.
- 4.01.702. Reserved.
- 4.01.703. Reserved.
- 4.01.704. Reserved.
- 4.01.705. Management of records.
- 4.01.801. Criminal penalties.

4.01.101. Short title.

This Chapter is known as the "City Records Access and Management Act."

4.01.102. Legislative intent.

- (1) In enacting this Act~~Title~~, the Council recognizes two constitutional rights:
 - (a) the public's right of access to information concerning the conduct of the public's business; and
 - (b) the right of privacy in relation to personal data gathered by governmental entities.
- (2) The Council also recognizes a public policy interest in allowing a government to restrict access to certain records, as specified in this Chapter, for the public good.
- (3) It is the intent of the Council to:
 - (a) promote the public's right of easy and reasonable access to unrestricted public records;
 - (b) specify those conditions under which the public interest in allowing restrictions on access to records may outweigh the public's interest in access;
 - (c) permit confidential treatment of records as provided in this Chapter;
 - (d) provide guidelines for both disclosure and restrictions on access to government records, which is based on the equitable weighing of the pertinent interests and which are consistent with general standards of information practices;
 - (e) favor public access when, in the application of this Act~~Title~~, countervailing interests are of equal weight; and
 - (f) establish fair and reasonable records management practices.

4.01.103. Definitions.

As used in this Chapter:

- (1) "**Audit**" means:
 - (a) a systematic examination of financial, management, program, and related records for the purpose of determining the fair presentation of financial statements, adequacy of internal controls, or compliance with laws and regulations; or
 - (b) a systematic examination of program procedures and operations for the purpose of determining their effectiveness, economy, efficiency, and compliance with statutes and regulations.
- (2) "**Chronological logs**" mean the regular and customary summary records of law enforcement agencies and other public safety agencies that show the time and general nature of police, fire, and paramedic calls made to the agency and any arrests or jail bookings made by the agency.
- (3) "**Classification**," "**classify**," and their derivative forms mean determining whether a record series, record, or information within a record is public, private, controlled, protected, or exempt from disclosure under Subsection 4.01.201(3)(b).
- (4) (a) "**Computer program**" means a series of instructions or statements that permit the functioning of a computer system in a manner designed to provide storage, retrieval, and manipulation of data from the computer system, and any associated documentation and source material that explain how to operate the computer program.

- (b) **"Computer program"** does not mean:
- (i) the original data, including numbers, text, voice, graphics, and images;
 - (ii) analysis, compilation, and other manipulated forms of the original data produced by use of the program; or
 - (iii) the mathematical or statistical formulas (excluding the underlying mathematical algorithms contained in the program) that would be used if the manipulated forms of the original data were to be produced manually.
- (5) (a) **"Contractor"** means:
- (i) any person who contracts with the City to provide goods or services directly to the City; or
 - (ii) any private, nonprofit organization that receives funds from the City.
- (b) **"Contractor"** does not mean a private provider.
- (6) **"Controlled record"** means a record containing data on individuals that is controlled as provided by Section 4.01.303~~4~~.
- (7) **"Designation," "designate,"** and their derivative forms mean indicating, based on the City's familiarity with a record series or based on the City's review of a reasonable sample of a record series, the primary classification that a majority of records in a record series would be given if classified, and the classification that other records typically present in the record series would be given if classified.
- (8) **"Government audit agency"** means any governmental entity that conducts audits.
- (9) **"Gross compensation"** means every form of remuneration payable for a given period to an individual for services provided, including salaries, commissions, vacation pay, severance pay, bonuses, and any board, rent, housing, lodging, payments in kind, and any similar benefit received from the individual's employer.
- (10) (a) **"Initial contact report"** means an initial written or recorded report, however titled, prepared from information provided by peace officers engaged in public patrol or response duties describing official actions initially taken in response to either a public complaint about or the discovery of an apparent violation of law, which report may describe:
- (i) the date, time, location, and nature of the complaint, the incident, or offense;
 - (ii) names of victims;
 - (iii) the nature or general scope of the agency's initial actions taken in response to the incident;
 - (iv) the general nature of any injuries or estimate of damages sustained in the incident;
 - (v) the name, address, and other identifying information about any person arrested or charged in connection with the incident; and
 - (vi) the identity of the public safety personnel (except undercover personnel) or prosecuting attorney involved in responding to the initial incident.
- (b) **"Initial contact reports"** do not include follow-up or investigative reports prepared after the initial contact report. However, if the information specified in Subsection (a) appears in follow-up or investigative report, it may only be treated confidentially if it is private, controlled, protected, or exempt from disclosure under Subsection 4.01.201(3)(b).
- (11) **"Individual"** means a human being.
- (12) **"Person"** means any individual, nonprofit or profit corporation, partnership, sole proprietorship, or other type of business organization.
- (13) **"Private record"** means a record containing data on individuals that is private as provided by Section 4.01.302.
- (14) **"Private provider"** means any person who contracts with the City to provide services directly to the public.
- (15) **"Protected record"** means a record that is classified protected as provided by Section 4.01.304~~5~~.
- (16) **"Public record"** means a record that is not private, controlled, or protected and that is not exempt from disclosure as provided in Subsection 4.01.201(3)(b).

(17) (a) **"Record"** means all books, letters, documents, papers, maps, plans, photographs, films, cards, tapes, recordings, electronic data, or other documentary materials regardless of physical form or characteristics:

(i) which are prepared, owned, received, or retained by the City; and
(ii) where all of the information in the original is reproducible by photocopy or other mechanical or electronic means.

(b) **"Record"** does not mean:

(i) a personal note or personal communication prepared or received by an employee or officer of the City:

(A) in a capacity other than the employee's or officer's governmental capacity; or

(B) that is unrelated to the conduct of the public's business;
(ii) temporary drafts or similar materials prepared for the originator's personal use or prepared by the originator for the personal use of an individual for whom he is working;

(iii) materials that are legally owned by an individual in his private capacity;
(iv) materials to which access is limited by the laws of copyright or patent unless the copyright or patent is owned by the City;

(v) proprietary software;
(vi) junk mail or commercial publications received by the City or an official or employee of the City;

(vii) books and other materials that are cataloged, indexed, or inventoried and contained in the collections of libraries open to the public, regardless of physical form or characteristics of the material;

(viii) daily calendars and other personal notes prepared by the originator for the originator's personal use or for the personal use of an individual for whom he is working;

(ix) computer programs as defined in Subsection (4) that are developed or purchased by or for the City for its own use;

(x) notes or internal memoranda prepared as part of the deliberative process by a member of the judiciary, and administrative law judge, or a member of any other body charged by law with performing a quasi-judicial function;

(xi) a telephone number or similar code used to access a mobile communication device that is used by an employee or officer of the City, provided that the employee or officer of the City has designated at least one business telephone number that is a public record as provided in Section 4.01.301; or

(xii) information that an owner of unimproved property provides to a local entity as provided in Utah Code Section 11-42-205 (as amended); or

(xiii) a video or audio recording of an interview, or a transcript of the video or audio recording, that is conducted at a children's justice center established under Utah Code Section 67-5b-102 (as amended), or like facility using the same guidelines and used for the same purpose.

(18) **"Record series"** means a group of records that may be treated as a unit for purposes of designation, description, management, or disposition.

(19) **"Records officer"** means the City Recorder or designate.

(20) **"Schedule," "scheduling,"** and their derivative forms mean the process of specifying the length of time each record series should be retained by a governmental entity for administrative, legal, fiscal, or historical purposes and when each record series should be transferred to the state archives or destroyed.

(21) **"State archives"** means the Division of Archives and Records Service.

(22) **"State archivist"** means the director of the state archives.

(23) **"Summary data"** means statistical records and compilations that contain data derived from private, controlled, or protected information but that does not disclose private, controlled, or protected information.

4.01.104. Records of security measures.

The records regarding security measures designed for the protection of persons or property, public or private, are not subject to this Chapter. These records include:

- (1) security plans;
- (2) security codes and combinations, and passwords;
- (3) passes and keys;
- (4) security procedures; and
- (5) building and public works designs, to the extent that the records or information relate to the ongoing security measures of a public entity.

4.01.105. Confidentiality agreements.

If the City receives a request for a record that is subject to a confidentiality agreement executed before April 1, 1992, the law in effect at the time the agreement was executed, including later judicial interpretations of the law, shall govern access to the record, unless all parties to the confidentiality agreement agree in writing to be governed by the provisions of this Chapter.

4.01.106. Disclosure of records subject to federal law.

Notwithstanding the provisions of Subsections 4.01.201(6)(a) and (b), this Chapter does not apply to a record containing protected health information as defined in 45 C.F.R., Part 164, Standards for Privacy of Individually Identifiable Health Information, if the record is:

- (1) controlled or maintained by a governmental entity; and
- (2) governed by 45 C.F.R., Parts 160 and 164, Standards for Privacy of Individually Identifiable Health Information.

4.01.201. Access to records; Obtaining copies of records.

(1) Every person has the right to inspect a public record free of charge, and the right to take a copy of a public record during normal working hours, subject to Sections 4.01.203 and 4.01.204.

(2) All records are public unless otherwise provided by ordinance, policy, or other applicable law or judicial determination.

(3) The following records are not public:

(a) records that are private, controlled, or protected under Sections 4.01.302, 4.01.303, and 4.01.304; and 4.01.305; and

(b) records to which access is restricted pursuant to court rule, another ordinance, policy, state statute, federal statute, or federal regulation, including records for which access is governed or restricted as a condition of participation in a local, state, or federal program or for receiving local, state, or federal funds.

(4) Only those records of the nature specified in Sections 4.01.302, 4.01.303, ~~or 4.01.304,~~ or 4.01.305 may be classified private, controlled, or protected.

(5) (a) The City may not disclose a record that is private, controlled, or protected to any person except as provided in Subsection (5)(b), Subsection (5)(c), or Sections 4.01.202, or 4.01.206, or 4.01.303.

(b) The City may, at its discretion, disclose records that are private under Subsection 4.01.302(2) or protected under Section 4.01.3045 to persons other than those specified in Sections 4.01.202 or 4.01.206 if the City Manager, or designee, determines that there is no interest in restricting access to the record, or that the interest favoring access outweighs the interest favoring restriction of access.

(c) In addition to the disclosure under Subsection (5)(b), the City may disclose a record that is protected under Section 4.01.3045 if:

(i) the City Manager, or a designee, determines that the disclosure:

(A) is mutually beneficial to:

(I) the subject of the record;

(II) the City; and

(III) the public; and

(B) serves a public purpose related to:

(I) public safety; or

(II) consumer protection; and

(ii) the person who receives the record from the City agrees not to use or allow the use of the record for advertising or solicitation purposes.

(6) (a) The disclosure of records to which access is governed or limited pursuant to court rule, ordinance, policy, state statute, federal statute, or federal regulation, including records for which access is governed or limited as a condition of participation in a local, state, or federal program or for receiving local, state, or federal funds, is governed by the specific provisions of that ordinance, policy, statute, rule, or regulation.

(b) This Chapter applies to records described in Subsection (a) insofar as this Chapter is not inconsistent with the ordinance, statute, policy, rule, or regulation.

(7) The City will provide a person with a certified copy of a record if:

- (a) the person requesting the record has a right to inspect it;
- (b) the person identifies the record with reasonable specificity; and
- (c) the person pays the lawful fees.

(8) (a) In response to a request, the City is not required to:

- (i) create a record;
- (ii) compile, format, manipulate, package, summarize, or tailor information;
- (iii) provide a record in a particular format, medium, or program not currently

maintained by the City;

(iv) fulfill a person's records request if the request unreasonably duplicates prior records requests from that person; or

(v) fill a person's records request if:

(A) the record requested is accessible in the identical physical form and content in a public publication or product produced by the City receiving the request;

(B) the City provides the person requesting the record with the public publication or product; and

(C) the City specifies where the record can be found in the public publication or product.

(b) Upon request, the City may provide a record in a particular format if:

(i) the City determines it is able to do so without unreasonably interfering with its duties and responsibilities; and

(ii) the requester agrees to pay the City for its additional costs incurred in providing the record in the requested format.

(9) (a) The City may allow a person requesting more than fifty (50) pages of records to copy the records if:

(i) the records are contained in files that do not contain records that are exempt from disclosure, or the records may be segregated to remove private, protected, or controlled information from disclosure; and

(ii) the City provides reasonable safeguards to protect the public from the potential for loss of a public record.

(b) When the requirements of Subsection (9)(a) are met, the City may:

(i) provide the requester with the facilities for copying the requested records and require that the requester make the copies; or

(ii) allow the requester to provide the requester's own copying facilities and personnel to make the copies at the City offices and waive the fees for copying the records.

(10) (a) Any intellectual property right owned by the City and that is offered for sale or license is controlled by the City and no rights therein are waived by this ordinance.

(b) Nothing in this Chapter shall be construed to limit or impair the rights or protections granted to the City under federal copyright or patent law as a result of its ownership of the intellectual property right.

(11) Subject to the requirements of Subsection (8), the City shall provide access to an electronic copy of a record in lieu of providing access to its paper equivalent if:

(a) the person making the request requests or states a preference for an electronic copy;

(b) the City currently maintains the record in an electronic format that is reproducible and may be provided without reformatting or conversion; and

- (c) the electronic copy of the record:
 - (i) does not disclose other records that are exempt from disclosure; or
 - (ii) may be segregated to protect private, protected, or controlled information from disclosure without the undue expenditure of public resources or funds.

4.01.202. Access to private, controlled, and protected documents.

- (1) Upon request, the City shall disclose a private record to:
 - (a) the subject of the record;
 - (b) the parent or legal guardian of an unemancipated minor who is the subject of the record;
 - (c) the legal guardian of a legally incapacitated individual who is the subject of the record;
 - (d) any other individual who:
 - (i) has a power of attorney from the subject of the record; or
 - (ii) submits a notarized release from the subject of the record or his legal representative dated no more than ninety (90) days before the date the request is made; or
 - (iii) if the record is a medical record described in Subsection 4.01.302(1)(b), is a health care provider, as defined in Utah Code Subsection 26-33a-102(7) (as amended), if releasing the record, or information in the record is consistent with normal professional practice and medical ethics; or
 - (e) any person to whom the record must be provided pursuant to court order as provided in Subsection (7) or a legislative subpoena as provided in state law.
- (2) (a) Upon request, the City shall disclose a controlled record to:
 - (i) a physician, psychologist, certified social worker, insurance provider or agent, or a public health agency upon submission of a notarized release from the subject of the record that is dated no more than ninety (90) days prior to the date the request is made and a signed acknowledgment of the terms of disclosure of controlled information as provided by Subsection (b); and
 - (ii) any person to whom the record must be disclosed pursuant to court order as provided in Subsection (7) or a legislative subpoena as provided in state law.

(b) A person who receives a record from the City in accordance with Subsection (2)(a)(i) shall not disclose controlled information from that record to any person, including the subject of the record.
- (3) If there is more than one subject of a private or controlled record, the portion of the record that pertains to another subject shall be segregated from the portion that requester is entitled to inspect.
- (4) Upon request, the City shall disclose a protected record to:
 - (a) the person who submitted the record;
 - (b) any other individual who:
 - (i) has a power of attorney from all persons, governmental entities, or political subdivisions whose interests were sought to be protected by the protected classification; or
 - (ii) submits a notarized release from all persons, governmental entities, or political subdivisions whose interests were sought to be protected by the protected classification or from their legal representatives dated no more than ninety (90) days prior to the date the request is made; or
 - (c) any person to whom the record must be provided pursuant to a court order as provided in Subsection (7) or a legislative subpoena as provided in state law.
- (5) The City may disclose a private, controlled, or protected record to another governmental entity, political subdivision, another state, the United States, or a foreign government only as provided by Section 4.01.206.
- (6) Before releasing a private, controlled, or protected record, the City shall obtain evidence of the requester's identity.
- (7) The City will disclose a record pursuant to the terms of a court order signed by a judge from a court of competent jurisdiction, provided that:
 - (a) the record deals with a matter in controversy over which the court has jurisdiction;
 - (b) the court has considered the merits of the request for access to the record;

(c) the court has considered and, where appropriate, limited the requester's use and further disclosure of the record in order to protect:

- (i) privacy interests in the case of private or controlled records;
- (ii) business confidentiality interests in the case of records protected under

Subsections 4.01.3045(1) and (2); and

- (iii) privacy interests or the public interest in the case of other protected records;

(d) to the extent the record is properly classified private, controlled, or protected, the interests favoring access, considering limitations thereon, outweigh the interests favoring restriction of access; and

(e) where access is restricted by a rule, ordinance, statute, or regulation referred to in Subsection 4.01.201(3)(b), the court has authority, independent of this Chapter, to order disclosure.

(8) (a) The City may disclose or authorize disclosure of private or controlled records for research purposes if the City:

(i) determines that the research purpose cannot reasonably be accomplished without use or disclosure of the information to the researcher in individually identifiable form;

(ii) determines that the proposed research is bona fide, and that the value of the research outweighs the infringement upon personal privacy;

(iii) requires the researcher to assure the integrity, confidentiality, and security of the records and requires the removal or destruction of the individual identifiers associated with the records as soon as the purpose of the research project has been accomplished;

(iv) prohibits the researcher from disclosing the record in individually identifiable form, except as provided in Subsection (b), or from using the record for purposes other than the research approved by the City; and

(v) secures from the researcher a written statement of ~~his~~the researcher's understanding of, and agreement to the conditions of this Subsection, and ~~his~~the researcher's understanding that violation of the terms of this Subsection may subject ~~him~~the researcher to criminal prosecution under Section 4.01.801.

(b) A researcher may disclose a record in individually identifiable form if the record is disclosed for the purpose of auditing or evaluating the research program and no subsequent use or disclosure of the record in individually identifiable form will be made by the auditor or evaluator except as provided by this Section.

(c) The City may require indemnification as a condition of permitting research under this Subsection.

(9) (a) Under Subsections 4.01.201(5)(b) and 4.01.401(6) the City may disclose records that are private under Section 4.01.302, or protected under Section 4.01.3045 to persons other than those specified in this Section.

(b) Under Subsection 4.01.4034(11)(b) the ~~Council~~Board may require the disclosure of records that are private under Section 4.01.302, controlled under Section 4.01.3034, or protected under Section 4.01.3045 to persons other than those specified in this Section.

(c) Under Section 4.01.4045 the court may require the disclosure of records that are private under Section 4.01.302, controlled under Section 4.01.3034, or protected under Section 4.01.3045 to persons other than those specified in this Section.

4.01.203. Fees.

(1) The City may charge a reasonable fee to cover its actual cost of duplicating, certifying, or compiling a record. This fee must be approved by the City Manager.

(2) (a) When the City compiles a record in a form other than that normally maintained by the City, the actual costs under this Section may include the following:

(i) the cost of staff time for summarizing, compiling, formatting, manipulating, packaging, or tailoring the record, either into an organization or media to meet the person's request;

(ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and

(iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (2)(a)(i) and (ii).

(b) The hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request, provided, however, that no charge may be made for the first quarter hour of staff time.

(c) In the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products, together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (2)(a) and (b), may be charged.

(3) Fees may be established by ordinance or resolution adopted by the City Council.

(4) The City may fulfill a record request without charge when it determines that:

(a) releasing the record primarily benefits the public rather than a person;

(b) the individual requesting the record is impecunious and is the subject of the record, or an impecunious individual specified in Subsections 4.01.202(1) or (2); or

(c) the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.

(5) No fee will be charged for:

(a) reviewing a record to determine whether it is subject to disclosure, except as permitted by Subsection (2)(b); or

(b) inspecting a record.

(6) (a) A person who believes that there has been an unreasonable denial of a fee waiver under Subsection (4) may appeal the denial in the same manner as a person appeals when inspection of a public record is denied under Section 4.01.205.

(b) The adjudicative body hearing the appeal has the same authority when a fee waiver of reduction is denied as it has when the inspection of a public record is denied.

(7) All fees received under this Section shall be retained by the City and may be used to recover the actual cost and expenses incurred in providing the requested record or record series.

(8) The City may require payment of past fees and future estimated fees before beginning to process a request if fees are expected to exceed Fifty Dollars (\$50.00), or if the requester has not paid fees from previous requests. Any prepaid amount in excess of fees due shall be returned to the requester.

(9) This Section does not alter, repeal, or reduce fees established by other ordinances, resolutions, statutes, or legislative acts.

4.01.204. Request; Time limit for response and extraordinary circumstance.

(1) A person making a request for a record shall furnish the City with a written request containing ~~his~~the requester's name, mailing address, daytime telephone number, if available, and a description of the records requested that identifies the record with reasonable specificity.

(2) The request shall be directed to the City department that created or maintains that record.

(3) After receiving a request for a record, the City will:

(a) Review each request that seeks an expedited response and notify, within five (5) business days after receiving the request, each requester that has not demonstrated that their request benefits the public rather than the person that their response will not be expedited; and

(~~ab~~) As soon as reasonably possible, but no later than ten (10) business days after receiving a written request, or five (5) business days after receiving a written request if the requester demonstrates that expedited response to the record request benefits the public rather than the person, the City shall respond to the request by:

(i) approving the request and providing the record;

(ii) denying the request;

(iii) notifying the requester that it does not maintain the record and providing, if known, the name and address of the governmental entity that does maintain the record; or

(iv) notifying the requester that because of one of the extraordinary circumstances listed in Subsection (4), it cannot immediately approve or deny the request. The notice shall describe the circumstances relied upon and specify the date when the records will be available.

(b) Any person who requests a record to obtain information for a story or report for publication or broadcast to the general public is presumed to be acting to benefit the public rather than a person. However, the City may weigh the importance of public disclosure against information protection.

(4) The following circumstances constitute "extraordinary circumstances" that allow the City to delay approval or denial by an additional period of time as specified in Subsection 4.01.204(5) if the City determines that due to the extraordinary circumstances it cannot respond within the time limits provided in Subsection (3):

(a) another governmental entity is using the record, in which case the City shall promptly request that the governmental entity currently in possession return the record;

(b) another governmental entity is using the record as part of an audit, and returning the record before the completion of the audit would impair the conduct of the audit;

(c) the request is for voluminous quantity of records;

(d) the City is currently processing a large number of records requests;

(e) the request requires the City to review a large number of records to locate the records requested;

(f) the decision to release a record involves legal issues that require the City to seek legal counsel for the analysis of statutes, rules, ordinances, regulations, or case law;

(g) segregating information that the requester is entitled to inspect from information that the requester is not entitled to inspect requires extensive editing;

(h) segregating information that the requester is entitled to inspect from information that the requester is not entitled to inspect requires computer programming; or

(i) the equipment utilized in retrieving the requested information is or has been inoperable for a significant period of time.

(5) If one of the extraordinary circumstances listed in Subsection (4) precludes approval or denial within the time specified in Subsection (3), the following time limits apply to the extraordinary circumstances:

(a) for claims under Subsection (4)(a), the governmental entity currently in possession of the record shall return the record to the City within five (5) business days of the request for the return unless returning the record would impair the holder's work;

(b) for claims under Subsection (4)(b), the City will notify the requester when the record is available for inspection and copying;

(c) for claims under Subsections (4)(c), (d), and (e), the City will:

(i) disclose the records that it has located which the requester is entitled to inspect;

(ii) provide the requester with an estimate of the amount of time it will take to finish the work required to respond to the request; and

(iii) complete the work and disclose those records that the requester is entitled to inspect as soon as reasonably possible;

(d) for claims under Subsection (4)(f), the City shall either approve or deny the request within five (5) business days after the response time specified for the original request has expired;

(e) for claims under Subsection (4)(g), the City shall fulfill the request within fifteen (15) business days from the date of the original request; or

(f) for claims under Subsections (4)(h), and (i), the City shall complete its programming or repairs and disclose the requested records as soon as reasonably possible.

Each of these time limits may be extended or reduced upon agreement of the City and the requester.

(6) (a) If a request for access is submitted to a department of the City other than that specified in Subsection (2), the department shall promptly forward the request to the appropriate office.

(b) If the request is forwarded promptly, the time limit for response begins when the record is received by the proper department.

(c) If the City department processing the request is unsure about the classification or the appropriateness of disclosure, the department shall immediately forward the request and information to the records officer for a determination. Otherwise the department may fulfill the request.

(7) If the City fails to provide the requested records or issue a denial within the specified time prior, the request is deemed denied. However, those time limits may be extended upon agreement by the City and the requester.

4.01.205. Denials.

(1) If the records officer denies the request in whole or in part, the records officer shall provide a notice of denial to the requester either in person or by sending the notice to the requester's address.

(2) The notice of denial shall contain the following information:

(a) a description of the record or portions of the record to which access was denied, provided that the description does not disclose private, controlled, or protected information or information exempt from disclosure under Subsection 4.01.201(3)(b);

(b) ~~reasoning to support the determination that the~~ a citation to the ordinance, statute, court rule, or regulation that exempts the record or portions of this record are exempt from disclosure, provided that the ~~explanation~~citation does not disclose private, controlled, or protected information or information exempt from disclosure under Subsection 4.01.201(3)(b);

(c) a statement that the requester has the right to appeal the denial to the City Manager; and

(d) the time limits for filing an appeal, and the name and business address of the City Manager.

(3) Unless otherwise required by a court or agency of competent jurisdiction, the City may not destroy or give up custody of a record to which access was denied until the period for an appeal has expired or the end of the appeals process, including judicial appeal.

4.01.206. Sharing records.

(1) The City may provide a record that is private, controlled, or protected to another governmental entity, a political subdivision, a government-managed corporation, the federal government, or another state if the requesting entity:

(a) serves as repository or archives for purposes of historical preservation, administrative maintenance, or destruction;

(b) enforces, litigates, or investigates civil, criminal, or administrative law, and the record is necessary to a proceeding or investigation;

(c) is authorized by state statute to conduct an audit and the record is needed for that purpose; or

(d) is one that collects information for pre-sentence, probationary, or parole purposes.

(2) The City may provide a private or controlled record or record series to another governmental entity, a political subdivision, a government-managed corporation, the federal government, or another state if the requesting entity provides written assurance:

(a) that the record or record series is necessary to the performance of the governmental entity's duties and functions;

(b) that the record or record series will be used for a purpose similar to the purpose for which the information in the record or record series was collected or obtained; and

(c) that the use of the record or record series produces a public benefit that outweighs the individual privacy right that protects the record or record series.

(3) The City may provide a record or record series that is protected under Subsections 4.01.304~~5~~(1) or (2) to another governmental entity, a political subdivision, a government-managed corporation, the federal government, or another state if:

(a) the record is necessary to the performance of the requesting entity's duties and functions; or

(b) the record will be used for the purpose similar to the purpose for which the information in the record or record series was collected or obtained.

(4) (a) The City shall provide a private, controlled, or protected record to another governmental entity, a political subdivision, a governmental-managed corporation, the federal government, or another state if the requesting entity:

(i) is entitled by law to inspect the record; or
(ii) is required to inspect the record as a condition of participating in a local, state, or federal program or for receiving local, state, or federal funds; or
(iii) is an entity described in Subsections 4.01.206(1)(a), (b), (c), or (d).
(b) Subsection (4)(a)(iii) applies only if the record is a record described in Subsection 4.01.3045(4).

(5) Before disclosing a record or record series under this Section to another governmental entity, another state, the United States, or a foreign government, or to a contractor or private provider, the City shall:
(a) inform the recipient of the record's classification and the accompanying restrictions on access; and
(b) if the recipient is not a governmental entity to which this Chapter applies, obtain the recipient's written agreement, which may be by mechanical or electronic transmission, that it will abide by those restrictions on access unless a statute, federal regulation, or interstate agreement otherwise governs the sharing of the record or record series.

(6) The City may disclose a record to another state, the United States, or a foreign government for the reasons listed in Subsections (1), (2), and (3) without complying with the procedures of Subsections (2) or (5) if disclosure is authorized by executive agreement, treaty, federal statute, compact, federal regulation, or state statute.

(7) (a) Subject to Subsections (7)(b) and (7)(c), a governmental entity receiving a record under this Section is subject to the same restrictions on disclosure of the material as the originating entity.

(b) A contractor or a private provider may receive information under this Section only if:

(i) the contractor or private provider's use of the record or record series produces a public benefit that is greater than or equal to the individual privacy right that protects the record or record series;

(ii) the record or record series it requests:

(A) is necessary for the performance of a contract with a governmental entity;

(B) will only be used for the performance of the contract with the governmental entity;

(C) will not be disclosed to any other person; and

(D) will not be used for advertising or solicitation purposes; and

(iii) the contractor or private provider gives written assurance to the governmental entity that is providing the record or record series that it will adhere to the restrictions of this Subsection (7)(b).

(c) The classification of a record already held by a governmental entity and the applicable restrictions on disclosure of that record are not affected by the governmental entity's receipt under this Section of a record with a different classification that contains information that is also included in the previously held record.

(8) Notwithstanding any other provision of this Section, if a more specific court rule or order, ordinance, policy, state statute, federal statute, or federal regulation prohibits or requires sharing information, that rule, order, ordinance, policy, statute, or federal regulation controls.

(9) Records that may evidence or relate to a violation of law may be disclosed to a government prosecutor, peace officer, or auditor.

4.01.207. Subpoenas.

(1) Subpoenas and other methods of discovery under the state or federal statutes or rules of civil, criminal, administrative, or legislative procedure are not written requests under Section 4.01.204.

(2) (a) (i) Except as otherwise provided in Subsection (2)(c), in judicial or administrative proceedings in which an individual is requesting discovery of records classified private, controlled, or protected under this Chapter, or otherwise restricted from access by other statutes, the court, or an administrative law judge shall follow the procedure in Utah Code Subsection 63G-2-202(7) (as amended), before ordering disclosure.

(ii) Until the court or an administrative law judge orders disclosure, these records are privileged from discovery.

(b) If the court or administrative order required disclosure, the terms of the order may limit the requester's further use and disclosure of the record in accordance with Utah Code Subsection 63G-2-202(7) (as amended), in order to protect the privacy interests recognized in this Chapter.

(c) Unless a court or administrative law judge imposes limitations in a restrictive order, this Section does not limit the right to obtain:

- (i) records through the procedures set forth in this Chapter; or
- (ii) medical records discoverable under state or federal court rules as authorized

by state law.

4.01.301. Records that must be disclosed.

(1) The following records are public except to the extent they contain information expressly permitted to be treated confidentially under the provisions of Subsections 4.01.201(3)(b) and (6)(a):

(a) laws;

(b) names, gender, gross compensation ranges, job titles, job descriptions, business addresses, business telephone numbers, number of hours worked per pay period, dates of employment, and relevant education, previous employment, and similar job qualifications of the City's former and present employees and officers excluding:

(i) undercover law enforcement personnel; and

(ii) investigative personnel, if disclosure could reasonably be expected to impair the effectiveness of investigations or endanger any individual's safety;

(c) final opinions, including concurring and dissenting opinions, and orders that are made by the City in an administrative, adjudicative, or judicial proceeding, except that if the proceedings were properly closed to the public, the opinion and order may be withheld to the extent that they contain information that is private, controlled, or protected;

(d) final interpretations of statutes or rules by the City unless classified as protected as provided in Subsections 4.01.3045(15), (16), and (17);

(e) information contained in or compiled from a transcript, minutes, or report of the open portions of a meeting of the City as provided by Title 52, Chapter 4, Open and Public Meetings, of the Utah Code (as amended), including the records of all votes of each member of the voting board, commission, or council;

(f) judicial records unless a court orders the records to be restricted under the rules of civil or criminal procedure or unless the records are private under this Chapter;

(g) unless otherwise classified, records filed with or maintained by county recorders, clerks, treasurers, surveyors, zoning commissions, the Division of Fire and State Lands, the School and Institutional Trust Lands Administration, the Division of Oil, Gas and Mining, the Division of Water Rights, or other governmental entities that give public notice of:

(i) titles or encumbrances to real property;

(ii) restrictions on the use of real property;

(iii) the capacity of persons to take or convey title to real property; or

(iv) tax status for real and personal property;

(h) data on individuals that would otherwise be private under this Chapter of the individual who is the subject of the record has given the City written permission to make the records available to the public;

(i) documentation of the compensation that the City pays to a contractor or private provider;

(j) summary data; and

(k) for an elected official, as defined in Utah Code Section 11-47-102 (as amended), a telephone number, if available, and email address, if available, where that elected official may be reached as required in Title 11, Chapter 47, Access to Elected Officials, of the Utah Code (as amended).

(2) The following records may be considered public, but to the extent that a record may be exempt from disclosure, access may be restricted under Subsection 4.01.201(3)(b), Sections 4.01.302, 4.01.303, or 4.01.304, or 4.01.305:

- (a) administrative staff manuals, instructions to staff, and statements of policy;
- (b) records documenting a contractor's or private provider's compliance with the terms of a contract with the City;
- (c) records documenting the services provided by a contractor or a private provider to the extent the records would be public if prepared by the City;
- (d) contracts entered in by the City;
- (e) any account, voucher, or contract that deals with the receipt or expenditure of funds by the City;
- (f) records relating to government assistance or incentives publicly disclosed, contracted for, or given by the City, encouraging a person to expand or relocate a business in Utah, except as provided in Subsection 4.01.304~~5~~(31);
- (g) chronological logs and initial contact reports;
- (h) correspondence by and with the City entity in which the City determines or states an opinion upon the rights of the state, a political subdivision, the public, or any person;
- (i) empirical data contained in drafts if:
 - (i) the empirical data is not reasonably available to the requester elsewhere in similar form; and
 - (ii) the City is given a reasonable opportunity to correct any errors or make non-substantive changes before release;
- (j) drafts that are circulated to anyone other than:
 - (i) within the City;
 - (ii) the state, or another political subdivision of the state;
 - (iii) a federal agency if the City and federal agency are jointly responsible for implementation of a program or project that has been legislatively approved;
 - (iv) a government-managed corporation; or
 - (v) a contractor or private provider;
- (k) drafts that have never been finalized but were relied upon by the City in carrying out action or policy;
- (l) original data in a computer program if the City chooses not to disclose the program;
- (m) arrest warrant after issuance, except that, for good cause, a court may order restricted access to arrest warrants prior to service;
- (n) search warrants after execution and filing of the return, except that a court, for good cause, may order restricted access to search warrants prior to trial;
- (o) records that would disclose information relating to formal charges or disciplinary actions against a past or present City employee if:
 - (i) the disciplinary action has been completed and all time periods for administrative appeal have expired; and
 - (ii) the charges on which the disciplinary action was based were sustained; and
 - (iii) the applicable statute of limitation has run for conduct that may expose the City to liability;
- (p) final audit reports;
- (q) occupational and professional licenses;
- (r) business licenses; and
- (s) a notice of violation, a notice of agency action under Utah Code Section 63-46b-3 (as amended), or similar records used to initiate proceedings for discipline or sanctions against persons regulated by the City, but not including records that initiate employee discipline.

4.01.302. Private records.

- (1) The following records are private:
 - (a) records concerning an individual's eligibility for unemployment insurance benefits, social services, welfare benefits, or the determination of benefit levels;
 - (b) records containing data on individuals describing medical history, diagnosis, condition, treatment, evaluation, or similar medical data;

(c) records of publicly funded libraries that when examined alone or with other records identify a patron;

(d) records concerning a current or former employee of, or applicant for employment with, the City that would disclose that individual's home address, home telephone number, social security number, insurance coverage, marital status, or payroll deductions;

(e) records or parts of records under Section 4.01.303 that a current or former employee identifies as private according to the requirements of that Section;

(ef) that part of a record indicating a person's social security number if provided under Utah Code Sections ~~31A-23a-202~~104, 31A-26-202, 58-1-301, 58-55-302, 61-1-4, or ~~61-2(f)-6203~~ (as amended);

(fg) records concerning a current or former employee of, or applicant for employment with the City, including performance evaluations and personal status information such as race, religion, or disabilities, but not including records that are public under Subsections 4.01.301(1)(b) or 4.01.301(2)(o), or private under Subsection 4.01.302(1)(d);

(gh) records describing an individual's finances, except that the following are public:

(i) records described in Subsection 4.01.301(1);

(ii) information provided to the City for the purpose of complying with a financial assurance requirement; or

(iii) records that must be disclosed in accordance with another statute;

(hi) other records containing data on individuals the disclosure of which constitutes a clearly unwarranted invasion of personal privacy;

(ij) records provided by the United States or by a government entity outside the state that are given with the requirement that the records be managed as private records, if the providing entity states that the record would not be subject to public disclosure if retained by it;

(jk) a record that:

(i) contains information about an individual;

(ii) is voluntarily provided by the individual; and

(iii) goes into an electronic database that:

(A) is designated by and administered under the authority of the Information Technology Division;

(B) acts as a repository of information about the individual that can be electronically retrieved and used to facilitate the individual's online interaction with the City;

(kl) information obtained through a criminal background check; and

(~~lm~~) utility customer account information concerning account status, or any amounts paid or owing;

(~~mn~~) an email address provided by a military or overseas voter under Utah Code Section 20A-16-501 (as amended);

(~~no~~) a completed military-overseas ballot that is electronically transmitted under Title 20A, Chapter 16, Uniform Military and Overseas Voters Act, of the Utah Code (as amended); and

(~~op~~) records received by or generated by or for the Ethics Review Commission, except for:
(i) the Commission's summary data report that is required in Utah Code Section 11-49-202 (as amended); and

(ii) any other document that is classified as public in accordance with Title 11, Chapter 49, Political Subdivisions Ethics Review Commission, of the Utah Code (as amended).

(2) The following records are private upon proper classification:

(a) records concerning a current or former employee of, or applicant for employment with the City, including performance evaluations and personal status information such as race, religion, or disabilities, but not including records that are public or private under Subsection (1)(b);

(b) records describing an individual's finances, except that the following are public:

(i) records described in Subsection 4.01.301(2);

(ii) information provided to the City for the purpose of complying with a financial assurance requirement; or

(iii) records that must be disclosed in accordance with another statute;

(c) other records containing data on individuals the disclosure of which constitutes a

clearly unwarranted invasion of personal privacy;

(d) records provided by the United States or by a government entity outside the state that are given with the requirement that the records be managed as private records, if the providing entity states in writing that the record would not be subject to public disclosure if retained by it; and

(e) Other similar records are private if properly classified by the City.

4.01.303. Private information concerning certain government employees.

(1) As used in this Section:

(a) "At-risk government employee" means a current or former:

(i) peace officer as specified in Utah Code Section 53-13-102 (as amended);

(ii) supreme court justice;

(iii) judge of an appellate, district, or juvenile court, or a court commissioner;

(iv) justice court judge;

(v) judge authorized by Title 39, Chapter 6, Utah Code of Military Justice, of the

Utah Code (as amended);

(vi) federal judge;

(vii) federal magistrate judge;

(viii) judge authorized by Armed Forces, Title 10, United States Code;

(ix) United States Attorney;

(x) Assistant United States Attorney;

(xi) a prosecutor appointed pursuant to Armed Forces, Title 10, United States

Code;

(xii) a law enforcement official as defined in Utah Code Section 53-5-711 (as

amended); or

(xiii) a prosecutor authorized by Title 39, Chapter 6, Utah Code of Military Justice,

of the Utah Code (as amended);

(b) "Family member" means the spouse, child, sibling, parent, or grandparent of an at-risk government employee who is living with the employee.

(2) (a) Pursuant to Subsection 4.01.302(1)(e) an at-risk government employee may file a written application that:

(i) gives notice of the employee's status to each agency of a government entity holding a record or a part of a record that would disclose the employee's or the employee's family member's home address, home telephone number, social security number, insurance coverage, marital status, or payroll deductions; and

(ii) requests that the government agency classify those records or parts of records private.

(b) An at-risk government employee desiring to file an application under this Section may request assistance from the government agency to identify the individual records containing the private information specified in Subsection (2)(a)(i).

(c) The City shall develop a form that:

(i) requires the at-risk government employee to provide evidence of qualifying employment;

(ii) requires the at-risk government employee to designate each specific record or part of a record containing the employee's home address, home telephone number, social security number, insurance coverage, marital status, or payroll deductions that the applicant desires to be classified as private; and

(iii) affirmatively requests that the government entity holding those records classify them as private.

(3) The at-risk government employee requesting the classification is hereby informed that the employee may not receive official announcements affecting the employee's property, including notices about proposed annexations, incorporations, or zoning modifications.

(4) A government agency holding records of an at-risk government employee classified as private under this Section may release the record or part of the record if:

(a) the employee or former employee gives written consent;

(b) a court orders release of the records; or
(c) the government agency receives a certified death certificate for the employee or former employee.

(5) (a) If the government agency holding the private record receives a subpoena for the records, the government agency shall attempt to notify the at-risk government employee or former employee by mailing a copy of the subpoena to the employee's last-known mailing address together with a request that the employee either:

(i) authorize release of the record; or
(ii) within ten (10) days of the date that the copy and request are mailed, deliver to the government agency holding the private record a copy of a motion to quash filed with the court who issued the subpoena.

(b) The government agency shall comply with the subpoena if the government agency has:

(i) received permission from the at-risk government employee or former employee to comply with the subpoena;

(ii) not received a copy of a motion to quash within ten (10) days of the date that the copy of the subpoena was mailed; or

(iii) received a court order requiring release of the records.

4.01.3034. Controlled records.

A record is controlled if:

- (1) the record contains medical, psychiatric, or psychological data about an individual; and
- (2) the City reasonably believes that:
 - (a) releasing the information in the record to the subject of the record would be detrimental to the subject's mental health or to the safety of any individual; or
 - (b) releasing the information would constitute a violation of normal professional practice and medical ethics.

4.01.3045. Protected records.

The following records are protected:

- (1) Trade secrets as defined in Utah Code Section 13-24-2 (as amended), if the person submitting the trade secret has provided the governmental entity with the information specified in Section 4.01.3089;
- (2) Commercial information or non-individual financial information obtained from a person if:
 - (a) disclosure of the information could reasonably be expected to result in unfair competitive injury to the person submitting the information or would impair the ability of the City to obtain necessary information in the future;
 - (b) the person submitting the information has a greater interest in prohibiting access than the public in obtaining access; and
 - (c) the person submitting the information has provided the City with the information specified in Section 4.01.3089;
- (3) Commercial or financial information acquired or prepared by the City to the extent that disclosure would lead to financial speculations in currencies, securities, or commodities that will interfere with a planned transaction by the City or cause substantial financial injury to the City or state economy;
- (4) Records, the disclosure of which could cause commercial injury to, or confer a competitive advantage upon a potential or actual competitor of a commercial project entity as defined in Utah Code Subsection 11-13-103(34) (as amended);
- (5) Test questions and answers to be used in future license, certification, registration, employment, or academic examinations;
- (6) Records, the disclosure of which would impair governmental procurement proceedings or give an unfair advantage to any person proposing to enter into a contract or agreement with the City, except that this Subsection does not restrict the right of a person to see bids submitted to or by the City after bidding has closed, the bids have been reviewed, and an award has been made, subject to Subsections (1) and (2);
- (7) Records that would identify real property or the appraisal or estimated value of real or personal property, including intellectual property, under consideration for public acquisition before any rights to the

property are acquired unless:

(a) public interest in obtaining access to the information outweighs the City's need to acquire the property on the best terms possible;

(b) the information has already been disclosed to persons not employed by or under a duty of confidentiality to the City;

(c) in the case of records that would identify property, potential sellers of the described property have already been informed by the City of its plans to acquire the property; ~~or~~

(d) in the case of records that would identify the appraisal or estimated value of property, the potential sellers have already been informed by the City of its estimated value of the property; ~~or~~

(e) to property under consideration for public acquisition is a single family residence and the governmental entity seeking to acquire the property has initiated negotiations to acquire the property as required under Utah Code Section 78B-6-505 (as amended).

(8) Records prepared in contemplation of sale, exchange, lease, rental, or other compensated transaction of real or personal property including intellectual property, which, if disclosed prior to completion of the transaction, would reveal the appraisal or estimated value of the subject property, unless:

(a) the public interest in access outweighs the interests in restricting access, including the City's interest in maximizing the financial benefit of the transaction; or

(b) when prepared by or on behalf of the City, appraisals or estimates of the value of the subject property have already been disclosed to persons not employed by or under a duty of confidentiality to the City;

(9) Records created or maintained for civil, criminal, or administrative enforcement purposes or audit purposes, or for discipline, licensing, certification, or registration purposes, if release of the records:

(a) reasonably could be expected to interfere with investigations undertaken for enforcement, discipline, licensing, certification, or registration purposes;

(b) reasonably could be expected to interfere with audits, disciplinary, or enforcement proceedings;

(c) would create a danger of depriving a person of a right to a fair trial or impartial hearing;

(d) reasonably could be expected to disclose the identity of a source who is not generally known outside of government and, in the case of a record compiled in the course of an investigation, disclose information furnished by a source not generally known outside of government if disclosure would compromise the source; or

(e) reasonably could be expected to disclose investigative or audit techniques, procedures, policies, or orders not generally known outside of government if disclosure would interfere with enforcement or audit efforts;

(10) Records, the disclosure of which would jeopardize the life or safety of an individual;

(11) Records, the disclosure of which would jeopardize the security of governmental property, governmental programs, or governmental record-keeping systems from damage, theft, or other appropriation or use contrary to law or public policy;

(12) Records that, if disclosed, would jeopardize the security or safety of a correctional facility, or records relating to incarceration, treatment, probation, or parole, that would interfere with the control and supervision of an offender's incarceration, treatment, probation, or parole;

(13) Records and audit work papers that identify audit, collection, and operational procedures and methods used by the Finance Department, if disclosure would interfere with audits or collections;

(14) Records of a governmental audit agency relating to an ongoing or planned audit until the final audit is released;

(15) Records prepared by ~~or on behalf of the City in anticipation of litigation that are not available under the rules of discovery an attorney, consultant, surety, indemnitor, insurer, employee, or agent of a governmental entity for, or in anticipation of, litigation or a judicial, quasi-judicial, or administrative proceeding;~~

(16) Records disclosing an attorney's work product, including the mental impressions or legal theories of an attorney or other representative of the City concerning litigation or the prevention thereof;

(17) Records of communications between the City and an attorney representing, retained, or employed by the City if the communications would be privileged as provided in Utah Code Section 78-24-8 (as amended);

(18) Personal files of an elected or appointed official, including personal correspondence to or from another elected or appointed official or legislator, but not correspondence that gives notice of legislative action or policy;

(19) Research requests from elected or appointed official to the office of the City Attorney or the Finance Director and research findings prepared in response to these requests;

(20) Drafts, unless otherwise classified as public;

(21) Records concerning the City's strategy about collective bargaining or imminent or pending litigation;

(22) Records of investigations of loss occurrences and analyses of loss occurrences that may be covered by outside insurance coverage, municipal insurance pool, workers' compensation, the Risk Management Fund, the Employers' Reinsurance Fund, the Uninsured Employers' Fund, or similar divisions or entities;

(23) Records, other than personnel evaluations, that contain a personal recommendation concerning an individual if disclosure would constitute a clearly unwarranted invasion of personal privacy, or disclosure is not in the public interest;

(24) Records that reveal the location of historic, prehistoric, paleontological, or biological resources that if known would jeopardize the security of those resources or of valuable historic, scientific, educational, or cultural information;

(25) Records of City departments if the disclosure of the records would conflict with the fiduciary obligations of the department;

(26) Records of the City Manager's and Mayor's offices, including, but not limited to, budget recommendations, legislative proposals, and policy statements, that if disclosed would reveal their contemplated policies or contemplated courses of action before they have implemented or rejected those policies or courses of action or made them public;

(27) Records of the office of finance relating to budget analysis, revenue estimates, and fiscal notes of proposed legislation before issuance of the final recommendations in these areas;

(28) Records provided by the United States or by a government entity outside the state that are given to the City with a requirement that they be managed as protected records if the providing entity states that the record would not be subject to public disclosure if retained by it;

(29) Transcripts, minutes, or reports of the closed portion of a meeting of a public body except as provided in Utah Code Section 52-4-7206 (as amended);

(30) Records that would reveal the contents of settlement negotiations but not including final settlements or empirical data to the extent that they are not otherwise exempt from disclosure;

(31) Memoranda prepared by staff and used in the decision-making process by an administrative law judge, or a member of any other body charged by law with performing a quasi-judicial function;

(32) Records that would reveal negotiations regarding assistance or incentives offered by or requested from the City for the purpose of encouraging a person to expand or locate a business in Utah, but only if disclosure would result in actual economic harm to the person or place the City at a competitive disadvantage, but this Section may not be used to restrict access to a record evidencing a final contract;

(33) Materials to which access must be limited for purposes of securing or maintaining the City's proprietary protection of intellectual property rights including patents, copyrights, and trade secrets;

(34) The name of a donor or a prospective donor to the City, including a public institution of higher education, and other information concerning the donation that could reasonably be expected to reveal the identity of the donor, provided that:

(a) the donor requests anonymity;

(b) any terms, conditions, restrictions, or privileges relating to the donation may not be classified protected by the City under this Subsection;

(35) The following records of the City, which have been developed, discovered, or received by or on behalf of officials, staff, employees, or private contractors of the City, such as unpublished notes, unpublished research notes and data, unpublished manuscripts, creative works in process, inquisitorial correspondence, and confidential information contained in research proposals. Nothing in this Subsection shall be construed to affect the ownership of a record;

(36) Accident reports, except as provided in Utah Code Sections 41-6a-404, 41-12a-202, and 73-18-13 (as amended);

(37) A notification of workers' compensation insurance coverage described in Utah Code Section 34A-2-205 (as amended);

(38) Records provided by any pawn or secondhand business to a law enforcement agency or to the central database in compliance with Title 13, Chapter 32a, Pawnshop and Secondhand Merchandise Transaction Information Act, of the Utah Code (as amended);

(39) Except to the extent that the record is exempt from this Chapter pursuant to Utah Code Section 63G-2-106 (as amended), records related to an emergency plan or program, a copy of which is provided to or prepared or maintained by the Public Works Department, and the disclosure of which would jeopardize:

(a) the safety of the general public; or

(b) the security of:

(i) governmental property;

(ii) governmental programs; or

(iii) the property of a private person who provides the City information;

(40) Unless otherwise classified as public under Utah Code Section 63G-2-301 (as amended), and except as provided under Utah Code Section 41-1a-116 (as amended), an individual's home address, home telephone number, or personal mobile phone number, if:

(a) the individual is required to provide the information in order to comply with a law, ordinance, rule, or order of a government entity; and

(b) the subject of the record has a reasonable expectation that this information will be kept confidential due to:

(i) the nature of the law, ordinance, rule, or order; and

(ii) the individual complying with the law, ordinance, rule, or order;

(41) Recorded Children's Justice Center investigative interviews, both video and audio, the release of which are governed by Utah Code Section 77-37-4 (as amended);

(42) In accordance with Utah Code Section 73-10-33 (as amended):

(a) a management plan for a water conveyance facility in the possession of the City; or

(b) an outline of an emergency response plan in possession of the City; and

(43) Information provided to the Department of Health or the Division of Occupational and Professional Licensing under Utah Code Subsections 58-68-304(3) or (4) (as amended).

4.01.3056. Procedure to determine classification.

(1) If more than one provision of this Chapter could govern the classification of a record, the City shall classify the record by considering the nature of the interests intended to be protected and the specificity of the competing provisions.

(2) Nothing in Subsection 4.01.302(2), Sections 4.01.3034, or 4.01.3067 requires the City to classify a record as private, controlled, or protected.

4.01.3067. Duty to evaluate records and make designations and classifications.

(1) The City, on a continuing basis, will:

(a) evaluate all record series that it uses or creates;

(b) designate those record series as provided by this Chapter; and

(c) report the designations of its record series to the state archives.

(2) The City may classify a particular record, record series, or information within a record at any time, but will not classify a particular record, record series, or information until access to the record is requested.

(3) The City may re-designate a record series or reclassify a record or record series, or information within a record at any time.

4.01.3078. Segregation of records.

Notwithstanding any other provision in this Chapter, if the City receives a request for access to a record that contains both information that the requester is entitled to inspect and information that the requester is not entitled to inspect under this Chapter, and, if the information the requester is entitled to inspect is intelligible, the City:

- (1) shall allow access to information in the record that the requester is entitled to inspect under this Chapter; and
- (2) may deny access to information in the record if the information is exempt from disclosure to the requester, issuing a notice of denial as provided in Section 4.01.205.

4.01.3089. Business confidentiality claims.

(1) (a) Any person who provides to the City a record that he believes should be protected under Subsections 4.01.3045(1) or (2) shall provide with the record a written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality.

(b) The claimant shall be notified by the City if a record claimed to be protected under Subsections 4.01.3045(1) or (2) is classified public or if the City determines that the record should be released after balancing interests under Subsections 4.01.201(5)(b) or 4.01.401(6).

(2) A person or governmental entity who complies with this Subsection (1) shall be notified by the City if:

(a) a record claimed to be protected under one of the following is classified public:

(i) Subsection 4.01.305(1);

(ii) Subsection 4.01.305(2); or

(iii) a combination of the provisions described in Subsection (2)(a)(i) through (ii);

or

(b) the governmental entity to whom the request for a record is made determines that the record claimed to be protected under a provision listed in Subsection (1)(b) should be released after balancing interests under Subsection 4.01.201(5)(b) or 4.01.401(6)

(23) Except as provided by court order, the City may not disclose records claimed to be protected under Subsections 4.01.3045(1) or (2) but which it determines should be classified public until the period in which to bring an appeal expires or the end of the appeals process, including judicial appeal. This Subsection does not apply where the claimant, after notice, has waived the claim by not appealing or intervening before the records officer.

(34) Disclosure or acquisition of information under this Chapter does not constitute misappropriation under Utah Code Subsection 13-24-2(2) (as amended).

4.01.401. Appeal to the City Manager.

(1) (a) Any person aggrieved by the records officer's determination under this Chapter, may appeal the determination ~~within thirty (30) days~~ to the office of the City Manager by filing a written notice of appeal. Said appeal must be filed within thirty (30) days of the City sending notice of a denial or from the date the request is considered denied.

(b) If the records officer claims extraordinary circumstances and specifies the date when the records will be available under Subsection 4.01.204(3), and, if the requester believes the extraordinary circumstances do not exist or that the time specified is unreasonable, the requester may appeal the claim of extraordinary circumstances or date for compliance within thirty (30) days after notification of a claim of extraordinary circumstances by the records officer, despite the lack of a "determination" or its equivalent under Subsection 4.01.204(7).

(2) The notice of appeal shall contain the following information:

(a) the petitioner's name, mailing address, and daytime telephone number; and

(b) the relief sought.

(3) The petitioner may file a short statement of facts, reasons, and legal authority in support of the appeal.

(4) (a) If the appeal involves a record that is the subject of a business confidentiality claim under Section 4.01.3089, the City Manager shall:

(i) send notice of the requester's appeal to the business confidentiality claimant within three (3) business days after receiving notice, except that if notice under this Section must be given to more than twenty (20) persons, it shall be given as soon as reasonably possible; and

(ii) send notice of the business confidentiality claim and the schedule for the City Manager's determination to the requester within three (3) business days after receiving notice of the requester's appeal.

(b) The claimant shall have seven (7) business days after notice is sent by the City Manager to submit further support for the claim of business confidentiality.

(5) (a) The City Manager shall make a determination on the appeal within the following period of time:

(i) within five (5) business days after the City Manager's receipt of the notice of appeal; or

(ii) within twelve (12) business days after the City sends the requester's notice of appeal to a person who submitted a claim of business confidentiality.

(b) If the City makes no determination within the time specified in Subsection (5)(a), it shall be deemed the equivalent of an order denying the relief sought.

(c) The provisions of this Section notwithstanding, the parties participating in the proceeding may, by agreement, extend the time periods specified in this Section.

(6) The City Manager may, upon consideration and weighing of the various interests and public policies pertinent to the classification and disclosure or nondisclosure, order the disclosure of information properly classified as private under Section 4.01.302 or protected under Section 4.01.304~~5~~ if the interests favoring access outweigh the interests favoring restriction of access.

(7) The City shall send written notice of the determination of the City Manager to all participants. If the City Manager affirms the denial in whole or in part, the denial shall include a statement that the requester has the right to appeal the denial to the ~~City Council~~Record Appeals Board, the time limits for filing an appeal, and the name and business address for the ~~City Council~~Record Appeals Board.

(8) A person aggrieved by the City's classification or designation determination under this Chapter, but who is not requesting access to the records, may appeal that determination using the procedures provided in this Section. If a nonrequester is the only appellant, the procedures provided in this Section shall apply, except that the determination on the appeal shall be made within thirty (30) days after receiving the notice of appeal.

(9) The duties of the City Manager under this Section may be delegated.

4.01.402. Initial appeal of a denial.

Any party in interest aggrieved by the City Manager's determination under Section 4.01.401, may appeal to the ~~City Council~~Record Appeals Board as provided in Section 4.01.403~~4~~.

4.01.403. Record Appeals Board.

(1) There is hereby created a Record Appeals Board, authorized to decide an appeal from the decision of the City Manager regarding the release of a record.

(2) The Board shall consist of three (3) members, one of whom shall be a City employee, with the other two (2) being members of the public, one of which has professional experience with requesting or managing records.

(3) The members of the Board will be appointed by the City Council. The City Council may appoint alternates to serve for occasions when members of the Board are unable to hear a matter.

4.01.403~~4~~. Appeals to the ~~City Council~~Record Appeals Board.

(1) A petitioner may appeal to the ~~City Council~~Record Appeals Board by filing a notice of appeal with the ~~Council's staff~~City Recorder no later than:

(a) thirty (30) days after the City Manager has granted or denied the records request in whole or in part, including a denial under Subsection 4.01.204(7); or

(b) forty-five (45) days after the original request for records if:

(i) the circumstances described in Subsection 4.01.401(1)(b) occur; and

(ii) the City Manager did not make a determination under Section 4.01.401.

- (2) The notice of appeal shall contain the following information:
- (a) the petitioner's name, mailing address, and daytime telephone number;
 - (b) a copy of any denial of the records request; and
 - (c) the relief sought.
- (3) The petitioner may file a short statement of facts, reasons, and legal authority in support of the appeal.
- (4) (a) Except as provided in Subsection (4)(b), no later than three (3) business days after receiving a notice of appeal, the ~~Council staff~~Board shall:
- (i) ~~schedule a hearing for the City Council to discuss the appeal at the next regularly scheduled Council meeting falling at least fourteen (14) days after the date the notice of appeal is filed but~~Board no longer than forty-five (45) days after the date the notice of appeal was filed provided, however, the ~~Council~~Board may schedule an expedited hearing upon application of the petitioner and good cause shown;
 - (ii) send a copy of the notice of hearing to the petitioner; and
 - (iii) send a copy of the notice of appeal, supporting statement, and a notice of hearing to:
 - (A) each member of the ~~Council~~Board;
 - (B) the records officer and the City Manager;
 - (C) any person who made a business confidentiality claim under Section 4.01.3089 for a record that is the subject of the appeal; and
 - (D) all parties in interest that participated in the proceedings before the City Manager.
- (b) The ~~Council~~Board staff may decline to schedule a hearing if the record series that is the subject of the appeal has been found by the ~~Council~~Board in a previous hearing to be appropriately classified as private, controlled, or protected. If the ~~Council~~Board staff declines to schedule a hearing, a notice shall be sent to the petitioner indicating that the request for hearing has been denied and the reason for the denial.
- (5) (a) A written statement of facts, reasons, and legal authority in support of the Manager's position must be submitted to the City Recorder not later than five (5) business days before the hearing.
- (b) The City shall send a copy of the written statement to the petitioner by first class mail, postage prepaid. The ~~staff~~City Recorder shall forward a copy of the written statement to each member of the ~~Council~~Board.
- (6) No later than ten (10) business days after the notice of appeal is sent ~~by the staff~~, a person whose legal interests may be substantially affected by the proceeding may file a request for intervention before the ~~Council~~Board. Any written statement of facts, reasons, and legal authority in support of the intervenor's position shall be filed with the request for intervention. The person seeking intervention shall provide copies of the statement to all parties to the proceedings before the ~~Council~~Board.
- (7) The ~~Council~~Board shall hold a hearing within the period of time described in Subsection (4).
- (8) At the hearing, the ~~Council~~Board shall allow the parties to testify, present evidence, and comment on the issues. The ~~Council~~Board may allow other interested persons to comment on the issues.
- (9) (a) The ~~Council~~Board may review the disputed records. However, if the ~~Council~~Board is weighing the various interests under Subsection (11) the ~~Council~~Board must review the disputed records. The review shall be in camera.
- (b) Members of the ~~Council~~Board may not disclose any information or record reviewed in camera unless the disclosure is otherwise authorized by this Chapter.
- (10) (a) Discovery is prohibited, but the ~~Council~~Board may issue subpoenas or other orders to compel production of necessary evidence.
- (b) When the subject of a ~~Council~~Board's subpoena disobeys or fails to comply with the subpoena, the ~~Council~~Board may file a motion for an order to compel obedience to the subpoena with the district court.
- (c) The ~~Council~~Board's review shall be de novo.
- (11) (a) No later than thirty (30) business days after the hearing, the ~~Council~~Board shall issue a signed order either granting the petition in whole or in part or upholding the determination of the City Manager in whole or in part.

(b) The Council Board may, upon consideration and weighing of the various interests and public policies pertinent to the classification and disclosure or nondisclosure, order the disclosure of information properly classified as private, controlled, or protected if the public interest favoring access outweighs the interest favoring restriction of access.

(c) In making a determination under Subsection (b), the Council Board shall consider and, where appropriate, limit the requester's use and further disclosure of the record in order to protect privacy interests in the case of private or controlled records, business confidentiality interests in the case of records protected under Subsections 4.01.3045(1) and (2), and privacy interests or the public interest in the case of other protected records.

(12) The order of the Council Board shall include:

(a) a statement of reasons, including statutory, regulatory, court rule, or other authority supporting the determinations;

(b) a description of the record or portions of the record to which access was ordered or denied, provided that the description does not disclose private, controlled, or protected information or information exempt from disclosure under Subsection 4.01.201(3)(b); and

(c) a statement that any party to the proceeding before the records committee may appeal the Council Board's decision to the district court.

(13) If the Council Board fails to issue a decision within thirty-five (35) days of the filing of the notice of appeal, that failure shall be considered the equivalent of an order denying the appeal. The petitioner shall notify the Council Board in writing if he considers the appeal denied.

4.01.4045. Judicial review.

(1) (a) Any party to a proceeding before the Council Board may petition for judicial review by the district court of the Council Board's order.

(b) The petition shall be filed within thirty (30) days after the date of the Council Board's order, or within thirty (30) days from the expiration of the time period set forth in Subsection 4.01.4034(13).

(c) The City is a necessary party to the petition for judicial review.

(d) The City Recorder shall be served with notice of the petition in accordance with the Utah Rules of Civil Procedure.

(2) (a) A requester may petition for judicial review by the district court of the City's determination as specified in Subsection 4.01.4045(1)(b).

(b) The requester shall file a petition no later than:

(i) thirty (30) days after the City has responded to the records request by either providing the requested records or denying the request in whole or in part;

(ii) thirty-five (35) days after the original request if the City failed to respond to the request; or

(iii) forty-five (45) days after the original request for records if:

(A) the circumstances described in Subsection 4.01.401(1)(b) occur; and

(B) the City Manager failed to make a determination under Section

4.01.401.

(3) The petition for judicial review shall be a complaint governed by the Utah Rules of Civil Procedure and shall contain:

(a) the petitioner's name and mailing address;

(b) a copy of the Council Board's order from which the appeal is taken, or claim that a determination has yet to be formalized and the prescribed time period has expired;

(c) the name and mailing address of the City's representative that issued the initial determination with a copy of that determination;

(d) a request for relief specifying the type and extent of relief requested; and

(e) a statement of the reasons why the petitioner is entitled to relief.

(4) If the appeal is based on the denial of access to a protected record, the court shall allow the claimant of business confidentiality to provide to the court the reasons for the claim of business confidentiality.

(5) All additional pleading and proceedings in the district court are governed by the Utah Rules of Civil Procedure, and applicable state law.

4.01.4056. Confidential treatment of records for which no exemption applies.

(1) If the City possesses records for which no exemption applies yet the records officer reasonably believes that said records require confidential treatment, the records officer shall:

- (a) not disclose said record until the completion of the appeal process and shall provide the reasons for the determination of confidentiality; or
- (b) pursue a declaratory judgment from a court of competent jurisdiction.

4.01.601. Rights of individuals on whom data is maintained.

(1) (a) The City shall file with the state archivist a statement explaining the purposes for which record series designated private or controlled are collected and used by the City.

(b) That statement is a public record.

(2) Upon request, the City shall explain to an individual:

(a) the reasons the individual is asked to furnish to the City information that could be classified private or controlled;

(b) the intended uses of the information; and

(c) the consequences for refusing to provide the information.

(3) The City may not use private or controlled records for purposes other than those given in the statement filed with the state archivist under Subsection (1) or for purposes other than those for which another governmental entity could use the record under Section 4.01.206.

4.01.602. Reserved.

4.01.603. Requests to amend a record; Appeals.

(1) (a) Subject to Subsection (7), an individual may contest the accuracy or completeness of any public, private, or protected record concerning him by requesting the City to amend the record. However, this Section does not affect the right of access to private or protected records.

(b) The request shall contain the following information:

(i) the requester's name, mailing address, and daytime telephone number; and

(ii) a brief statement explaining why the City should amend the record.

(2) The City shall issue an order either approving or denying the request to amend no later than thirty (30) days after receipt of the request.

(3) If the City approves the request, it shall correct all of its records that contain the same incorrect information as soon as practical. The City will not disclose the record until it has amended it.

(4) If the City denies the request, it shall:

(a) inform the requester in writing; and

(b) provide a brief statement giving its reasons for denying the request.

(5) (a) If the City denies a request to amend a record, the requester may submit a written statement contesting the information in the record.

(b) The City shall:

(i) file the requester's statement with the disputed record if the record is in a form such that the statement can accompany the record or make the statement accessible if the record is not in a form such that the statement can accompany the record; and

(ii) disclose the requester's statement along with the information in the record whenever the City discloses the disputed information.

(6) The requester may appeal the denial of the request to amend a record as set forth in Section 4.01.402, et seq., of this Chapter.

(7) This Section does not apply to records relating to title to real or personal property, medical records, judicial case files, police reports, or any other records that the City determines must be maintained in their original form to protect the public interest and to preserve the integrity of the record system.

4.01.701. Retention.

(1) All classified and categorized records shall be retained by the City for a time period no less than as established by the State Division of Archives and Records, except that the recordings of all meetings shall be kept for a period of one (1) year after approval of the official minutes. Closed meeting recordings shall be permanent.

(2) If a department creates or maintains documents that are not records under this Chapter, nor are categorized by the established retention schedule referred to in Subsection (1), the Director of said department shall inform the records officer of the contents, type, and purpose of the documentation. That Director, the records officer, and any other affected Department Director shall determine the retention period. If an agreement cannot be reached the longest period shall be adopted. Such a determination is subject to review by the City Manager and is also subject to the appeals process of this Chapter.

(3) Records that are retained for the purpose of evidence, for either criminal, civil, or administrative purposes, shall be retained for the time prescribed by the retention schedule or until the exhaustion of all possible appeals, whichever is longer.

4.01.702. Reserved.

4.01.703. Reserved.

4.01.704. Reserved.

4.01.705. Management of records.

Each Department Director, in conjunction with the records officer, will:

(1) Establish and maintain an active, continuing program for the economical and efficient management of the department's records as provided by this Chapter;

(2) Appoint one or more records officers who will be trained to work with the City's records officer in the care, maintenance, scheduling, disposal, classification, designation, access, and preservation of records;

(3) Make and maintain adequate and proper documentation of the organization, functions, policies, decisions, procedures, and essential transactions of the department;

(4) Submit to the records officer proposed schedules of records;

(5) Report to the records officer the proposed designation of record series that it maintains; and

(6) Report to the records officer the proposed classification of each record series that is to be classified.

4.01.801. Criminal penalties.

(1) (a) A public employee or other person who has lawful access to any private, controlled, or protected record under this Chapter, and who intentionally discloses or provides a copy of a private, controlled, or protected record to any person knowing that such disclosure is prohibited, is guilty of a class B misdemeanor.

(b) It is a defense to prosecution under Subsection (1)(a) that the actor released private, controlled, or protected information in the reasonable belief that the disclosure of the information was necessary to expose a violation of law involving government corruption, abuse of office, or misappropriation of public funds or property.

(c) It is a defense to prosecution under Subsection (1)(a) that the record could have lawfully been released to the recipient if it had been properly classified.

(2) (a) A person who by false pretenses, bribery, or theft, gains access to or obtains a copy of any private, controlled, or protected record to which he is not legally entitled is guilty of a class B misdemeanor. Each and any unlawful dissemination of this information constitutes a separate offense and is a class B misdemeanor.

(b) No person shall be guilty under Subsection (2)(a) who receives the record, information, or copy after the fact and without prior knowledge of or participation in the false pretenses, bribery, or theft.

(3) (a) A public employee who intentionally refuses to release a record, the disclosure of which the employee knows is required by law ~~or by final unappealed order from a governmental entity, a Council, or a court~~, is guilty of a class B misdemeanor.

(b) It is a defense to prosecution under Subsection (3)(a) that the public employee's failure to release the record was based on a good faith belief that the public employee was acting in accordance with the requirements of law.

(c) A public employee who intentionally refuses to release a record, the disclosure of which the employee knows is required by a final unappealed order from a government entity, the records committee, or a court is guilty of a class B misdemeanor.

SECTION III: 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 IV: 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 May, 2016.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



STEVEN L GARSIDE, Assistant City Attorney

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

Item Number: 5.B.

Subject:

Amendment to Title 8, Chapter 8.07, Section 8.07.060 of the Layton Municipal Code - Providing for Limited Use of Some City Parks for Persons and Their Leashed Dogs - Ordinance 16-18

Background:

Layton City's current Municipal Code, Title 8, Chapter 8.07, Section 8.07.060, prohibits dogs, regardless of being leashed, from all City owned parks, school premises during school hours and school activities, and posted picnic, pond, and play areas.

On April 1, 2015, Layton City began a study of park visitors behavior if they were allowed to bring their leashed dogs into two of the City parks. At that time, Sand Ridge and Chelsea Meadows Parks were opened to visitors and their leashed dogs. Since that time, their behavior and willingness to cleanup after their animals has been monitored by Parks staff. Staff also monitored the condition of the parks to determine if it was degraded because of this activity. Both parks were supplied with dog waste stations and signage informing patrons of the study and encouraging park users to provide comments on the study.

Since the study began, the City has received fifty-three (53) comments from visitors to the parks. Forty-four (44) of those comments (83%) were interpreted as positive to allow visitors to bring their leashed dogs into the parks. Nine (9) of the comments (17%) were interpreted as opposed to the idea of allowing visitors to bring their leashed dogs into the park. Parks staff, monitoring the condition of the parks, have reported that most visitors have demonstrated a willingness to keep their dogs on leash and clean up after their dogs. Staff has reported no negative consequences to the condition of the parks since the study began.

Staff is recommending the Council amend Layton Municipal Code, Title 8, Chapter 8.07, Section 8.07.060, to allow the public to recreate in a limited number of City Parks with their leashed dogs. This amendment to the City Code would allow park visitors to bring their leashed dogs into the Neighborhood Parks, Pocket Parks, and improved (landscaped) detention ponds, as defined in the Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan. This amendment to the Municipal Code will preserve the public's ability to continue to bring their leashed dogs on the City trails. It will also continue to prohibit dogs, whether on a leash or not on a leash from both Regional Parks (Commons Park and Ellison Park). Staff reviewed the proposed changes and study feedback results with Council on May 5, 2016, at the Council Work Meeting.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-18 approving the amendment of Title 8, Chapter 8.07, Section 8.07.060 of the Layton Municipal Code providing for the limited use of some City Parks for persons and their leashed dogs; 2) Adopt Ordinance 16-18 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 16-18 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 16-18 approving the amendment of Title 8, Chapter 8.07, Section 8.07.060 of the Layton Municipal Code providing for the limited use of some City Parks for persons and their leashed dogs.

ORDINANCE 16-18

AN ORDINANCE AMENDING TITLE 8, CHAPTER 8.07, SECTION 8.07.060 OF THE LAYTON MUNICIPAL CODE PROVIDING FOR LIMITED USE OF SOME CITY PARKS FOR PERSONS AND THEIR LEASHED DOGS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City provides for the health and safety of the public by prohibiting animals from any establishment or place of business where food or food products fit for human consumption are sold or distributed, including but not limited to restaurants, grocery stores, meat markets and fruit or vegetable stores; and

WHEREAS, the City has prohibited dogs, regardless of whether leashed, from all City owned parks, school premises during school hours and school activities, and posted picnic, pond and play areas; and

WHEREAS, the City has made accommodations for all service animals; and

WHEREAS, the City has conducted a year-long study at two City parks, Sand Ridge Park and Chelsie Park, during which time the public was allowed to bring dogs on leash and provide comments to the City; and

WHEREAS, the comments received from the public have strongly supported allowing visitors to bring their leashed dogs to the park with them, (83% in favor of leashed dogs in the park); and

WHEREAS, the City staff, maintaining the two City parks included in the study, have reported that most visitors have demonstrated a willingness to keep their dogs on leash and clean up after their dogs; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to amend Title 8, Chapter 8.07, Section 8.07.060 of the Layton Municipal Code allowing the public to recreate in a limited number of City parks with their leashed dogs.

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 8, Chapter 8.07, Section 8.07.060, shall be ~~enacted~~amended to read as follows:

8.07.060. Places prohibited to animals; and control of animals on City property.

(1) It shall be unlawful for any person to take or permit any animals, ~~excluding Hearing or Seeing Eye Dogs, whether on a leash or in the arms of their owners,~~ to enter or remain in;

(a) ~~a~~Any establishment or place of business where food or food products fit for human consumption are sold or distributed, including but not limited to restaurants, grocery stores, meat markets, and fruit or vegetable stores;

~~(2) (a) Dogs, whether on a leash or not on a leash, shall be completely prohibited from all City owned parks;~~

(b) ~~Ellison Park, Commons Park;~~

(c) ~~School premises during school hours and school activities;~~

(d) ~~Posted picnic, pond, and play areas, and;~~

(e) Place of worship during public service.

~~(b) Exceptions. (i) This Subsection shall not apply to guide dogs in the company of a blind or hearing impaired person, or other certified aid dogs, or dogs in the presence of their masters for the purpose of public education programs or law enforcement exercises. (ii) This Subsection shall not apply to the portions of the City's trail system that are outside of the boundaries of formal, established parks. However, any person having a dog on the trail system shall have a leash on the dog and be in control thereof at all times.~~

~~(3) It is unlawful for the owner of any dog, excluding Hearing or Seeing Eye Dogs, to permit the dog to enter or be in a place of worship during public service.~~

(2) Any person taking or permitting a dog in parks, not listed above, and; that are designated as neighborhood parks, pocket parks, improved detention basins, or established City trail systems, shall keep the dog under said person's direct physical control and on a leash no longer than sixteen feet (16'). Any person bringing or accompanying a dog to these locations shall immediately remove all dog excrement, deposited by the ~~it~~ dog-animal and deposit it in a sanitary manner.

(3) This Subsection shall not apply to Service Animals in the company of an impaired person, whether on a leash or being held by their owner. Service Animals in the presence of their master for the purpose of public education programs, animals used in conjunction with law enforcement exercises, or other civic events, wherein the presence of animals is specifically authorized by the City Council, shall also be exempt from the provisions of this Section.

SECTION III: 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 IV: 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 19th day of May, 2016.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



STEVEN L GARSIDE, Assistant City Attorney

SUBMITTING DEPARTMENT:



DAVID PRICE
Parks and Recreation Department Director

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

Item Number: 5.C.

Subject:

Bid Award – Associated Brigham Contractors, Inc. – Project 15-12 – Nalder and Nayon Storm Drain – Resolution 16-37 – In the Vicinity of Nayon Street (1250 East) from 1325 North to Lisa Street (1375 North) and Nalder Street (1300 East) from Gordon Avenue (1000 North) to Nalder Circle (1225 North)

Background:

Resolution 16-37 authorizes the execution of an agreement between Layton City and Associated Brigham Contractors, Inc. for the Nalder and Nayon Storm Drain, Project 15-12. The project includes the construction of approximately 2,400 linear feet of 15-inch to 18-inch storm pipe and appurtenances. This project will improve drainage and increase capacity for the areas surrounding Nalder Street and Nayon Street.

Two bids were received, with Associated Brigham Contractors, Inc. submitting the lowest responsive, responsible bid in the amount of \$381,038. The engineer's estimate was \$300,000.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-37 awarding the bid to Associated Brigham Contractors, Inc. for the Nalder and Nayon Storm Drain, Project 15-12; 2) Adopt Resolution 16-37 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 16-37 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-37 awarding the bid to Associated Brigham Contractors, Inc. for the Nalder and Nayon Storm Drain, Project 15-12 and authorize the City Manager to execute the necessary documents.

RESOLUTION 16-37

AUTHORIZING AN AGREEMENT WITH ASSOCIATED BRIGHAM CONTRACTORS, INC. FOR THE NALDER AND NAYON STORM DRAIN, PROJECT 15-12

WHEREAS, Layton City (hereinafter "City") has elected to construct street improvements to be known as The Nalder and Nayon Storm Drain, Project 15-12; and

WHEREAS, the City received bids for construction of the referenced project on May 5, 2016, 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. (hereinafter referred to as ABC, Inc.) the contractor for The Nalder and Nayon Storm Drain, Project 15-12.

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

1. ABC, Inc. is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for The Nalder and Nayon Storm Drain, Project 15-12.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with ABC, Inc. for The Nalder and Nayon Storm Drain, Project 15-12. 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 Nalder and Nayon Storm Drain, Project 15-12.

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 the offer of ABC, Inc. for The Nalder and Nayon Storm Drain, Project 15-12, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by ABC, Inc. and the formal award of the contract to ABC, Inc. for The Nalder and Nayon Storm Drain, Project 15-12, 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 19th day of May, 2016.

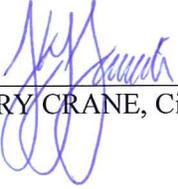
ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



For GARY CRANE, City Attorney



For TERRY COBURN, Public Works Director

Construction of the Nalder and Nayon Storm Drain Project, 15-12

Bid Opening May 5, 2016, 11:00 a.m.

Engineer's Estimate: \$300,000

				A.B.C. Construction		Ormond Construction Inc			
Schedule A: Nalder Street Storm Drain				QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
A1	Furnish and install 12 inch RCP	154	LF	\$67.00	\$10,318.00	\$95.44	\$14,697.76		
A2	Furnish and install 15 inch RCP	1043	LF	\$68.00	\$70,924.00	\$61.36	\$63,998.48		
A3	Furnish and install 18 inch RCP	596	LF	\$71.00	\$42,316.00	\$63.38	\$37,774.48		
A4	Construct standard hooded inlet box with bicycle safe grate	17	EA	\$2,261.00	\$38,437.00	\$4,090.15	\$69,532.55		
A5	Construct standard cleanout box with manhole	6	EA	\$2,444.00	\$14,664.00	\$4,075.65	\$24,453.90		
A6	Remove asphalt at intersection	3500	SF	\$1.06	\$3,710.00	\$1.40	\$4,900.00		
A7	Loop existing secondary water line	1	EA	\$5,413.00	\$5,413.00	\$4,060.35	\$4,060.35		
A8	Loop existing 6 or 8 inch ductile iron culinary	1	EA	\$4,156.00	\$4,156.00	\$6,102.14	\$6,102.14		
A9	Loop existing 3/4 to 1-inch culinary water lateral	1	EA	\$950.00	\$950.00	\$1,058.48	\$1,058.48		
A10	Remove and replace concrete collar on existing manhole	1	EA	\$660.00	\$660.00	\$650.00	\$650.00		
A11	Remove and replace concrete collar on existing valve	5	EA	\$522.00	\$2,610.00	\$450.00	\$2,250.00		
A12	Remove and replace existing 4 foot sidewalk	40	LF	\$26.00	\$1,040.00	\$76.00	\$3,040.00		
A13	Remove and replace existing 30 inch curb and gutter	40	LF	\$31.00	\$1,240.00	\$76.00	\$3,040.00		
A14	Remove waterway and curb return	5	EA	\$478.00	\$2,390.00	\$1,765.50	\$8,827.50		
A15	Remove and replace standard ADA handicap ramp	10	EA	\$1,117.00	\$11,170.00	\$2,500.00	\$25,000.00		
A16	Furnish and install 1 inch gravel bedding	500	TN	\$20.50	\$10,250.00	\$26.00	\$13,000.00		
A17	Furnish and install 3 inch minus, select borrow material for trench backfill above the pipe zone, if required	800	TN	\$16.75	\$13,400.00	\$26.00	\$20,800.00		
A18	Furnish and install 3/4 or 1 inch gradation, gravel roadbase. 8 in thick for roadways, 6 inch thick for curb and gutter, sidewalk, and drive approach construction	200	TN	\$22.68	\$4,536.00	\$26.00	\$5,200.00		
A19	Furnish and install 3 inch thick, 3/4 inch gradation, PG 58-28 asphalt surface course	100	TN	\$161.26	\$16,126.00	\$138.15	\$13,815.00		
A20	Flush and televise new storm drain lines	1	LS	\$5,162.00	\$5,162.00	\$5,379.00	\$5,379.00		
Schedule A Total:					\$259,472.00		\$327,579.64		

LAYTON CITY CORPORATION

Construction of the Nalder and Nayon Storm Drain Project, 15-12

Bid Opening May 5, 2016, 11:00 a.m.

Engineer's Estimate: \$300,000

				A.B.C. Construction		Ormond Construction Inc			
Schedule B: Nayon Drive Storm Drain				QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
B-1	Furnish and install 12 inch RCP	95	LF	\$67.00		\$6,365.00		\$95.44	\$9,066.80
B-2	Furnish and install 15 inch RCP	470	LF	\$72.00		\$33,840.00		\$61.36	\$28,839.20
B-3	Remove and dispose existing manholes/boxes @ STA 2+38	1	EA	\$643.00		\$643.00		\$735.00	\$735.00
B-4	Construct standard hooded inlet box with bicycle safe grate	6	EA	\$1,556.00		\$9,336.00		\$4,090.15	\$24,540.90
B-5	Construct standard cleanout box with manhole	4	EA	\$2,289.00		\$9,156.00		\$4,075.65	\$16,302.60
B-6	Construct standard combination inlet/cleanout	1	EA	\$3,123.00		\$3,123.00		\$6,620.75	\$6,620.75
B-7	Remove asphalt at intersection	1500	SF	\$0.70		\$1,050.00		\$1.40	\$2,100.00
B-8	Loop existing 6 or 8 inch ductile iron culinary water line	1	EA	\$4,698.00		\$4,698.00		\$6,102.14	\$6,102.14
B-9	Loop existing 3/4 to 1-inch culinary water lateral	1	EA	\$1,455.00		\$1,455.00		\$1,058.48	\$1,058.48
B-10	Remove and replace concrete collar on existing manhole	1	EA	\$660.00		\$660.00		\$650.00	\$650.00
B-11	Remove and replace concrete collar on existing valve	1	EA	\$530.00		\$530.00		\$450.00	\$450.00
B-12	Remove and replace existing 4 foot sidewalk	60	LF	\$23.00		\$1,380.00		\$76.00	\$4,560.00
B-13	Remove and replace existing 30 inch curb and gutter	80	LF	\$30.00		\$2,400.00		\$76.00	\$6,080.00
B-14	Remove waterway	1	EA	\$557.00		\$557.00		\$1,794.00	\$1,794.00
B-15	Remove and replace standard ADA handicap	4	EA	\$1,091.00		\$4,364.00		\$2,500.00	\$10,000.00
B-16	Furnish and install 1 inch gravel bedding material for pipe	200	TN	\$20.50		\$4,100.00		\$26.00	\$5,200.00
B-17	Furnish and install 3 inch minus, select borrow material for trench backfill above the pipe zone, if required	300	TN	\$16.75		\$5,025.00		\$26.00	\$7,800.00
B-18	Furnish and install 3/4 or 1 inch gradation, gravel roadbase. 8 in thick for roadways, 6 inch thick for curb and gutter, sidewalk, and drive approach construction	150	TN	\$22.68		\$3,402.00		\$26.00	\$3,900.00
B-19	Furnish and install 3 inch thick, 3/4 inch gradation, PG 58-28 asphalt surface course	160	TN	\$152.00		\$24,320.00		\$138.15	\$22,104.00
B-20	Flush and televise new storm drain lines	1	LS	\$5,162.00		\$5,162.00		\$2,395.00	\$2,395.00
Schedule B Total:						\$121,566.00			\$160,298.87
Project Total						\$381,038.00			\$487,878.51

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

Item Number: 5.D.

Subject:

Bid Award – Intermountain Slurry Seal, Inc. – Project 16-51 – Construction of the 2016-2017 Microsurface – Resolution 16-31 – Various Locations throughout City

Background:

Resolution 16-31 authorizes the execution of an agreement between Layton City and Intermountain Slurry Seal, Inc. for the Construction of the 2016-2017 Microsurface, Project 16-51. The project includes the placement of 200,000± square yards of microsurface material and work associated with this type of construction. This contract will begin July 1, 2016, and shall be for the 2017 fiscal year with two optional one-year extensions possible with mutual consent. This project will improve the condition, safety, and life of these various roads throughout the City.

Three bids were received, with Intermountain Slurry Seal, Inc. submitting the lowest responsive, responsible bid in the amount of \$258,000. The engineer's estimate was \$445,000.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-31 awarding the bid to Intermountain Slurry Seal, Inc. for the Construction of the 2016-2017 Microsurface, Project 16-51; 2) Adopt Resolution 16-31 with any amendments the Council deems appropriate; or 3) Reject all bids and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-31 awarding the bid to Intermountain Slurry Seal, Inc. for the Construction of the 2016-2017 Microsurface, Project 16-51 and authorize the City Manager to execute the necessary documents.

RESOLUTION 16-31

**AUTHORIZING AN AGREEMENT WITH INTERMOUNTAIN SLURRY SEAL, INC.
FOR THE CONSTRUCTION OF THE 2016-2017 MICROSURFACE, PROJECT 16-51**

WHEREAS, Layton City (hereinafter "City") has elected to construct street improvements to be known as The Construction of the 2016-2017 Microsurface, Project 16-51; and

WHEREAS, the City received bids for construction of the referenced project on April 21, 2016, 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 Intermountain Slurry Seal, Inc. as the contractor for The Construction of the 2016-2017 Microsurface, Project 16-51.

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

1. Intermountain Slurry Seal, Inc. is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for The Construction of the 2016-2017 Microsurface, Project 16-51.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Intermountain Slurry Seal, Inc. for The Construction of the 2016-2017 Microsurface, Project 16-51. 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 Intermountain Slurry Seal, 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 Construction of the 2016-2017 Microsurface, Project 16-51.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Intermountain Slurry Seal, 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 Intermountain Slurry Seal, Inc. shall constitute the offer of Intermountain Slurry Seal, Inc. for The Construction of the 2016-2017 Microsurface, Project 16-51, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by Intermountain Slurry Seal, Inc. and the formal award of the contract to Intermountain Slurry Seal, Inc. for The Construction of the 2016-2017 Microsurface, Project 16-51, 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 19th day of May, 2016.

ATTEST:

THIEDA WELLMAN, City Recorder

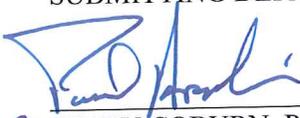
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



for GARY CRANE, City Attorney



for TERRY COBURN, Public Works Director

THE CONSTRUCTION OF THE 2016-2017 MICROSURFACE , PROJECT 16-51

Bid Opening April 21, 2016, 10:30 a.m.

Engineer's Estimate: \$445,000

		IntermountainSlurry Seal, Inc.		Morgan Pavement		Geneva Rock Products, Inc.			
2016-2017 Microsurface Project		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1	Furnish and Place Microsurface Material	200,000	SY	\$1.29	\$258,000.00	\$1.3275	\$265,500.00	\$1.45	\$290,000.00
Project Total					\$258,000.00	\$265,500.00	\$290,000.00		

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

Item Number: 5.E.

Subject:

Bid Award – Precision Asphalt Maintenance, Inc. – Project 16-52 – Construction of the 2016-2017 Street Mastic Seal – Resolution 16-36 – Various Locations throughout City

Background:

Resolution 16-36 authorizes the execution of an agreement between Layton City and Precision Asphalt Maintenance, Inc. for the Construction of the 2016-2017 Street Mastic Seal, Project 16-52. The project includes the placement of 127,000± square yards of frictional mastic seal material and work associated with this type of construction. This contract will begin July 1, 2016, and shall be for the 2017 fiscal year. This project will improve the condition, safety, and life of these various roads throughout the City.

Two bids were received, with Precision Asphalt Maintenance, Inc. submitting the lowest responsive, responsible bid in the amount of \$169,735.50. The engineer's estimate was \$170,000.00.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-36 awarding the bid to Precision Asphalt Maintenance, Inc. for the Construction of the 2016-2017 Street Mastic Seal, Project 16-52; 2) Adopt Resolution 16-36 with any amendments the Council deems appropriate; or 3) Reject all bids and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-36 awarding the bid to Precision Asphalt Maintenance, Inc. for the Construction of the 2016-2017 Street Mastic Seal, Project 16-52 and authorize the City Manager to execute the necessary documents.

RESOLUTION 16-36

AUTHORIZING AN AGREEMENT WITH PRECISION ASPHALT MAINTENANCE, INC. FOR THE CONSTRUCTION OF THE 2016-2017 STREET MASTIC SEAL, PROJECT 16-52

WHEREAS, Layton City (hereinafter "City") has elected to construct street improvements to be known as The Construction of the 2016-2017 Street Mastic Seal, Project 16-52; and

WHEREAS, the City received bids for construction of the referenced project on May 5, 2016, 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 Precision Asphalt Maintenance, Inc. the contractor for The Construction of the 2016-2017 Street Mastic Seal, Project 16-52.

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

1. Precision Asphalt Maintenance, Inc. is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for The Construction of the 2016-2017 Street Mastic Seal, Project 16-52.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Precision Asphalt Maintenance, Inc. for The Construction of the 2016-2017 Street Mastic Seal, Project 16-52. 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 Precision Asphalt Maintenance, 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 Construction of the 2016-2017 Street Mastic Seal, Project 16-52.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Precision Asphalt Maintenance, 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 Precision Asphalt Maintenance, Inc. shall constitute the offer of Precision Asphalt Maintenance, Inc. for The Construction of the 2016-2017 Street Mastic Seal, Project 16-52, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by Precision Asphalt Maintenance, Inc. and the formal award of the contract to Precision Asphalt Maintenance, Inc. for The Construction of the 2016-2017 Street Mastic Seal, Project 16-52, 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 19th day of May, 2016.

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



For GARY CRANE, City Attorney



For TERRY COBURN, Public Works Director

CONSTRUCTION OF THE 2016-2017 STREET MASTIC SEAL, PROJECT 16-52

Bid Opening May 5, 2016, 10:30 a.m.

Engineer's Estimate: \$170,000

				recision Asphalt Maintenance, Inc		Morgan Pavement Maintenance	
2016-2017 Street Mastic Seal		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1	Furnish and place emulsified asphalt material for a Frictional Mastic Surface Treatment Seal Coat including distributing public notices to each home or business prior to placement; sweeping the street area prior to placement; installing elevated reflective striping tape; providing barricades, flagmen, and other traffic control devices; covering and cleaning access manhole covers, valve box covers, cleanout box covers, and associated work items.	127,000	SY	\$1.3365	\$169,735.50	\$1.4570	\$185,039.00
Project Total:					\$169,735.50		\$185,039.00

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

Item Number: 5.F.

Subject:

Bid Award – Top Job, LLC – Project 16-53 – Construction of the 2016-2017 Crack Seal – Resolution 16-35 – Various Locations throughout City

Background:

Resolution 16-35 authorizes the execution of an agreement between Layton City and Top Job, LLC for the Construction of the 2016-2017 Crack Seal, Project 16-53. The project includes the installation of 35 tons of crack seal and other associated work items. This contract will begin July 1, 2016, and shall be for the 2017 fiscal year. This project will improve the condition, safety, and life of these various roads throughout the City.

Two bids were received, with Top Job, LLC submitting the lowest responsive, responsible bid in the amount of \$70,000. The engineer's estimate was \$91,000.

Alternatives:

Alternatives are to 1) Adopt Resolution 16-35 awarding the bid to Top Job, LLC for the Construction of the 2016-2017 Crack Seal, Project 16-53; 2) Adopt Resolution 16-35 with any amendments the Council deems appropriate; or 3) Reject all bids and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 16-35 awarding the bid to Top Job, LLC for the Construction of the 2016-2017 Crack Seal, Project 16-53 and authorize the City Manager to execute the necessary documents.

RESOLUTION 16-35

AUTHORIZING AN AGREEMENT WITH TOP JOB, LLC FOR THE CONSTRUCTION OF THE 2016-2017 CRACK SEAL, PROJECT 16-53

WHEREAS, Layton City (hereinafter "City") has elected to construct street improvements to be known as The Construction of the 2016-2017 Crack Seal, Project 16-53; and

WHEREAS, the City received bids for construction of the referenced project on May 5, 2016, 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 Top Job, LLC as the contractor for The Construction of the 2016-2017 Crack Seal, Project 16-53.

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

1. Top Job, LLC is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for The Construction of the 2016-2017 Crack Seal, Project 16-53.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Top Job, LLC for The Construction of the 2016-2017 Crack Seal, Project 16-53. 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 Top Job, LLC 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 Construction of the 2016-2017 Crack Seal, Project 16-53.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Top Job, LLC has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Top Job Asphalt shall constitute the offer of Top Job, LLC for The Construction of the 2016-2017 Crack Seal, Project 16-53, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by Top Job, LLC and the formal award of the contract to Top Job, LLC for The Construction of the 2016-2017 Crack Seal, Project 16-53, 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 19th day of May, 2016.

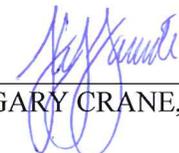
ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



For GARY CRANE, City Attorney



For TERRY COBURN, Public Works Director

LAYTON CITY CORPORATION

CONSTRUCTION OF THE 2016-2017 CRACK SEAL, PROJECT 16-53

Bid Opening May 5, 2016, 10:00 a.m.

Engineer's Estimate: \$91,000

			Top Job, LLC		Superior Asphalt, LC			
2016-2017 Crack Seal			QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
1	Furnish and place asphalt material for crack sealant (Elastoflex 65 or equivalent) as directed on the drawings, and as directed by the City Engineer including cleaning the crack or joint by high pressure air jetting.		35	TN	\$2,000.0000	\$70,000.00	\$2,578.0000	\$90,230.00
Project Total:						\$70,000.00		\$90,230.00

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

Item Number: 5.G.

Subject:

Final Plat – Morgan Estates Subdivision – Approximately 1675 East Ponderosa Street

Background:

The applicant, Joe Morgan, is requesting final plat approval for two lots on .77 acres for the Morgan Estates Subdivision, which is zoned R-1-10. Single Family residential is located to the east, north and west, and agriculture property is to the south.

The two lot subdivision is on a parcel between two existing subdivisions called Morgan Farms and Holmes Hollow that left the .77 acres as one parcel. When the Morgan Farms Subdivision went through the entitlement process there were geotechnical studies conducted, which included the Morgan parcel, which gave recommendations for development along the top of the north slope. Existing homes to the west of this property have implemented the recommendations of the geotechnical report. The preliminary plat requirements for hillside development were met during the original subdivision review process regarding geotechnical reviews, which was in 1979.

The City has required the applicant to conduct a small subdivision specific geotechnical report for final plat approval. The applicant provided a geotechnical study from G2 Gordon Geotechnical. Similar recommendations were given in the G2 Gordon Geotechnical report that were in the original geotechnical report for the Morgan Farms Subdivision. The City required a third party, or peer review, of the G2 Gordon Geotechnical report. The third party review was conducted by Geostrata. After extensive discussion between the geotechnical engineers and the City, Geostrata concurred with G2 Gordon Geotechnical's mitigation and recommendations for development.

The mitigation is to capture any ground water around the homes and on the slope through a sub-drain system.

Alternatives:

Alternatives are to 1) Grant final plat approval to Morgan Estates Subdivision subject to meeting the recommendations from all geotechnical studies and all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Morgan Estates Subdivision.

Recommendation:

On April 26, 2016, the Planning Commission unanimously recommended the Council grant final plat approval to Morgan Estates Subdivision subject to meeting the recommendations from all geotechnical studies and 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

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

Date: May 19, 2016

Re: Morgan Estates Final Plat

Location: Approximately 1675 East Ponderosa Street

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

Background:

The applicant, Joe Morgan, is requesting final plat approval for a two lot subdivision entitled Morgan Estates. The two lot subdivision is .77 acres with a density of 2.6 units per acre. Single family homes are located to the west, north and east; agriculture property is to the south.

The street improvements and other utilities were constructed when the Morgan Farms and Holmes Hollow subdivisions were developed. The two lot subdivision will have typical laterals connecting the utility service for the homes to the street.

Geotechnical History

The proposed subdivision is in a Sensitive Lands area of the City with geological features south of the .77 acre parcel, which consists of ground water and slope stability. Slope stability is associated with the ground water on the property. When the subdivision to the west, called Morgan Farms Subdivision, went through the entitlement process, there were geotechnical reports conducted by Dames and Moore, which gave recommendations for development along the top of the north slope. Existing homes to the west of this property have implemented the recommendations of the subdivision geotechnical report. The preliminary plat requirements for hill side development were met during the original subdivision review process in 1979. The Sensitive Lands ordinance was not adopted at that time and therefore a third party geotechnical review was not required for the Morgan Farms Subdivision.

The geotechnical processes and requirements similar to the existing Sensitive Lands ordinance were addressed when the entire subdivision was being developed. Preliminary and final plat approvals were given subject to following the geotechnical recommendations and mitigations.

The adjacent existing homes to the east in the Holmes Hollow Subdivision had lot specific geotechnical reports addressing slope stability issues for the slope to the south of the lots. These reports were submitted with the building permit for City Staff review.

The Holmes Hollow Estates lot at 1702 East Ponderosa Street to the east of the proposed subdivision was constructed in 2005 to 2006. The lot specific geotechnical report for this lot stated that the home required a drain system to remove potential water from around the home and slope. G2 Gordon Geotechnical mentions this lot as part of their review in their initial report regarding the subject property:

The January 4, 2010 AGEC report addresses the settlement of an existing home at 1702 East Ponderosa Street (Holmes Hollow Estates Lot 22). Aerial imagery indicates that this home was constructed between 2005 and 2006. At the time of the field work for this study, the home had been abandoned due to excessive foundation movements. The January 4, 2010 AGEC report investigated the reason for the movements and recommendations for repair. The study found a significant amount of poorly compacted fill at the back of the lot. Although movement from land sliding was not ruled out, it appears that the foundation movements are due to settlement of this poorly compacted fill.

Based on this follow up report as to why the existing home is having settlement issues, it was determined that the home was constructed on the incorrect type of fill and not compacted correctly. Other homes east of the proposed Morgan Estates Subdivision have not had any issues with settlement or landslides.

Geotechnical Recommendations

G2 Gordon Geotechnical provided their initial report for the Morgan Estates Subdivision on December 22, 2014. The report was written on October 29, 2014. The G2 report gave the following recommendations for building on the two lot subdivision. The same concerns were investigated by G2 that were reviewed with the adjacent existing home at 1702 East Ponderosa Street.

- 1. No fault scarps were observed on the site during this review. The 1988 aerial photograph showed a fault scarp to the east of the site.*
- 2. Based on research, the fault scarp did not extend onto the site, but terminated in one of the lots to the east.*
- 3. In the engineering geology review, no evidence of past or imminent slope stability was observed within the site boundaries.*
- 4. Ground water depths were observed at 5 to 14 feet below the surface. In two test pits ground water fluctuated at 14 feet below the surface and 6 to 7 feet in a third test pit.*
- 5. A recommendation – Non-engineered fills must be completely removed below the building footprint and rigid pavement areas.*
- 6. A recommendation – A qualified geotechnical engineer must aid in verifying that all non-engineered fills have been removed prior to the placement of structural site grading fills, floor slabs, footings, or foundations.*
- 7. A recommendation – A land drain be installed between the proposed homes and Ponderosa Drive as well as foundation sub drains to be installed around each structure. The land drain will need to extend 18 feet in depth and will direct water*

away from the slope to a suitable point of discharge. This installation will be required to extend across both lots.

8. A recommendation – During construction of the homes it is essential that no soil be stockpiled on the site and any surface water be directed away from the slope.

The City required a third party geotechnical review of G2's initial report. The City hired a local geotechnical engineering firm named Geostrata. Geostrata's initial review of G2's report required G2 to have a qualified license geologist examine the property in order to complete a formal landslide assessment.

G2 hired Western Geologic to assess any landslides on the proposed Morgan Estates Subdivision property. Western Geologic states the following:

1. Based on the 10,000 year history of the topography, the existing hazard from landslides at the site is high. However, as long as site conditions do not substantially change, it appears that the slopes should remain stable.
2. Care should be taken that proper drainage is maintained and site grading does not destabilize slopes in this area without prior geotechnical analysis and grading plans. Minimizing landscape irrigation will further improve slope stability.

G2 Gordon Geotechnical provides further studies and reports addressing Western Geologic's comments and Geostrata's comments. G2 gives their final recommendations for developing the two lot subdivision.

1. Though the landslide hazard is currently high, the proposed construction (if performed to the specifications of our study) will improve the stability of the slope and reduce the potential landslide hazard.
2. The site has not encountered evidence of past failures.
3. Utilizing the construction techniques detailed in our geotechnical study will only improve the integrity of the slope.
4. A recommendation – A second land drain at the base of the natural slope be added to the proposed slope modifications in order to further increase the stability of the slope. As an alternative, the proposed structures could be structurally designed to withstand up to 5 inches of slope deformation and provide adequate life safety.

Geostrata concurred with G2's report and recommendations. It is their opinion that the analysis was completed in accordance with the current standard of care and that adequate factors of safety have been met.

Staff Recommendation:

Staff recommends final plat approval be granted subject to meeting all geotechnical studies and Staff requirements.

Engineering BWT

Planning [Signature]

Fire [Signature]

Planning Commission Action: On April 26, 2016, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all geotechnical studies and Staff requirements as outlined in Staff memorandums.

The Commission asked for public comment. Three residents spoke to the Planning Commission about their concerns with the existing home to the east at 1702 East Ponderosa Street. The resident's comments consisted of the following:

1. *The existing home to the east of the proposed Morgan Estates Subdivision is sliding causing large gaps in the foundation and making the home structurally unsafe.*
2. *Portions of the home to the east are halfway down the hillside.*
3. *Groundwater is causing the home to slide.*
4. *No one is living in the home because it is unsafe, must be owned by a bank.*
5. *Do not want the two homes built due to losing their view of the mountains.*

Based on these comments, City Staff visited the existing home to the east at 1702 East Ponderosa Street the next morning and found in walking around the home that there is a four to six inch separation from the concrete patio slab and the home's foundation. This is causing the base of the post for the above deck to tilt. There were no signs of large gaps in the foundation walls of the home.

There are no portions of the home halfway down the hillside and there is no evidence of groundwater contributing to the home sliding. However, irrigation water and down spouts can be the cause of the deck posts to tilt. As mentioned in the geotechnical history of this report, the home was built on poorly compacted fill and may have caused portions of the patio slab/deck to settle.

City staff has spoken with the current homeowners about the home. The homeowners have been out of town for awhile. The homeowners mentioned to City Staff that they do not know of any structural damage to the home; however, someone had damaged portions of the home by ripping up tile and punching holes in the walls. City Staff will visit with the homeowner within the next week to inspect the home to determine if there are any occupancy issues.



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: Joe Morgan – mvnn9@q.com

FROM: Mark Stenquist, Staff Engineer

CC: Fire Department and Community Planning and Development Department

DATE: April 12, 2016

RE: **Morgan Estates Subdivision Dedication Plat (3rd Submittal)**

I have reviewed the construction drawings and dedication plat submitted on March 14, 2016 for the proposed Morgan Estates Subdivision, located at approximately 1685 East Ponderosa Street. The construction drawings and dedication plat have been stamped "APPROVED AS CORRECTED." The following items will need to be addressed prior to scheduling a preconstruction meeting.

General Notes

1. *Lighting* - The developer will be required to pay a total of \$4,840.00 prior to the preconstruction meeting for this subdivision. This fee includes the installation costs for the lights which will be installed by the City's contractor. These lighting costs are estimates only. The Developer will be required to pay for the actual costs incurred by the City.
2. *Bonding* - A cost estimate from a contractor will need to be submitted for review. This will be used to determine the bonding amount. A bond will be required for the public improvements on Ponderosa Street before a preconstruction meeting can be scheduled.
3. *Water Exactions* - Layton City passed an ordinance on November 4, 2004 requiring all developments to provide irrigation water shares for culinary water supply. Based on the lot configuration the water exaction required for Morgan Estates is 2 acre feet. The exaction will need to be submitted prior to scheduling a preconstruction meeting.

The following three companies have water shares acceptable to Layton City:

Kays Creek Irrigation (A or B stock) (3 acre-feet = 1 share)

Holmes Creek Irrigation (3 acre-feet = 1 share)

Davis & Weber Canal Company (6 acre-feet = 1 share)

Each company can tell you a price per share and verify the amount of acre-feet of water included in a share or partial share.

4. Five complete sets of plans that have been stamped and signed by a P.E. will need to be provided prior to scheduling a preconstruction meeting. The plans will need to incorporate the following corrections.

Dedication Plat

1. A current title report will need to be submitted.

2. Layton City standard for PUDE is 7' in the front, 10' at the rear of the lot, and 10' at the side lot line, with no more than 7' on one side and no less than 3' on the other side. The PUDE description in note 2 and the labels on the plat will need to be changed to conform to this standard.
3. The bearing and distance for the call from the Northeast corner of the subdivision to the street centerline is incorrect. The bearing of the call will need to be changed to S 12d48'01" E, the same as the East line's bearing. The distance of 29.09' also places the line ~ 4' past the centerline. This distance will need to be changed to meet the centerline of Ponderosa Street.
4. The "Existing Fire Hydrant" label at the Northwest corner will need to be removed.
5. In the subtitle, "Layton City" will need to be placed before "Davis County".
6. The text frame on the leader notes partially obscures the text. The Davis County Recorder's Office is returning plats for this type of obstruction. The text will need to be clarified.

Construction Drawings

Sheet SS-1

1. The material and slope of the land drain line that runs the perimeter of the two lots will need to be included in the drawings.



Community • Prosperity • Choice

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

Memorandum

To: Joe Morgan
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: March 16, 2016
Re: Morgan Estates Subdivision, Final Approval V – 275 North & Pinion

The Morgan Estates Subdivision located at 275 North and Pinion Street is within the future service area of Boynton Park. There haven't been any changes for this subdivision that would affect the Parks and Recreation Department.

The Parks & Recreation Department has no comments or concerns regarding Morgan Estates Subdivision.

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





Community • 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: Dean Hunt, Fire Marshal

RE: Morgan Estates Subdivision @ 275 North Pinion

CC: 1) Engineering
2) Joe Morgan, mvnn9@g.com

DATE: February 2, 2016

I have reviewed the site plan for final approval and the plat for the above referenced project submitted on January 27, 2016. The Fire Prevention Division of this department has no further comments or concerns regarding this project. However, refer to previous Memorandums for any requirements during development of this project.

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.

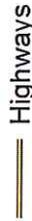
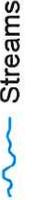
DBH\Morgan Estates S16-015:kn
Plan # S16-015, District # 33
Project Tracker #LAY 1412311492
ERS# 9008

CITY COUNCIL

Morgan
Estates

Final Plat

Legend

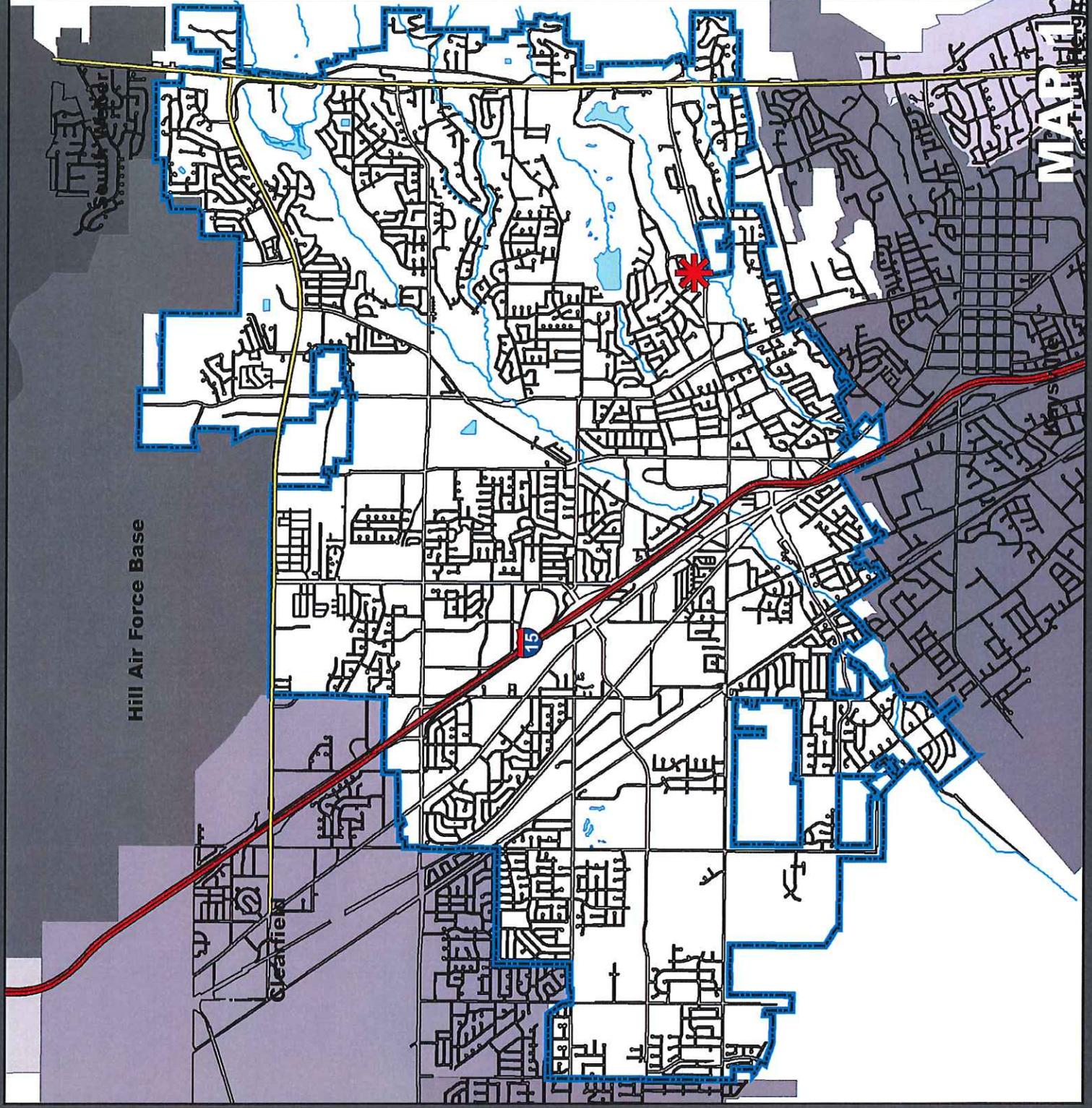
-  City Boundary
-  Interstate 15
-  Highways
-  Lakes
-  Streams

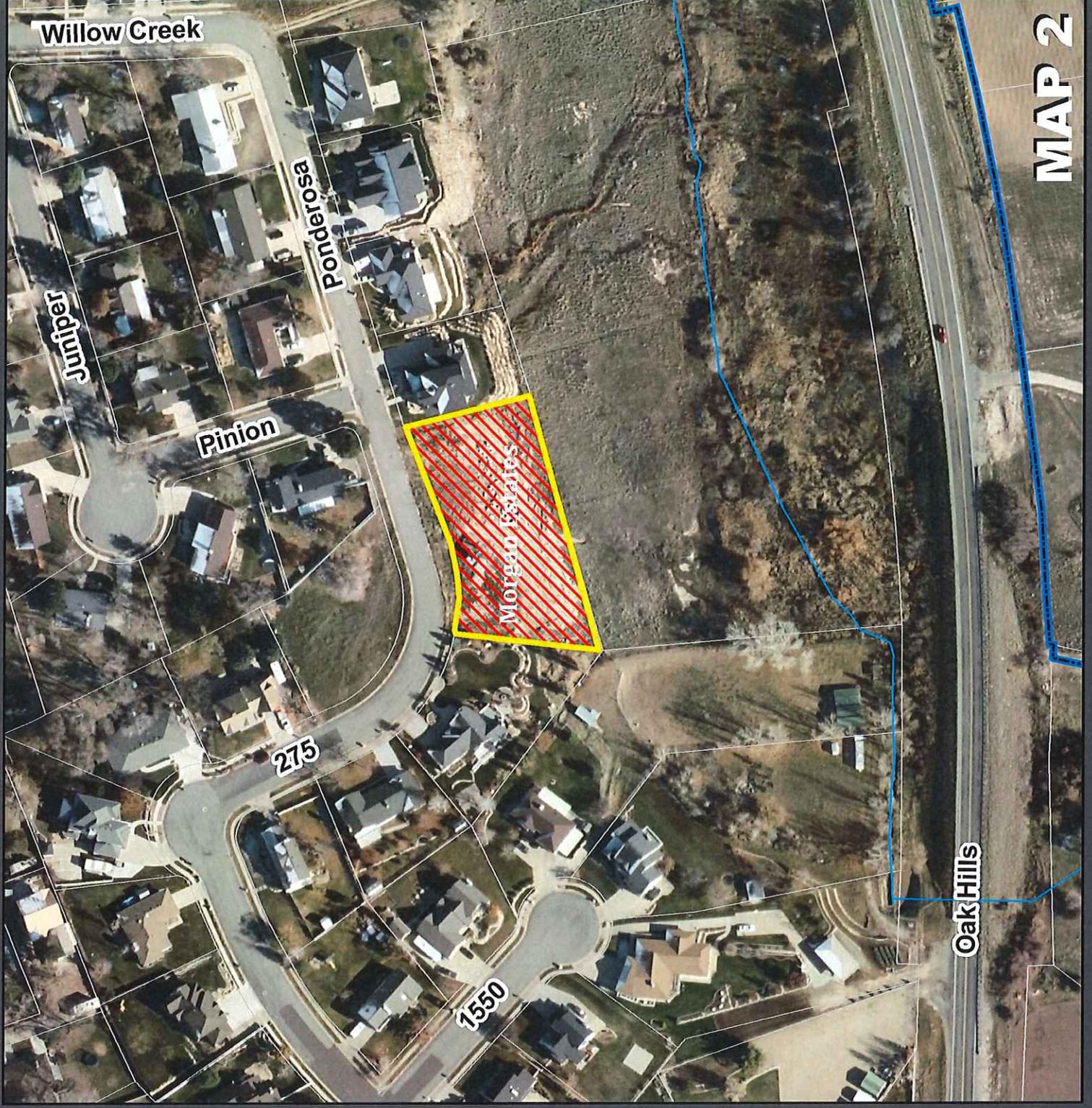
 - Project Site



1 inch = 4,605 feet







MAP 2

CITY COUNCIL

Morgan Estates

Final Plat

Legend

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



1 inch = 139 feet





CITY COUNCIL

Morgan Estates

Final Plat

Legend

-  Streams
-  Property
-  Boundary
-  Lakes



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

Item Number: 5.H.

Subject:

Road Dedication Plat – Scott Neil – 3200 West Gordon Avenue

Background:

The applicant, Scott Neil, is dedicating property to Layton City for the full width of 3200 West and Gordon Avenue. Through rezone, parcel split and site plan review, City Staff discovered that the half widths of 3200 West and Gordon Avenue were never dedicated to the City. The property is still under the ownership of Mr. Neil.

The attached road dedication plat shows that 33 feet needs to be dedicated for 3200 West and 44 feet needs to be dedicated for Gordon Avenue.

Alternatives:

Alternatives are to 1) Grant road dedication plat approval for Scott Neil subject to meeting all Staff requirements; or 2) Deny granting road dedication plat approval for Scott Neil.

Recommendation:

On April 26, 2016, the Planning Commission unanimously recommended the Council grant road dedication plat approval for Scott Neil subject to meeting all Staff requirements.

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: May 19, 2016

Re: Scott Neil Road Dedication Plat

Location: 3200 West Gordon Avenue

Zoning: Adjacent to PB (Professional Business) and R-S (Residential Suburban)

Description:

The applicant, Scott Neil, has been requested by the City to provide a road dedication plat as part of development of the dental building that will be located on the corner of 3200 West Gordon Avenue.

Background:

During the rezone, parcel split and site plan reviews, it was discovered by City Staff that half of 3200 West and half of Gordon Avenue has not been dedicated to the City. The road half widths are still part of the Neil property. The applicant will be dedicating 33 feet of width by a length of 825 feet or 27,225 square feet for 3200 West. The applicant will be dedicating 44 feet of width by a length of 183 feet or 8,052 square feet for Gordon Avenue.

Staff Recommendation:

Staff recommends road dedication plat approval be granted subject to meeting all Staff requirements.

Engineering 

Planning 

Fire 

Planning Commission Action: On April 26, 2016, the Planning Commission voted unanimously to recommend the Council grant road dedication plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comment was 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: Scott Argyle; sargyle@entellus.com
Scott Neil; scottjneil@gmail.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Legal Department/Community Planning and Development Department

DATE: April 4, 2016

RE: Gordon Avenue 3200 West Road Dedication (1st submittal)

I have reviewed the Road Dedication plat submitted on March 23, 2016 for the Gordon Avenue and 3200 West. The plat has been stamped "APPROVED AS CORRECTED." The following items will need to be addressed with the final mylar.

1. The wording in the City Council Approval signature block will need to be changed to match the wording of the Planning Commission signature block.
2. The overall parcel has been split. Each parcel will need to be shown and labeled with the owner and tax i.d. information.
3. Gordon Avenue and 3200 West will need to be label as public streets.
4. A title report will need to be submitted. Any easements included in the report will need to be identified on the plat or removed from the report.

CITY COUNCIL

Scott Neil Road Dedication Plat

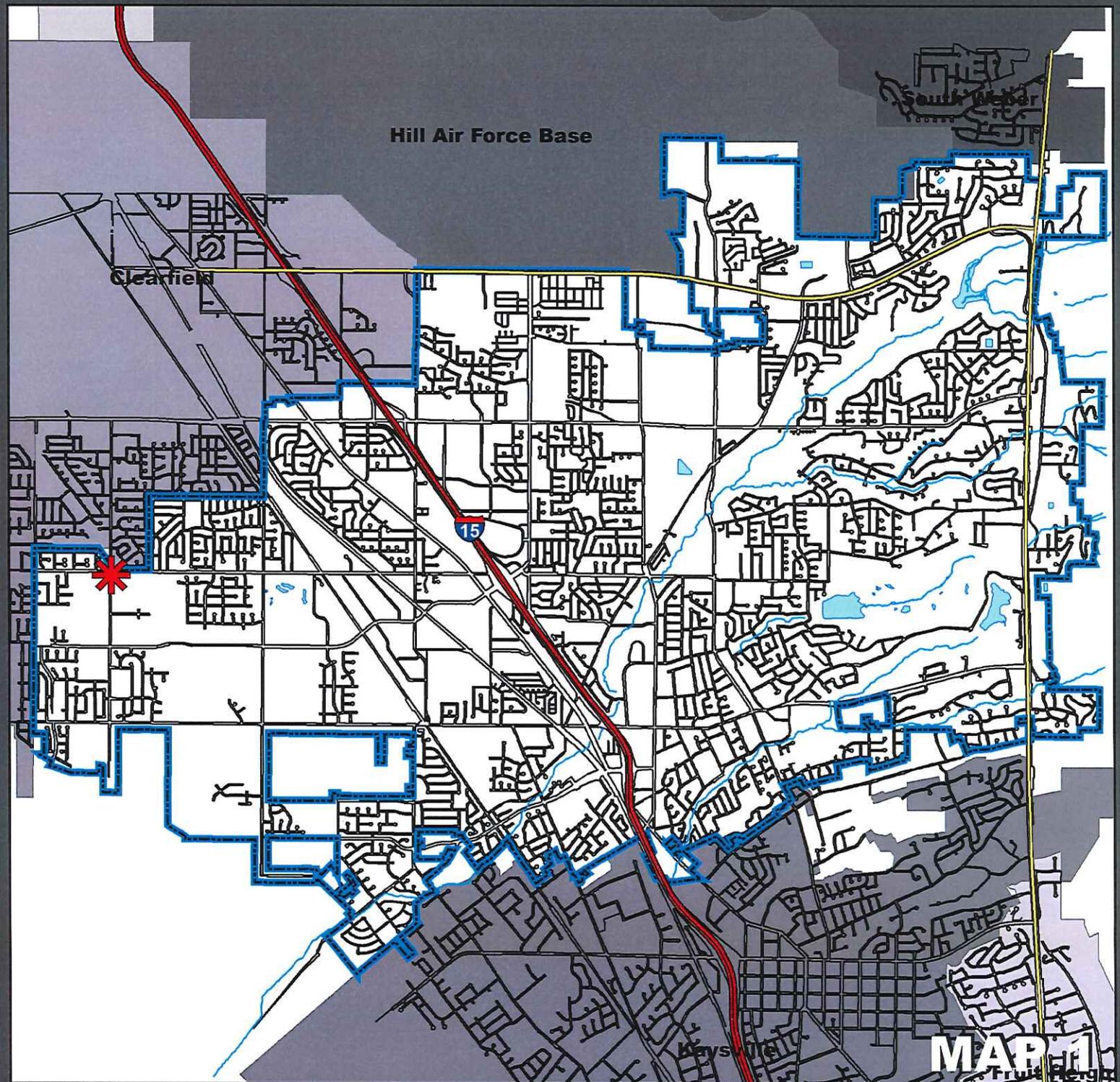
Legend

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

 - Project Site



1 inch = 4,605 feet



CITY COUNCIL

Scott Neil Road Dedication Plat

Legend

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



1 inch = 218 feet



MAP 2

NORTH WEST CORNER
OF SECTION 24,
T.4N., R.2W., S.L.B.&M.
(NOT FOUND)

$S89^{\circ}50'13''E$
211.20'

$S00^{\circ}09'50''W$
43.85'

GORDON
AVENUE

$S45^{\circ}09'47''W$
17.84'

$N89^{\circ}10'55''W$
165.59'

DENTAL Bldg.
SITE

$N00^{\circ}09'50''E$
825.00'

$S00^{\circ}09'54''W$ 770.43'

REMAINING
PROPERTY

$N89^{\circ}50'13''W$
33.00'

3200 WEST
STREET

$N44^{\circ}57'46''E$ 3763'
BASIS C

WEST QUARTER CORNER
OF SECTION 24,
T.4N., R.2W., S.L.B.&M.

33' 33'
65'

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

Item Number: 6.A.

Subject:

Development Agreement, General Plan Amendment and Rezone Request – 193 Associates, LLC/Anderson Holdings, LLC – B-RP (Business-Research Park) to R-1-8 and R-1-6 (Low Density Residential) – Resolution 16-24, Ordinance 16-15, Ordinance 16-13 and Ordinance 16-14 – Approximately 1374 East 3100 North

Background:

The property proposed for General Plan amendment and rezone contains a total of approximately 31.45 acres located on the east side of North Hills Drive at approximately 1374 East. The General Plan amendment and rezone area is east of Sun Hills Golf Course and is surrounded by unincorporated county to the north, B-RP zoning to the east, A, CP-1 and R-M1 zoning to the south, and R-1-6 zoning to the west (see attached Map 2). The rezone area has frontage on North Hills Drive (3100 North) and is situated such that Church Street will extend through the eastern portion of the rezone area.

The General Plan amendment and rezone request is accompanied by a development agreement that outlines the City and owner's undertakings relative to utilities, streets (both on and off-site), and zoning. The applicant for the General Plan amendment and rezone is Anderson Holdings, LLC representing 193 Associates, LLC, owner of the 31.45 acres.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 16-24 approving the Development Agreement; 2) Adopt Resolution 16-24 approving the Development Agreement with modifications; or 3) Not adopt Resolution 16-24 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 16-15 approving the General Plan amendment from Business-Research Park to Low Density Residential at 3-6 units per acre; or 2) Not adopt Ordinance 16-15 denying the General Plan amendment request.

Alternatives to the Third Motion: Alternatives are to 1) Adopt Ordinance 16-13 approving the rezone from B-RP to R-1-8 based on the owner and subsequent developer of the property agreeing to the terms of the attached Development Agreement; or 2) Not adopt Ordinance 16-13 denying the rezone request from B-RP to R-1-8.

Alternatives to the Fourth Motion: Alternatives are to 1) Adopt Ordinance 16-14 approving the rezone from B-RP to R-1-6 based on the Owner and subsequent developer of the property agreeing to the terms of the attached Development Agreement; or 2) Not adopt Ordinance 16-14 denying the rezone request from B-RP to R-1-6.

Recommendation:

The Planning Commission reviewed this Development Agreement, General Plan amendment and rezone request on April 12, 2016, and April 26, 2016. The Planning Commission recommends the Council adopt Resolution 16-24 approving the Development Agreement. The Planning Commission also recommends the Council adopt Ordinance 16-15 approving the General Plan amendment from Business-Research Park to Low Density Residential at 3-6 units per acre; and Ordinances 16-13 and 16-14 approving the rezone request from B-RP to R-1-8 and R-1-6. The recommendation for approval of the General Plan amendment and rezone request is based on the owner and subsequent developer of the property agreeing to the terms of the Development Agreement. The Development Agreement is drafted to address various utility, street connection and land use compatibility issues with the adjacent single family neighborhoods and business park uses and zoning on and adjacent to the subject property.

Staff supports the recommendation of the Planning Commission.

RESOLUTION 16-24

ADOPTING AN AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND 193 ASSOCIATES, LLC.

WHEREAS, 193 Associates, LLC (Owner) is developing certain property located at approximately 1374 East 3100 North ("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 Subject Area to accommodate 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 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 193 Associates, LLC" 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 _____, 2016.

ATTEST:

By: _____
THIEDA WELLMAN, City Recorder

By: _____
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

By: 
^{For} GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

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

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND
193 ASSOCIATES, LLC.**

THIS AGREEMENT for the development of land (hereinafter referred to as this "Agreement") is made and entered into this _____ day of _____, 2016, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and 193 ASSOCIATES, LLC (hereinafter referred to as "Owner"), with 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 considered an application for a zone change from B-RP (Business-Research Park) to R-1-6 and R-1-8 (Single Family Residential), of a portion of certain property located at approximately 1374 East 3100 North in Layton City (hereinafter the "Subject Area"); and

WHEREAS, the total area proposed for development consists of approximately 31.45 acres (the "Subject Area") and is depicted on Exhibit A attached hereto (hereinafter Exhibit "A"); and

WHEREAS, the total area proposed for rezone from B-RP to R-1-6 and R-1-8 consists of approximately 24.71 acres (the "Rezone 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 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 is willing to grant R-1-6 and R-1-8 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 its 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 I
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 193 ASSOCIATES, LLC.
- 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 193 ASSOCIATES, LLC. The principal office for Owner is 1450 East Pioneer Road, Draper, UT 84020.

1.4 “Owner’s Undertakings” shall have the meaning set forth in Article IV.

1.5 “B-RP” zoning shall mean a business and research park 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 “R-1-6” 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.

1.7 “R-1-8” 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.

1.8 “Subject Area” shall have the meaning set forth in the Recitals hereto. The Subject Area is depicted on Exhibit “A” attached hereto.

1.9 “Rezone Area” shall have the meaning set forth in the Recitals hereto. The Rezone Area is depicted on Exhibit “B” attached hereto.

1.10 “Concept Plan” shall mean the concept plan for the Rezone Area as depicted on Exhibit “C” attached hereto.

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 Zoning consistent with “Exhibit B” is a condition precedent to Owner’s Undertakings in Article IV. Zoning of the Subject Area shall reflect the general concept as depicted in “Exhibit B”, which includes:

2.2.1. Approximately 12.86 acres of R-1-6 (Single Family Residential) zoning;

2.2.2. Approximately 11.85 acres of R-1-8 (Single Family Residential) zoning;

2.2.3. Approximately 6.74 acres of B-RP (Business-Research Park) zoning.

ARTICLE III CITY’S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Section Article IV, City shall approve the rezone of the Subject Area from its present zoning of B-RP to R-1-6 and R-1-8, with an effective date of no sooner than the effective date and adoption of this Agreement by the City Council. Any zoning amendment shall occur upon a finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of Layton City to make such a change at this time. All permits

and site plan reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

3.2 The proposed zoning changes are as reflected on "Exhibit B" for the overall area.

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 has 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 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.** Culinary water service for the Subject Area will require water line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the R-1-6 and R-1-8 portion (hereinafter "residential portion") of the Subject Area.

4.2.1. Owner shall be responsible, when applicable, for the acquisition of all necessary easements for the construction and installation of all culinary water improvements.

4.2.2. Development of the B-RP portion of the Subject Area will require the extension, construction and installation of a 16-inch water line in Church Street through and to the north boundary of the Subject Area.

4.2.3. Development of the residential portion of the Subject Area will require the off-site extension, construction and installation of a 10-inch water line in 3100 North from the intersection of 3100 North and 1250 East to the western boundary of the Subject Area.

4.2.4. The Fire Marshal will determine the required fire flow and fire protection requirements from both water lines servicing the Subject Area.

4.3 **Sanitary Sewer.** Sanitary sewer service for the Subject Area will require sewer line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the residential portion of the Subject Area.

4.3.1. Owner shall be responsible, when applicable, for the acquisition of all necessary easements for the construction and installation of all sanitary sewer improvements.

4.3.2. Development of the B-RP portion of the Subject Area will require the extension, construction and installation of the 8-inch sewer line in Church Street through the Subject Area.

4.3.3. Development of the residential portion of the Subject Area will require the off-site extension, construction and installation of an 8-inch sewer line in 3100 North

from the intersection of 3100 North and 1175 East to the western boundary of the Subject Area.

4.3.4. The Subject Area is included in the Greyhawk sanitary sewer payback area. The sanitary sewer payback to be collected from Owner upon development of the Subject Area is \$2,728.00 per acre.

4.4 **Storm Drain.** Storm Drain service for the Subject Area will require storm drain line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the residential portion of the Subject Area.

4.4.1. Owner shall be responsible, when applicable, for the acquisition of all necessary easements for the construction and installation of all required storm drain improvements.

4.4.2. Development of the B-RP portion of the Subject Area requires the extension, construction and installation of the 21-inch storm drain line in Church Street. More specifically, this storm drain line is designed to service the southeastern portion of the Subject Area.

4.4.3. Development of the residential portion of the Subject Area requires the acquisition of offsite property located on the west side of North Hills Drive, and the construction and installation of the offsite detention basin including inlet and outlet structures, excavation of the proportional share of the detention basin and required piping. This project is included in the Storm Drain Impact Fee Facilities Plan and is eligible for a Storm Drain Impact Fee credit.

4.4.4. The residential portion of the Subject Area, more specifically a portion of parcel 09-119-0011, is included in the Church Street storm drain payback area. The storm drain payback to be collected from Owner upon development of the corresponding portion of parcel 09-119-0011 of the Subject Area is \$7,773.00 per acre.

4.5 **Street Improvements.** Development of the Subject Area will require specific public street improvements of North Hills Drive (3100 North), the extension of Church Street and provisions for appropriate east/west street connections through the Subject Area

4.5.1. North Hills Drive (3100 North) street improvements are required on the frontage of the Subject Area including installation of curb and gutter, sidewalk and widening of asphalt to meet City standards.

4.5.2. Full street improvements and dedication for the extension of Church Street through the Weber Basin Water Conservancy District (Weber Basin) property at the south boundary line and through the Subject Area are required within two years of final plat approval of the first subdivision phase of the residential area, as depicted on Exhibit "C", with a completion date no later than October 15, 2019. The portion of Church Street that is south of the roundabout shall include the appropriate off-site portion of the Green property, as depicted on Exhibit "C". Owner is responsible for the dedication of the required half width of Church Street north of the roundabout, as depicted on Exhibit "C",

and shall post a cash bond for said half width for the future construction of this portion of Church Street no later than October 15, 2019. Church Street is a 66-foot right-of-way.

4.5.3. Owner shall gain approval from adjacent properties east of the Subject Area (Edward D. Green and LDS Church) for the extension of the east/west road connecting the Subject Area to 1700 East as depicted on Exhibit "C". The east/west connecting road shall be constructed and dedicated prior to final approval of the construction of the public improvements of the first phase of development of the Subject Area.

4.5.4. If completion of the east/west connecting road is not possible, as outlined in subsection 4.5.3 of this Agreement, Owner shall have the option of completing the Church Street extension up to and including the roundabout, as outlined in subsection 4.5.2 of this Agreement, with a completion date prior to final approval of the construction of the public improvements of the first phase of development of the residential portion of the Subject Area. Said Church Street extension option prior to the east/west connecting road shall be subject to City Engineer approval with both street connections completed no later than October 15, 2019.

4.5.45. Owner shall design and construct the mid-block trail connections as depicted on Exhibit "C". These mid-block trail connections will provide future access to the future City trail, which is planned on property located directly north of the Subject Area.

4.6 **Land Drain.** There is not a land drain system available to service the Subject Area. Homes constructed in the R-1-6 and R-1-8 zoned areas are required to install foundation drains as per Section 18.40.020 "Footing and foundation drainage" of the Layton Municipal Code, which will tie into a land drain system developed with the subdivision. Said land drain system is required to connect to the storm drain system at a point where the rim of the storm drain manhole at the connection point is lower than the finished floor elevation of the homes.

4.7 **Secondary Water.** The Subject Area is within the Weber Basin Water Conservancy District (Weber Basin) service area for secondary water. Owner shall coordinate system requirements with Weber Basin for secondary water service for the Subject Area.

4.8 **Water Exactions.** Owner shall be responsible for complying with Layton City's Water Exactions requirements effective on the date of execution of this agreement.

4.9 **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 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 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 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 negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted herein.

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; 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-1-6 and R-1-8 to B-RP.

- 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 embargoes 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; provided, 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 appeal 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: 193 ASSOCIATES, LLC
1450 East Pioneer Road
Draper, Utah 84020
Attn: Cheryl Kehl
801/201-8193

To City: LAYTON CITY CORPORATION
437 North Wasatch Drive
Layton, Utah 84041
Attn: Alex R. Jensen, City Manager
801/336-3800, 801/336-3811 (FAX)

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 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 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 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. This Agreement shall be recorded in reference to the property, and shall run with the land and be binding upon all successors in interest of the property.

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

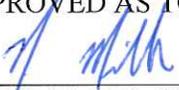
By:

ROBERT J STEVENSON, Mayor

ATTEST:

By: _____
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



For GARY CRANE, City Attorney

Signed by

193 ASSOCIATES, LLC.

Subscribed and sworn to me this _____ day of _____, 2016.

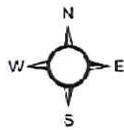
Notary

EXHIBIT "A"

Subject Area

193 Associates Development Agreement

-  Layton City Boundary
-  Interstate 15
-  Streams
-  Lakes
-  Subject Area



1 inch = 500 feet



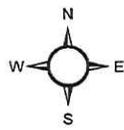
EXHIBIT "A"

EXHIBIT "B"

Rezone Area

193 Associates Development Agreement

-  Layton City Boundary
-  Highways
-  Interstate 15
-  Streams
-  Lakes
-  Rezone Areas



1 inch = 500 feet

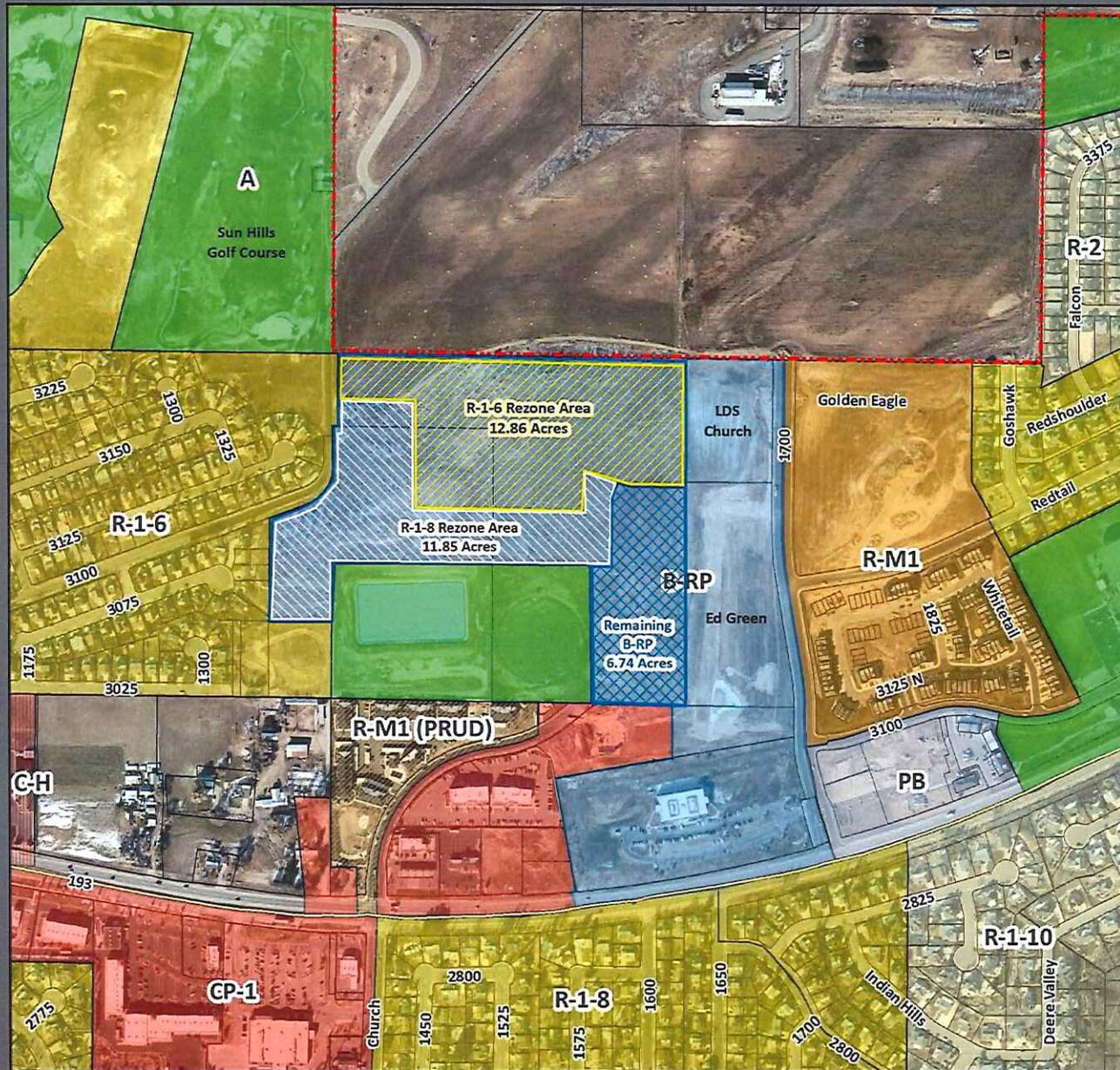


EXHIBIT "B"

Concept Plan for Rezone

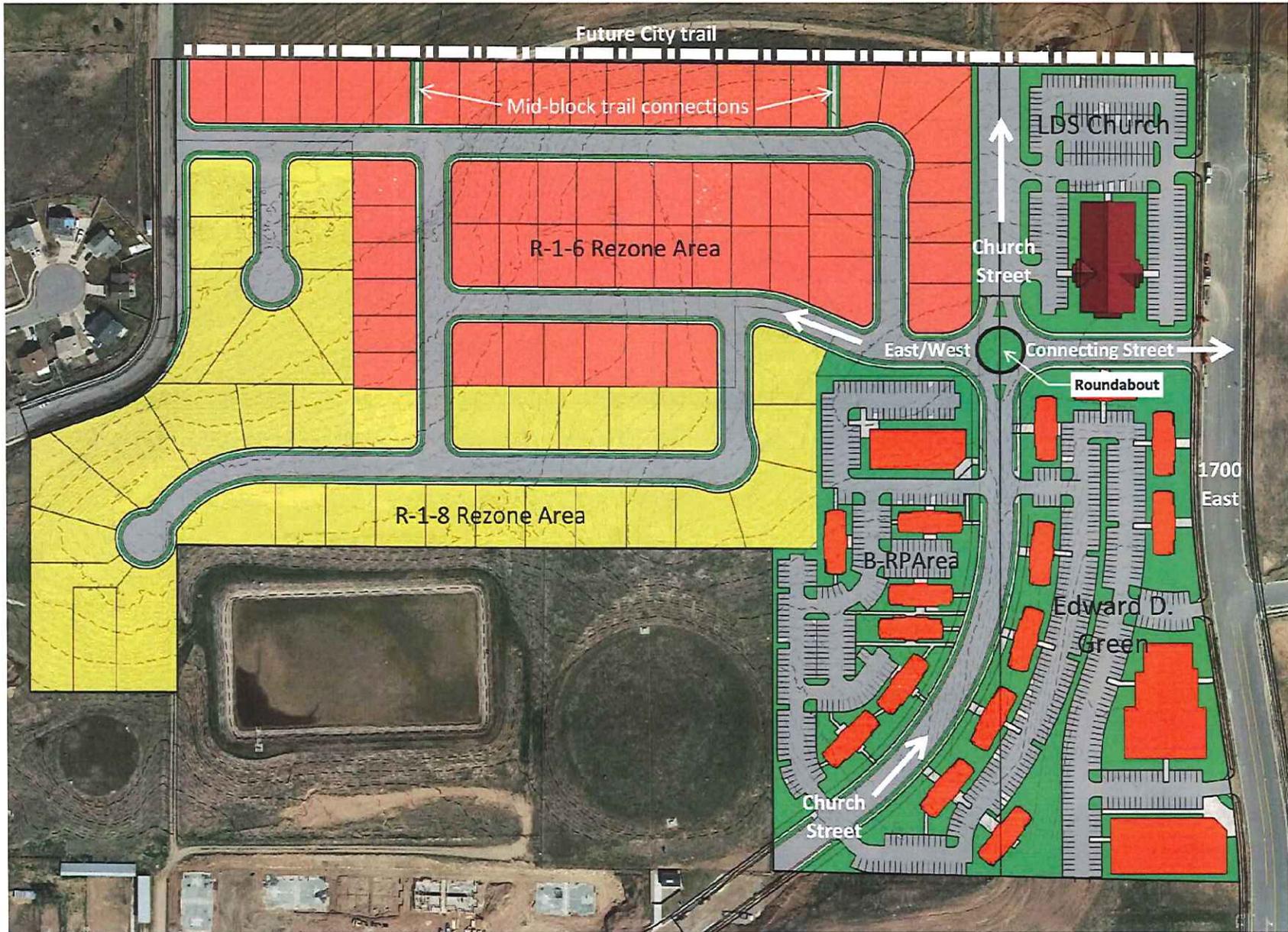


EXHIBIT "C"

ORDINANCE 16-15
(193 Associates/Anderson Holdings General Plan Amendment)

AN ORDINANCE AMENDING LAYTON CITY'S GENERAL PLAN FOR 24.71 ACRES LOCATED AT APPROXIMATELY 1374 EAST 3100 NORTH, CHANGING THE GENERAL PLAN RECOMMENDATION FOR THE AREA FROM "BUSINESS-RESEARCH PARK" TO "LOW DENSITY RESIDENTIAL 3-6 DWELLING UNITS PER ACRE."

WHEREAS, the owner of property located at approximately 1374 East 3100 North (hereafter "Subject Area") wishes to develop a low density residential subdivision on the Subject Area; and

WHEREAS, the proposed development requires a rezone of the Subject Area from B-RP (Business-Research Park) to R-1-6 and R-1-8 (Low Density Residential); and

WHEREAS, in order to rezone the Subject Area, an amendment to the General Plan is required; and

WHEREAS, the Layton City Planning Commission has reviewed the Land Use and Population Element of the City's General Plan relative to the proposed General Plan amendment; and

WHEREAS, the low density residential land use recommendation for the Subject Area will allow for the zoning and development of a single family residential subdivision; and

WHEREAS, single family residential lots on Subject Area will provide a transition to and be compatible with existing single family residential in this area of the City; and

WHEREAS, the Layton City Planning Commission has recommended that the General Plan be amended for the Subject Area and that the General Plan recommendation for the area be changed from Business-Research Park to Single Family Residential at 3-6 units per acre (Exhibit A); and

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizenry to adopt an amendment to the City's General Plan to allow for single family residential development to occur at said location; and

WHEREAS, upon holding a public hearing, and after reviewing the Planning Commission's recommendation and reviewing the Land Use and Population Element of the Layton City General Plan, the City Council now determines that this amendment is reasonably and rationally based.

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

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

SECTION II: Adoption. That the reviewed Land Use and Population Element of the Layton City General Plan is amended to recommend approximately 24.71 acres located at approximately 1374 East 3100 North for future low density residential at 3-6 dwelling units per acre.

SECTION III: Map Amendment. That the City's General Plan Map is hereby amended to reflect the amendment adopted herein (Exhibit A).

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 go into effect immediately after final passage as noted below.

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:

for _____
GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

WILLIAM T. WRIGHT, Director
Community & Economic Development

ORDINANCE 16-13
(193 Associates/Anderson Holdings R-1-8 Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT APPROXIMATELY 1374 EAST 3100 NORTH FROM B-RP (BUSINESS-RESEARCH PARK) TO R-1-8 (LOW DENSITY 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 B-RP to R-1-8 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 B-RP (Business-Research Park) to R-1-8 (Low Density Residential).

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SLB&M LAYTON, UTAH; THENCE S.89°46'40"E. ALONG THE SECTION LINE A DISTANCE OF 2688.50 FEET AND N.00°06'54"E. A DISTANCE OF 1448.91 FEET TO THE REAL POINT OF BEGINNING; THENCE S.89°30'22"E A DISTANCE OF 287.51 FEET; THENCE S.00°02'38"W. A DISTANCE OF 404.18 FEET; THENCE S.89°29'36"E. A DISTANCE OF 103.48 FEET; THENCE N.83°40'34"E. A DISTANCE OF 58.36 FEET; THENCE S.89°30'22"E. A DISTANCE OF 461.17 FEET; THENCE N.00°00'03"E. A DISTANCE OF 132.43 FEET; THENCE S.89°30'22"E. A DISTANCE OF 19.72 FEET TO THE POINT OF CURVATURE OF A 315.79 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 150.05 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 27°13'31" AND A CHORD THAT BEARS S.72°40'45"E. 148.65 FEET; THENCE S.23°25'26"W. A DISTANCE OF 29.00 FEET; THENCE S.23°32'47"W. A DISTANCE OF 45.87 FEET; THENCE S.00°01'20"E. A DISTANCE OF 282.54 FEET; THENCE N.89°44'33"W. A DISTANCE OF 72.78 FEET; THENCE N.89°33'21"W. A DISTANCE OF 970.29 FEET; THENCE S.00°06'52"W. A DISTANCE 241.75 FEET; THENCE N.89°40'02"W. A DISTANCE OF 239.80 FEET; THENCE N.00°18'26"E. A DISTANCE OF 413.50 FEET; THENCE N.70°49'46"E. A DISTANCE OF 140.80 FEET TO THE POINT OF CURVATURE OF A 148.15 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 57.72 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°19'20" AND A CHORD THAT BEARS N.61°15'51"E. 57.35 FEET TO THE POINT OF CURVATURE OF A 161.97 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 112.50 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 39°47'42" AND A CHORD THAT BEARS

N.30°12'19"E. 110.25 FEET; THENCE N.00°06'53"E. A DISTANCE OF 318.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.85 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 _____, 2016.

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

ORDINANCE 16-14
(193 Associates/Anderson Holdings R-1-6 Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT APPROXIMATELY 1374 EAST 3100 NORTH FROM B-RP (BUSINESS-RESEARCH PARK) TO R-1-6 (LOW DENSITY 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 B-RP to R-1-6 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 B-RP (Business-Research Park) to R-1-6 (Low Density Residential).

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SLB&M LAYTON, UTAH; THENCE S.89°46'40"E. ALONG THE SECTION LINE A DISTANCE OF 2688.50 FEET AND N.00°06'54"E. A DISTANCE OF 1316.49 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.89°30'22"E A DISTANCE OF 1341.48 FEET; THENCE S.00°12'25"W. A DISTANCE OF 468.37 FEET; THENCE WEST A DISTANCE OF 119.06 FEET TO THE POINT OF CURVATURE OF A 387.18 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 154.43 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°51'09" AND A CHORD THAT BEARS N.78°34'25"W. 153.41 FEET TO THE POINT OF CURVATURE OF A 315.79 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY A DISTANCE OF 150.05 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 27°13'31" AND A CHORD THAT BEARS N.72°40'45"W. 148.65 FEET; THENCE N.89°30'22"W A DISTANCE OF 19.72 FEET; THENCE S.00°00'03"W A DISTANCE OF 132.43 FEET; THENCE N.89°30'22"W A DISTANCE OF 46.17 FEET; THENCE S.83°40'34"W A DISTANCE OF 58.36 FEET; THENCE N.89°29'36"W A DISTANCE OF 103.48 FEET; THENCE N.00°02'38"E A DISTANCE OF 404.18 FEET; THENCE N.89°30'22"W A DISTANCE OF 287.51 FEET; THENCE N.00°29'38"E A DISTANCE OF 132.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.86 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.

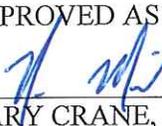
PASSED AND ADOPTED by the City Council of Layton, Utah, this _____ day of _____, 2016.

ROBERT J STEVENSON, Mayor

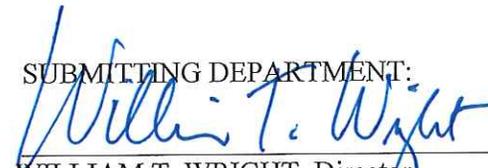
ATTEST:

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 Peter Matson

DATE: May 19, 2016

RE: Development Agreement, General Plan Amendment and Rezone Request – 193 Associates/Anderson Holdings, LLC - B-RP to R-1-8 and R-1-6 – Resolution 16-24, Ordinance 16-15 and Ordinances 16-13 and 16-14

LOCATION: Approximately 1374 East 3100 North

CURRENT ZONING: B-RP (Business-Research Park)

CURRENT MINIMUM LOT SIZE: 20,000 square feet

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

PROPOSED MINIMUM LOT SIZE: 8,000 square feet

PROPOSED ZONING: R-1-6 (Single Family Residential)

PROPOSED MINIMUM LOT SIZE: 6,000 square feet

REMAINING ZONING: B-RP (Business-Research Park)

MINIMUM LOT SIZE: 20,000 square feet

DESCRIPTION OF REZONE AREA

The property proposed for General Plan amendment and rezone contains a total of approximately 31.45 acres located on the east side of North Hills Drive at approximately 1374 East. The General Plan amendment and rezone area is east of Sun Hills Golf Course and North Hills Estates and Sun Hills Park residential subdivisions. The rezone area is surrounded by unincorporated county to the north, B-RP zoning to the east, A, CP-1 and R-M1(PRUD) zoning to the south, and R-1-6 zoning to the west (see attached Map 2). The rezone area has frontage on North Hills Drive (3100 North) and is situated such that Church Street will extend through the eastern portion of the rezone area.

The General Plan amendment and rezone request is accompanied by a development agreement that outlines the City and owner's undertakings relative to utilities, streets (both on and off-site), and zoning. The applicant for the General Plan amendment and rezone is Anderson Holdings, LLC (hereinafter Anderson Holdings) representing 193 Associates, LLC (hereinafter 193 Associates), owner of the 31.45 acres.

BACKGROUND INFORMATION AND STAFF REVIEW

The current General Plan recommendation for this particular property is for Business/Research Park and related uses associated with the overall East Gate Business Park area. The applicant is proposing to rezone 11.85 acres of the property to R-1-8 and 12.86 acres to R-1-6. The remaining 6.74 acres on the eastern portion of the site will remain in the B-RP zone (see attached Map 2). A General Plan amendment from "*Business-Research Park*" to "*Low Density Residential at 3-6 units per acre*" is requested for the 24.71 acres proposed for residential zoning. The remaining 6.74 acres of B-RP zoning on the east portion of the site will retain its "*Business-Research Park*" designation in the General Plan.

The property was originally zoned B-RP in 2007 when 193 Associates had plans to develop a therapeutic boarding school. Shortly after the zoning was changed to B-RP, 193 Associates decided to no longer pursue development of the boarding school. The applicant indicates that the owner, 193 Associates, LLC, has tried for years to develop the property under the current B-RP zoning designation and has found it challenging because the property lacks proper exposure from major streets such as Highway 193 and 1700 East.

Community Outreach

Anderson Development originally submitted application for residential zoning in July of 2015. Since that time, the applicant has worked to formulate an approach to zoning the property that provides a reasonable transition from the residential subdivisions to the west and the B-RP zoning to the east. Prior to submitting rezone application, the applicant surveyed residents from the subdivisions located west of the rezone area (East Ridge Estates, North Hills Estates, and Sun Hills Park subdivisions) regarding potential residential development on the subject property. Feedback from these residents was positive regarding residential development on the western portion of the site. They felt that any B-RP development should be on the eastern portion to coordinate with the B-RP zoning oriented to 1700 East. Residents also expressed support for the notion of a continuous street connection from North Hills Drive (3100 North) to 1700 East to provide access from the neighborhoods to Mountain View Elementary School. As it presently stands, students attending Mountain View Elementary that live in the neighborhoods west of the rezone area are forced to travel south to Highway 193 and then east on Highway 193 to the elementary school.

Topographic Issues

Because of topography, it is not likely that large business or manufacturing buildings are feasible for the west portion of the subject property. The East Gate Business Park Illustrative Master Plan (see attached Map 4) illustrates the extension of Church Street through the rezone area with business park and related uses lining Church Street and the west side of 1700 East. The Illustrative Plan also shows a residential area east of the extension of 1700 East, and the plan shows the western portion

of the subject property as open space. Wasatch Integrated Waste Management District (hereinafter Wasatch Integrated) now owns the property labeled for residential development on the east side of 1700 East. Wasatch Integrated purchased this property to create a buffer area between the land fill and surrounding residential. The applicant's proposal for residential development on the 193 Associates property utilizes an area deemed unsuitable for large business or manufacturing buildings and, in a sense, transfers the residential area on the Illustrative Plan to an area that provides a connection to the existing residential neighborhoods to the west. The attached concept plan (Map 3) for the subject property facilitates a coordinated business park development in conjunction with the extension of Church Street through the eastern portion of the property. The proposed R-1-8 and R-1-6 zoning allows for a variety of lot sizes and housing types consistent with the residential zoning to the west at a lower density than what was anticipated on the Wasatch Integrated portion of the East Gate Business Park Illustrative Plan.

Utilities

The Development Agreement outlines the various requirements and provisions for culinary water, sanitary sewer, storm drain and land drain throughout the rezone area. Culinary water, sanitary sewer, and storm drain service for the rezone area will require connections and/or extension of lines from North Hills Drive (3100 North) and from Church Street. In addition to the extension of the storm drain line in North Hills Drive (3100 North), the property owner is responsible to construct their proportionate share of a storm drain detention basin located west of the rezone area.

Street extensions and improvements

Development of the rezone area will require full street improvements on the North Hills Drive frontage of the rezone area. Church Street will need to be extended north from the southeast corner of the rezone area through the eastern (B-RP) portion of the site to the north boundary of the rezone area. Given the importance of east/west connectivity through the rezone area, the development agreement outlines the requirement for an east/west street and the off-site connection from the B-RP area through the Green and LDS Church properties to 1700 East (see Map 3). This portion of the development agreement also requires the owner to design and construct two mid-block trail connections to provide access to the future City trail planned on the property directly north of the rezone area (see Map 3).

R-1-8-and R-1-6 zoned Areas

The attached concept plan for the rezone area indicates the plan to develop approximately 35 lots in the R-1-8 zone on 11.85 acres located on the western and southern portions of the property as indicated in yellow directly north of the Weber Basin storage pond and tank. The sketch plan also indicates the applicant's desire to develop approximately 58 lots in the R-1-6 zone. The R-1-6-zoned area occupies 12.86 acres on the northern portion of the rezone area as indicated in orange on the sketch plan (see Map 3). Allowing residential development on the western portion of the 193 Associates property allows the applicant the opportunity to develop the less visible portion of the property while at the same time facilitating important street extensions and connections on the remaining B-RP zoned portion of the property.

Remaining B-RP-zoned Area – 6.74 Acres

The sketch plan indicates that 6.74 acres are to remain in the B-RP zoning district on the southeast portion of the site where the Church Street extension is proposed. This remaining B-RP area is designed to accommodate street connections and extensions for a coordinated business park with the properties to the east that front on 1700 East. Keeping this portion of the 193 Associates property in the B-RP zone allows these critical street extensions and connections to take place, which are important to the overall goals of the East Gate Business Park Plan.

STAFF RECOMMENDATION

Staff recommends the Council adopt Resolution 16-24 approving the Development Agreement with 193 Associates, LLC. Staff recommends the Council adopt Ordinance 16-15 approving the General Plan amendment from Business and Research Park to Low Density Residential at 3-6 units per acre for approximately 24.71 acres of the 193 Associates property; and Ordinance 16-13 approving the rezone request from B-RP to R-1-8 and Ordinance 16-14 approving the rezone from B-RP to R-1-6.

Approval of the Development Agreement helps facilitate important street extensions and connections through the B-RP (eastern) portion of the 193 Associates property that are critical to the implementation of the East Gate Business Park and EDA Area Plan. Amendment of the General Plan and approval of the residential zoning allow the property owner to develop the less-visible portion of their property that is closest to existing residential neighborhoods.

Engineering SWJ Planning PM Fire OB

PLANNING COMMISSION PROCEEDINGS AND RECOMMENDATION

The Planning Commission initially reviewed agenda item on April 12, 2016. The Commission opened the public hearing, accepted public comment and continued the public hearing to April 26, 2016 so Staff could correct a public notice error and properly post the property to meet the seven day notice requirement. On April 26, 2016, the Planning Commission requested public comment and no comments were provided from the public. The Commission discussed a few modifications to the Development Agreement with the applicant and then closed the public hearing. The Planning Commission voted unanimously to recommend the Council adopt Resolution 16-24 approving the Development Agreement; adopt Ordinance 16-15 approving the General Plan amendment from Business-Research Park to Low Density Residential at 3-6 units per acre; and adopt Ordinances 16-13 and 16-14 approving the rezone from B-RP to R-1-8 and the rezone from B-RP to R-1-6.



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: Ryan Anderson; ryan@and-dev.com

CC: Community Development Department/Fire Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: April 7, 2016

SUBJECT: Anderson Holdings LLC, 193 Associates Rezone
1374 East 3100 North

I have reviewed the Petition for Amending the Zoning Ordinance and General Plan Amendment for two parcels containing approximately 24.71 acres at approximately 1374 East 3100 North. The applicant is requesting a rezone change from B-RP to R-1-6 & R-1-8. The Engineering Department recommends the rezone be approved subject to the legal descriptions being corrected.

The following items are provided for informational purposes and may not be inclusive.

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 exaction can be reduced by 2/3 if secondary water is used. The exact amount of water to be dedicated to Layton City will be determined with the final plat. The City accepts shares from Kays Creek Irrigation, Holmes Creek Irrigation, and Davis/Weber Canal Companies.

Lighting – Layton City adopted lighting standards to be installed in the public right of way of all developments.

Secondary Water – The property is within the Weber Basin service area and a secondary line exists in Church Street. They will need to be consulted to determine if secondary water is available to service the property.

Land Drain – There isn't a land drain system available in the area. Homes constructed in the R-1-6 and R-1-8 zoned areas are required to install foundation drains as per Section 18.40.020 "footings and foundation drainage" of the Layton Municipal Code, which will tie into a land drain system developed with the subdivision. Any land drain system will need to connect to the storm drain system at a point where the rim of the storm drain manhole at the connection point is lower than the finished floor elevation of the homes.

Sanitary Sewer Payback – This area is included in the Greyhawk sanitary sewer payback area. The City will collect \$2,728.08 per acre for any development within this area to be passed on to the previous developer.

Storm Drain Payback – A portion of parcel 09-119-0011 (10.73 acres) is included in the Church Street storm drain payback area. The City will collect \$7,773.00 per acre for any development within this area to be passed on to the previous developer.

Services addressing the eastern portion of the property -

Street – Full street improvements for Church Street will need to be installed through the Weber Basin property at the south boundary line and extend to the north through the project. Church Street is a 66-foot right of way street.

Culinary Water – There is an existing 16" culinary water line in Church Street. Based on the water model, the available fire flow is 7,000 gpm. The 16" culinary line will need to extend to the northern boundary of the development. The Fire Marshall will determine the required fire flow and any fire protection requirements.

Sanitary Sewer – There is an existing 8" sanitary sewer line in Church Street.

Storm Drain – There is an existing 21" storm drain line in Church Street which has been designed to service the southeastern portion of the property.

Services addressing the western portion of the property -

Street – 3100 North street improvements will need to be installed and will include curb/gutter, sidewalk, and asphalt widening.

Culinary Water – The nearest culinary water is a 10-inch line located in the intersection of 3100 North and 1250 East. Based on the water model, with the extension of this 10-inch line, the anticipated fire flow at the east end of 3100 North will be 4,600 gpm. The Fire Marshall will determine the required fire flow and any fire protection requirements.

Sanitary Sewer – The nearest sanitary sewer is an 8-inch line located in the intersection of 3100 North and 1175 East.

Storm Drain – The nearest storm drain is a 21-inch line located approximately 300 feet northeast of the intersection of 3100 North and 1250 East. The storm drain master plan indicates that a regional detention basin will be required to address the runoff from the undeveloped area east of the existing subdivision prior to a connection to the 21-inch line.



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: Dean Hunt, Fire Marshal 

RE: Anderson Holdings LLC, 193 Associates Rezone @ 1374 E 3100 N

CC: 1) Engineering
2) Ryan Anderson, ryan@and-dev.com

DATE: March 29, 2016

I have reviewed the site plan received on March 22, 2016 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



Anderson Holdings LLC,
March 29, 2016
Page 2

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.

DBHAnderson Holdings RZ S16-053:kn
Plan # S16-053, District # 11
Project Tracker #LAY 1507291541



Memorandum

To: Ryan Anderson, 193 Associates LLC, Anderson Holdings LLC
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: March 30, 2016
Re: Anderson Holdings LLC, 193 Associates Rezone, Rezone III – 1374 E. 3100 N.

The parcels located approximately at 1374 E. 3100 N. are within the service area of Sandridge Park. The applicant's proposed rezone from B-RP to R-1-8/R-1-6 would not impact the Parks & Recreation Department.

The Parks & Recreation Department has no comments or concerns regarding the approval of the rezone.

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

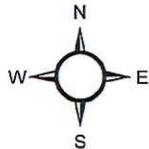


CITY COUNCIL MEETING

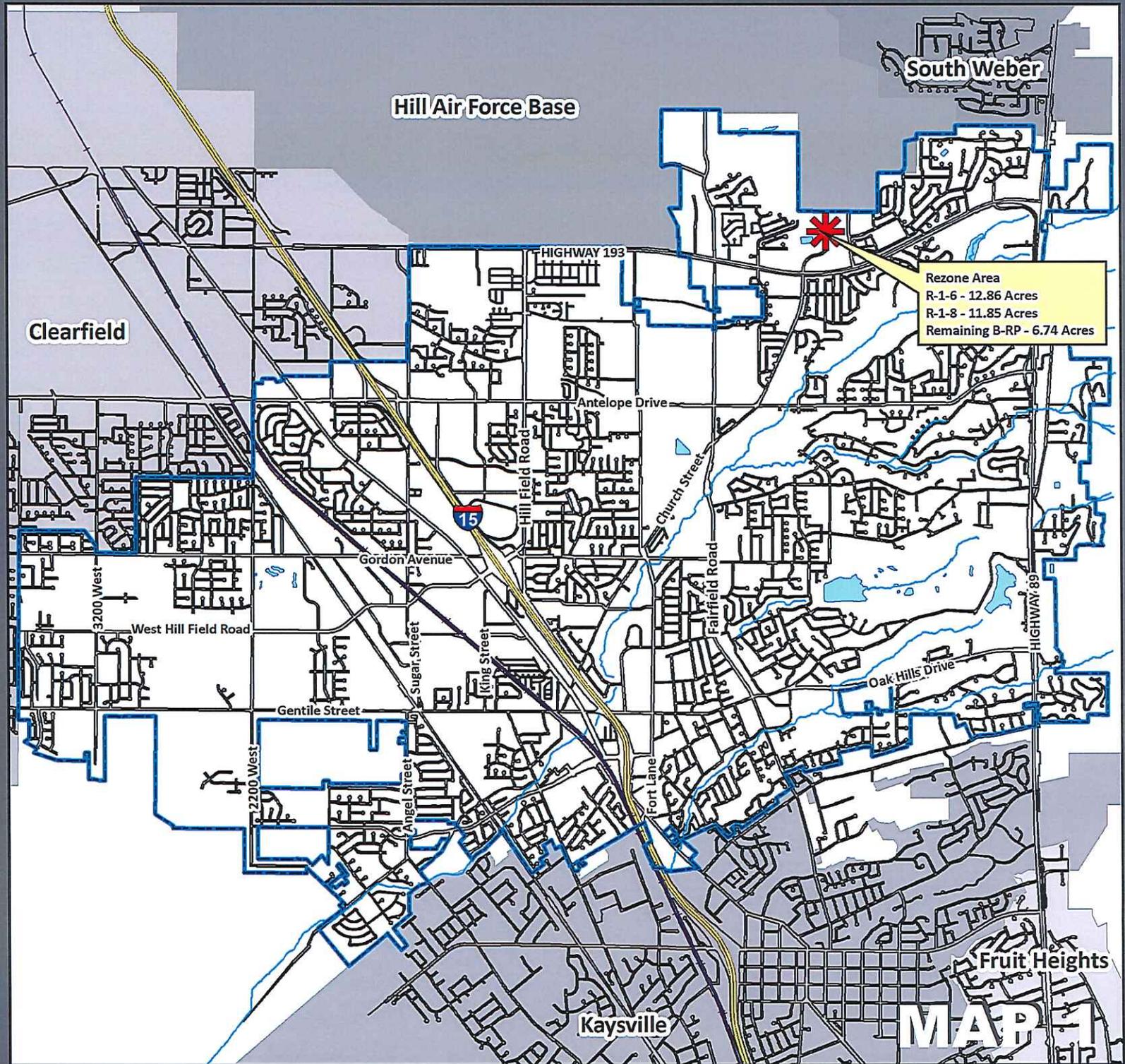
193 Assoc./ Anderson Holdings General Plan Amendment and Rezone

B-RP to R-1-8 & R-1-6

-  City Boundary
-  Interstate 15
-  Highways
-  Rail Lines
-  Lakes
-  Streams
-  GPA/Rezone Area

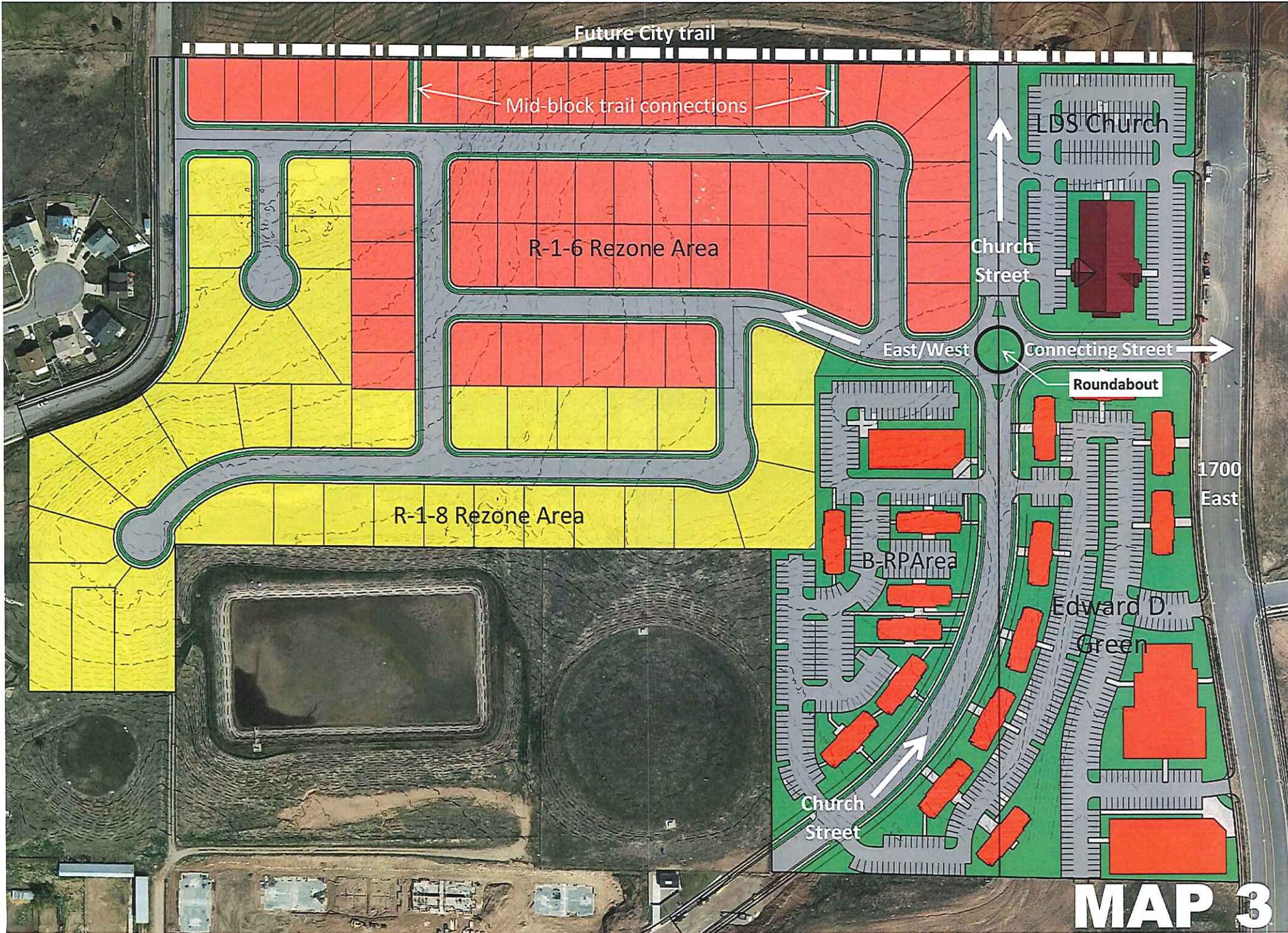


1 inch = 4,433 feet



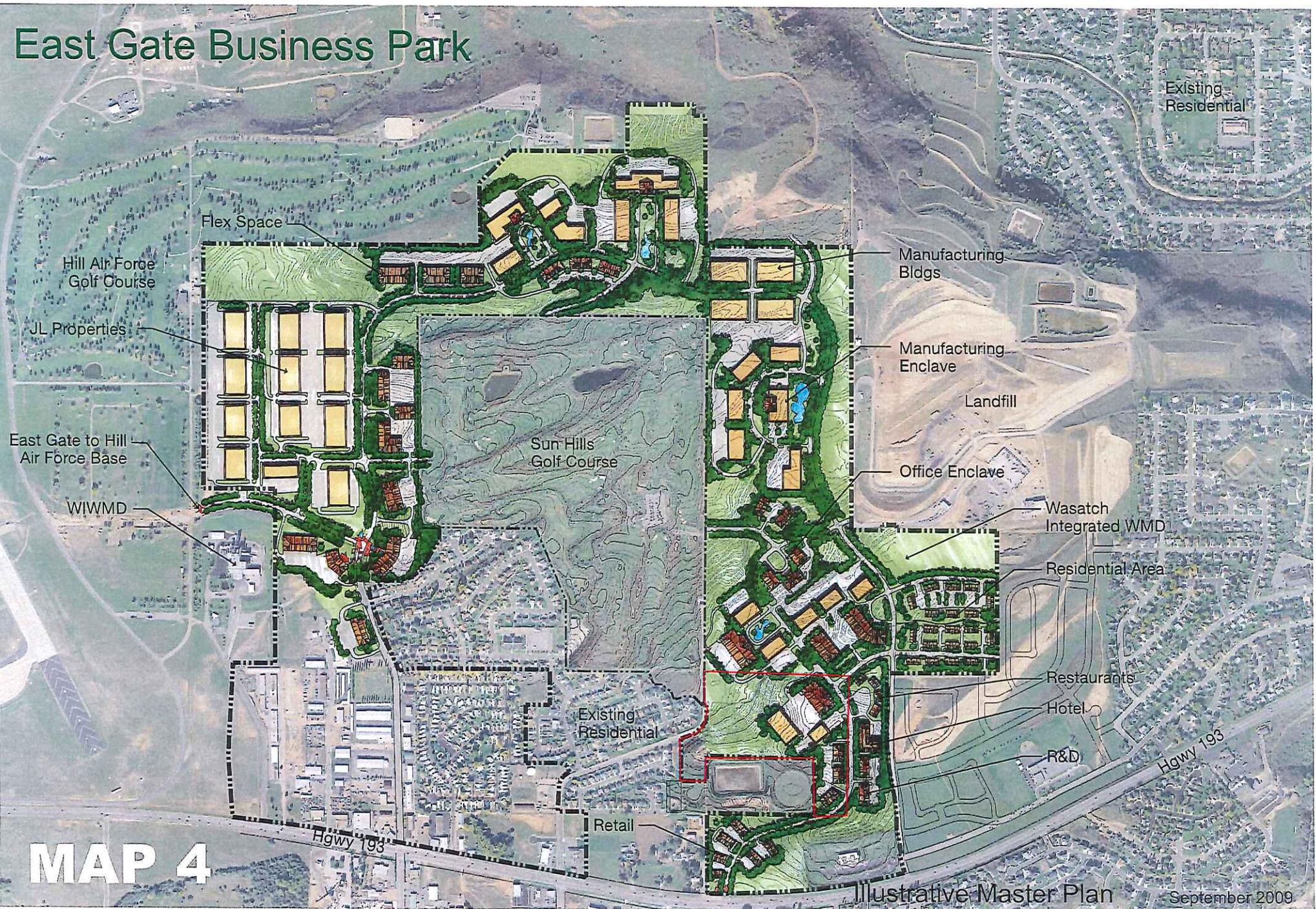
MAP 1

Concept Plan for Rezone



MAP 3

East Gate Business Park



MAP 4

Illustrative Master Plan

September 2009

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

Item Number: 6.B.

Subject:

Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan - Ordinance 16-17

Background:

Layton City's Parks and Recreation Element of the General Plan was previously amended on January 5, 1995. On April 20, 2015, Layton City hired Landmark Design to assist the City to create a new Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan. The purpose of the project is to update and replace the existing Parks and Recreation Element of the General Plan. The Plan provides a 10 year planning horizon for the provision and expansion of parks, trails, open space, and cultural and recreational facilities.

On November 19, 2015, Staff updated the City Council and Planning Commission on the final draft of the Master Plan in a joint work meeting.

On April 26, 2016, Staff reviewed and presented the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan to the Layton City Planning Commission. The Planning Commission unanimously recommended the Council adopt Ordinance 16-17 approving the Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan as an update to the General Plan.

Staff updated Council of the final changes to the Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan on May 5, 2016, at the City Council Work Meeting.

Alternatives:

Alternatives are to 1) Adopt Ordinance 16-17 approving the amendment of the Layton City Parks and Recreation element of the General Plan by adopting the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan; 2) Adopt Ordinance 16-17 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 16-17 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 16-17 approving the amendment of the Layton City Parks and Recreation element of the General Plan by adopting the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan.

ORDINANCE 16-17

AN ORDINANCE AMENDING THE LAYTON CITY PARKS AND RECREATION ELEMENT OF THE GENERAL PLAN BY THE ADOPTION OF THE PARKS, RECREATION, TRAILS, OPEN SPACE, AND CULTURAL FACILITIES MASTER PLAN DATED MAY 19, 2016.

WHEREAS, the City's General Plan provides direction and consistency in the planning and development of future facilities, and for the various City services; and

WHEREAS, the City has conducted a year-long study that has included Public Involvement, Data Collection, Needs Assessment and Analysis, Trail System Analysis, Acquisition and Construction Costs, Goals Objectives and Policy Development, and Plan Development and Adoption; and

WHEREAS, the Layton City Planning Commission has reviewed the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan and have recommended adoption thereof; and

WHEREAS, the Planning Commission's action of recommending approval of the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan as the Parks and Recreation Element of the General Plan are reasonable and rationally based; and

WHEREAS, the City staff recommends the repeal of the current Parks and Recreation Element of the Layton City General Plan and the adoption of the Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan dated May 19, 2016, as the new Parks and Recreation Element of the General Plan; and

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

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

SECTION II: Enactment. Layton City's General Plan is hereby amended by the adoption of the Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan, dated May 19, 2016, which is attached and incorporated herein.

SECTION III: 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 IV: 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 19th day of May, 2016.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



STEVEN L. GARSIDE, Assistant City Attorney

SUBMITTING DEPARTMENT:



DAVID PRICE
Parks and Recreation Department Director

LAYTON CITY PARKS, RECREATION, TRAILS, OPEN SPACE & CULTURAL FACILITIES MASTER PLAN

19 MAY 2016



ACKNOWLEDGEMENTS

LAYTON CITY COUNCIL

Bob Stevenson, *Mayor*
Joyce Brown, *Council*
Tom Day, *Council*
Bruce Davis, *Council*
Scott Freitag, *Council*
Joy Petro, *Council*

LAYTON CITY PLANNING COMMISSION

Dawn Fitzpatrick, *Chair*
Dave Weaver, *Vice-Chair*
Brian Bodily
Wynn Hansen
Brett Nilsson
Tricia Pilny
Robert VanDrunen
Daniela Harding, *Alternate*
Randy Pulham, *Alternate*

LAYTON CITY PARKS COMMISSION

Joyce Brown, *Council Member*
Don Wilhelm, *Commission Chair*
Bill Johnson
Debbie Comstock
Milton Herring
Rick Brady
Sara Beckstead
Steven Crago
Kathy Blackner

PARKS, RECREATION, TRAILS, OPEN SPACE & CULTURAL FACILITIES MANAGEMENT COMMITTEE

Joyce Brown, *City Council*
Joy Petro, *City Council*
Dawn Fitzpatrick, *Planning Commission*
Sara Beckstead, *Parks Commission*
Steven Crago, *Parks Commission*
David Price, *Layton City Parks and Recreation Director*
Michelle Howard, *Layton City Recreation Events Coordinator*
Ryan Pickup, *Layton City Parks Superintendent*
JoEllen Grandy, *Layton City Parks Planner*
Scott Carter, *Layton City Assistant to Mayor and Council, Special Projects Manager*

CITY MANAGER

Alex R. Jensen

CITY STAFF

David Price, *Parks and Recreation Director*
Michelle Howard, *Layton City Recreation Events Coordinator*
Ryan Pickup, *Layton City Parks Superintendent*
JoEllen Grandy, *Layton City Parks Planner*
Scott Carter, *Layton City Assistant to Mayor and Council, Special Projects Manager*
Dave Thomas, *Layton City Recreation Supervisor*

PLANNING CONSULTANTS

LANDMARK DESIGN

Mark Vlastic, AICP, PLA, ASLA (*Principal-in-Charge/Project Manager*)
Jan Striefel, AICP, PLA, FASLA (*Principal Planner*)
Laura McCoy, MLA (*Planner/GIS Technician*)
Lisa Benson, PLA, ASLA (*Senior Planner*)



TABLE OF CONTENTS

1-INTRODUCTION

ORGANIZATION OF THE PLAN	3
LAYTON CITY PROFILE.....	3
PUBLIC INVOLVEMENT IN THE PLANNING PROCESS	3
A - LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY.....	3
B - ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS	4
C - PROJECT WEB PAGE/SOCIAL MEDIA	4
D - PUBLIC SCOPING MEETING – SUMMARY OF INPUT RECEIVED	5
E - LAYTON PARKS, RECREATION, TRAILS, OPEN SPACE & CULTURAL FACILITIES MANGEMENT COMMITTEE	6
F - CITY STAFF MANAGEMENT COMMITTEE	6
G - LAYTON CITY PARKS AND RECREATION DEPARTMENT MEETINGS.....	6
H - DRAFT PLAN OPEN HOUSE	6
I - PUBLIC HEARINGS AND PLAN ADOPTION.....	6
A NOTE ABOUT LEVEL OF SERVICE (LOS).....	6

2-PARKS & OPEN SPACE

EXISTING PARKS	7
A-REGIONAL/COMMUNITY PARKS	7
B-NEIGHBORHOOD PARKS	7
C-SPECIAL USE PARKS.....	7
D-POCKET PARKS.....	7
E-DETENTION BASINS	7
F-SUMMARY OF EXISTING PUBLIC PARKS	7
PROPOSED PARKS.....	7
LEVEL OF SERVICE AND PARK NEEDS ANALYSIS.....	12
A-EXISTING LEVEL OF SERVICE FOR PARKS	12
B-SELECTED LEVEL OF SERVICE FOR PARKS	12
THE ROLE OF PRIVATE PARKS, CHURCH FIELDS & DETENTION BASINS FOR MEETING THE SELECTED LOS	12
IMPLICATIONS OF THE SELECTED LOS AND CURRENTLY PROPOSED PARKS	12
PARK SERVICE AREA AND DISTRIBUTION ANALYSIS	12
SERVICE AREA GAPS	13
OPEN SPACE NEEDS ANALYSIS.....	13
DEVELOPMENT PRIORITIES	13
MINIMUM PARK STANDARDS	13
PARK FACILITIES AND AMENITIES	14

3-RECREATION & CULTURAL FACILITIES

EXISTING PUBLIC RECREATION FACILITIES	15
EXISTING PUBLIC RECREATION EVENTS, ACTIVITIES AND PROGRAMS.....	16
EXISTING PRIVATE RECREATION FACILITIES	17
EXISTING CULTURAL FACILITIES AND PROGRAMS	17
RECREATION AND CULTURAL NEEDS AND PRIORITIES	18

4-TRAILS

EXISTING TRAILS AND BIKE PATHS/ROUTES.....	19
TRAIL TYPES.....	19
SURVEY RESULTS & SCOPING MEETING INPUT – RESIDENT USE & SUPPORT FOR TRAILS	19
TRAIL SYSTEM CONCEPT – A TEN YEAR PRIORITY	21

5-ACQUISITION AND CONSTRUCTION COSTS

PARK AND OPEN SPACE DEVELOPMENT PRIORITIES.....	22
RECREATION AND CULTURAL FACILITIES DEVELOPMENT PRIORITIES	22
TRAILS AND BIKE LANE/ROUTE DEVELOPMENT PRIORITIES	22
DEVELOPMENT AND FUNDING PRIORITIES	22
DEVELOPING NEW TRAILS AND BIKE LANES/ROUTES	23
COST TO MAINTAIN NEW PARKS AND REPLACE MAINTENANCE EQUIPMENT	23
ESTABLISHING PRIORITIES FOR FUNDING.....	24
EXISTING FUNDING SOURCES	24
FUNDING OPTIONS AND OPPORTUNITIES FOR LARGE PROJECTS	24
FUNDING OPTIONS AND OPPORTUNITIES FOR SMALL PROJECTS	26

6-GOALS AND POLICIES

GOALS AND POLICIES FOR PARKS AND OPEN SPACE.....	29
GOALS AND POLICIES FOR RECREATION AND CULTURAL FACILITIES	29
GOALS AND POLICIES FOR TRAILS AND BIKE PATHS/ROUTES	29
OTHER GOALS AND POLICIES.....	30

APPENDICES

A. LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY	32
B. ENVISION LAYTON PUBLIC INPUT - PRELIMINARY RESULTS.....	47
C. SCOPING MEETING NOTES	69
D. DRAFT PLAN OPEN HOUSE MEETING NOTES.....	71

LIST OF MAPS

MAP 1: EXISTING & PROPOSED PARKS, OPEN SPACE & TRAILS.....	9
MAP 2: PARK SERVICE AREA RADII	10
MAP 3: SERVICE AREA GAPS	11
MAP 4: TRAIL IMPROVEMENT GOALS.....	20

LIST OF TABLES

TABLE 1: EXISTING PUBLIC PARKS	8
TABLE 2: PROPOSED PUBLIC PARKS & OPEN SPACE	12
TABLE 3: EXISTING AND RECOMMENDED AMENITY SERVICE LEVELS	14
TABLE 4: SUMMARY OF EXISTING YOUTH/ADULT RECREATION PROGRAMS & SPECIAL EVENTS & TOUR....	16
TABLE 5: EXISTING AND PROPOSED TRAILS AND BIKE ROUTES.....	19
TABLE 6: UPGRADING EXISTING PARKS TO MINIMUM STANDARDS	23
TABLE 7: TOTAL COST TO UPGRADE EXISTING COMMUNITY PARKS AND DEVELOP NEW PARKS	23
TABLE 8: COST TO DEVELOP NEW TRAILS AND TRAILHEADS	23
TABLE 9: COST TO MAINTAIN PARKS AND REPLACE MAINTENANCE EQUIPMENT	24

1-INTRODUCTION

The *Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* is an update to the original Layton City Parks and Recreation Plan, which was created more than 30 years ago in 1982. The updated master plan builds upon an outline developed by Layton Parks and Recreation Department staff in 2010, addressing the role of open space, trails and cultural facilities in addition to parks and recreation facilities. The new plan presents current community goals and objectives in addition to specific, measurable, prioritized implementation strategies. It is intended to provide policy direction for the effective and equitable planning and development of parks, recreation facilities, trails, open space and cultural facilities during a ten-year planning horizon (5-10 years) and beyond.

The Master Plan is comprehensive, addressing existing conditions and future needs, priorities, levels of service, goals and objectives and other components of the parks system. It also analyzes and assesses the full range of park, open space, recreation, trail and cultural facilities to meet future needs, and provides a clear vision and implementable policies that reflect the City's commitment to serve the community with parks and related services and amenities.

Finally, the Master Plan is intended to serve as a supplement and complimentary document for the **Layton City General Plan**, which addresses parks and open space only in the broadest of terms (existing acreage), and does not specifically mention recreational facilities, trails or cultural facilities as part of the planning dialogue for the City.

ORGANIZATION OF THE PLAN

The *Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* is organized into six chapters, as follow:

Chapter 1 - Introduction provides background and baseline data, demographic projections and a summary of the planning process and purpose of the plan.

Chapter 2 - Parks and Open Space addresses existing and future park needs, beginning with an analysis of existing park conditions, and followed by an analysis of need, a determination of level of service (LOS) for the current population and the projected future population in 2025, and a discussion of future priorities, standards and approaches. The chapter also addresses open spaces, albeit on a simpler level. The chapter includes a range of maps and tables, and concludes with a discussion of park amenities recommended now and in the future.

Chapter 3 - Recreation & Cultural Facilities addresses existing and future recreational and cultural facilities not located in parks and open spaces. The chapter begins with documentation of existing facilities and an analysis of needs and priorities, concluding with ideas for meeting future needs during the ten-year planning period and beyond.

Chapter 4 - Trails addresses existing and future trail needs, including bicycle paths and routes. This chapter addresses existing conditions and analyzes need, discusses trail types including paved and non-paved trails, and identifies standards and priorities, in light of the fact that trails were the highest-supported amenity in the needs survey.

Chapter 5 – Acquisition and Construction Costs estimates and prioritizes probable costs to acquire and construct new parks, recreation, trails and cultural facilities, and to upgrade existing facilities to meet City standards.

Chapter 6– Goals and Policies provides priorities and direction for future parks, recreation facilities, open spaces, trails and cultural facilities.

LAYTON CITY PROFILE

In order to develop a Parks Master Plan that responds to future needs and desires, the establishment of an accurate baseline of demographics and projections is essential. Population and household data are the key demographic conditions for projecting future park needs. Data and projections were provided by the Layton City Planning Division of the Community & Economic Development Department, which were originally released by the Wasatch Front Regional Council. The 2010 Census serves as the basis for these projections.

Population Projections

Layton is the most populous city in Davis County, and is expected to maintain this status through buildout. According to the 2010 U.S. Census, Layton City had a 2010 population of 67,311, which increased to approximately 71,300 in 2014. **The 2015 population is estimated to be 72,500, which serves as the baseline for this master plan.** The population is projected to increase by nearly 11,750 people by 2025, with a population of 84,243. The ten year planning horizon extends from 2015 to 2025. Longer-term projections are less certain, although the on-going Envision Layton planning process anticipates that the City will reach a buildout population of approximately 97,000 by 2050.

Household and Age Characteristics

The *U.S. Census Quickfacts* for Layton indicates that the 2013 average Layton household size of 3.13 persons is nearly identical to the state average, and slightly lower than the Davis County average of 3.25. The 2013 median age in Layton was 29.2, which is slightly lower than the Davis County average of 30.2 but matches the state average. This is a near perfect reflection of a fast-growing and youthful state and region, which places greater demands on the City's park and recreation resources - a trend that is likely to remain high throughout the 2025 planning horizon. As the population matures and the community fills in, different demographic demands are likely to arise that will require a more balanced, diverse and adaptable range of park and recreation facilities to meet changing needs, in particular those of the fast-rising retirement ages.

Other Demographic characteristics

In 2010 the population density was 2,823.9 people or 924.6 housing units per square mile. Nearly half of all households had children less than 18 years of age, and only fifteen-percent were composed of a single individual.

PUBLIC INVOLVEMENT IN THE PLANNING PROCESS

A -LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY

Layton City commissioned the *Layton City Parks and Recreation Needs Assessment Survey*, which was completed on February 20, 2014 by Stanley M. Guy of Utah State University Extension. The purpose of the survey was to determine priorities and satisfaction levels of Layton City residents regarding City parks, recreation programs and services. The survey was developed by representatives of Layton City Parks and Recreation, the Layton City Parks Board, other City staff, and Utah State University Extension. The survey's eight sections contained questions on

Layton City parks, youth recreation programs, adult recreation programs, recreation services, special events and programs, potential actions for Layton City Parks and Recreation, recreation organizations used by households, and household demographics. The survey was mailed to 1,800 random residential household addresses, of which 245 were returned, representing a 13% rate of return and a level of confidence in excess of 95 percent.

Summary of Results

Most respondents use a car to travel to parks, even though two thirds of respondents live within a 15-20 minutes walking distance of a park. A vast majority visit Layton City parks, and are positive about the overall physical conditions of the parks visited. They are satisfied with park maintenance, the overall value and customer service they receive from Layton City Parks and Recreation. Other recreation organizations used by a majority of respondents and their households include state parks, national parks/national forests, religious institutions, and local schools.

Understanding what park amenities are important to households was one objective of the survey. It was found that un-programmed and open grass areas, group pavilion/picnic areas in parks and traditional children's playgrounds represent the top three amenities that are important to households. Sports amenities important to households include soccer/football/rugby fields, little league baseball diamonds and outdoor basketball courts. Important recreation amenities include walking/running/biking trails, indoor and outdoor swimming pools, indoor exercise/fitness/water/aerobics, and natural areas/wildlife.

Youth recreation programs important to households include youth learn-to-swim, youth athletics, and youth fitness and wellness programs. Important adult recreation programs are adult continuing education, senior activities and adult organized athletics. Other recreation services and programs important to households include farmers markets, volunteer opportunities, community events and after school programs.

Another objective of the needs assessment was to understand where the Layton City Parks and Recreation Department should focus their future efforts. Priority areas follow, listed in order of support:

- Build new walking, hiking and biking trails;
- Purchase land for parks;
- Higher level of park maintenance;
- Improve regional trails, higher level of building maintenance;
- Higher level of natural-area maintenance;
- Purchase land to preserve natural areas and open space;
- Purchase land for regional trails;
- Build new passive-use parks;
- Higher level of sports field maintenance;
- Build new swimming pools;
- Light more sports fields/courts;
- Build new outdoor special event venues; and
- Build new athletic fields.

The most important park and recreation priority to households was to build walking, hiking and biking trails.

Layton City Parks and Recreation programs and activities are maintained using taxes, user fees or a combination of both. None of the programs and services had a majority of respondents who felt they should be maintained only with taxes.

The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees:

- nature programs/environmental education;
- programs for teens, senior fitness, youth scholarship programs, youth athletics, community events,
- programs for people with disabilities, youth fitness and wellness; and
- youth arts and crafts, dance, and performing arts.

Programs where a majority of respondents felt that user fees should pay for program maintenance include adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, and school break programs. The farmers market and before/after school programs had no majority of respondents who believe that maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

Another objective of the survey was to determine what barriers, if any, prevented people from using Layton City Parks and Recreation facilities and programs. While no single reason emerged as a barrier for a majority of respondents, the number one reason for not using facilities and programs was that people do not know what is being offered. This is followed by a lack of interest, the program or facility is not offered, and program times not convenient.

The vast majority of respondents indicated that having Layton City Parks and Recreation facilities and programs makes Layton City a better place to live. It was also indicated that the existing facilities and parks improves physical health and wellness, preserve open space, increase property values in surrounding areas, improve mental health and reduces stress. They also help teach and socialize youth, protect the environment, increase cultural and community interaction, help reduce neighborhood crime, protect historical assets of the City, attract new residents and promote tourism to the County.

THE MOST IMPORTANT BENEFIT OF HAVING ACCESS TO LAYTON'S RECREATION FACILITIES AND PROGRAMS IS THAT THEY MAKE LAYTON CITY A BETTER PLACE TO LIVE, IMPROVE PHYSICAL HEALTH AND WELLNESS, AND PRESERVE OPEN SPACE.

The majority of respondents have lived in Layton City for more than ten years, with twenty-eight percent having lived locally for more than thirty years. Fifty-four percent of the respondents were female and 46% were male. Thirteen percent said they or someone in their household had a cognitive or physical disability. Forty-six percent own a dog. A copy of the complete survey and results is provided in Appendix A.

B – ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS

As detailed in Appendix B, preliminary results from the Envision Layton planning process indicate strong and broad support for parks, recreation and trails by local residents. This supports the findings of the needs assessment and public input conducted as part of preparing this Master Plan.

C - PROJECT WEB PAGE/SOCIAL MEDIA

A project web page was hosted on the Landmark Design website (<http://www.lidi-ut.com/layton.html>) for the duration of the project. The web page was established to announce meetings, to keep the public informed of progress on the plan, to provide access to planning data and information, and to provide feedback and ideas

throughout the planning process. Key reports and information, including results from the 2014 survey, were available for review and download early in the planning process, and the Layton City Facebook page and Twitter account were linked to the web page, providing additional opportunities for public participation and input.

D - PUBLIC SCOPING MEETING – SUMMARY OF INPUT RECEIVED

A Public Scoping Meeting was held on April 21, 2015 at Central Davis Junior High School gymnasium. The purpose of the meeting was to provide an opportunity for the public to express their ideas and concerns regarding parks, recreation facilities, trails, open space and cultural facilities. Approximately 35 people attended the early evening meeting, providing comments directly. Additional comments were also received by email and through the on-line comment system embedded in the project web page.

Verbatim comments are available in Appendix C. The following is a summary key of issues, ideas and questions that were provided during this meeting, sorted by general category or topic.



1. Parks and Amenities

- The proposed Boynton Park should have a variety of uses that appeal to both younger and older youth alike. It should have uses similar to those at Andy Adams Park.
- Neighborhood parks should have multi-use courts so a variety of sports can be played in a moderately sized park.
- There is a high demand for splash pads, which should be built in areas that can handle the traffic demands due to their popularity.
- Residents want to review the proposed park designs before they are built.
- Impact fees are the primary way of funding new parks and recreational facilities.
- The Surf and Swim indoor pool is losing a lot of money in the winter because of the cover/heating needs (approximately \$400,000) and fewer users, but it does service sport teams and seniors.
- There should be garbage cans placed throughout the Layton Duck Park (Commons Park).
- Respondents would like more parks with swings and play areas that are more suitable and accessible for young children. There are not enough parks in the east side of the community.

2. Recreation Centers and Public/ Private Cooperative Partnerships

- There should be an additional recreation center that is centrally-located. The county can often build the biggest recreation centers depending on the system.
- Establishing cooperative partnerships with private and public entities is encouraged to help provide more recreation opportunities, programming etc. Central Davis Junior High is a good example of this principle in action, as the City and the school system each paid two million dollars toward the construction of the school gymnasium which is used by both to help fill recreational needs.

3. Trails

- The roads in Layton need sidewalks so that walkers and runners are safe.
- There should be good trails that connect with the parks since many people like to bike or walk from their homes.
- A walking track running the perimeter of a park would be well-used and would also keep good surveillance on the park which would reduce vandalism and undesired uses.
- The Legacy Highway alignment should be researched and connected to the trail system shown on the trails map.
- The proposed bike route on Gentile Street between Fairfield Road and Highway 89 is not sufficient for the amount of use the area experiences. A separate lane on the north side of the road would be greatly used and should be a top priority.
- A designated pedestrian/bicycle trail should be established on the north side of Oak Hills Drive/SR 109 from the intersection of Oak Hills Drive and U.S. 89 west to the intersection with Oak Hills Drive/SR 109 and East Gentile Street. This area is dangerous and hazardous to bicycle riders and runners, particularly at the guard rail areas.

4. Road Crossings

- Highway 89 is in desperate need of additional pedestrian road crossings. Even the traffic light crossings are dangerous.
- Two pedestrian overpasses are proposed by UDOT to facilitate safe crossings.
- Highway 89 is a state road, making it critical that the City work closely with UDOT to ensure road crossings are adequately addressed.
- A pedestrian overpass is required at Gentile Street and Highway 89, as it is extremely unsafe to cross.
- The existing and proposed UDOT concrete barriers that are replacing fences are a big issue in regards to crossing Highway 89 and accessing the Bonneville Shoreline Trail safely and efficiently.
- A pedestrian/bicycle overpass or underpass should be provided at the intersection of Oak Hills Drive and U.S. 89.

5. Access

- Traffic is a concern around Boynton Park, as there are only small residential streets to access it at present.
- Access is an important consideration, requiring a better balance between neighborhood and community needs. Larger sports parks should only be located on arterial roads so that the traffic does not affect the quiet residential streets.
- Highway 89 is a massive barrier to accessing the Bonneville Shoreline Trail.

6. Cultural Amenities

- City staff should regularly visit high school civics classes to find out their needs, and to receive input, suggestions and feedback.
- More nightlife is needed in the City.

7. Miscellaneous/ General Comments

- The young demographics of Layton should be taken into consideration regarding the changing needs of the residents.
- Layton's money is well spent in relation to the Police and Fire departments, and the Parks and Recreation facilities are available.
- There should be facilities to accommodate more passive activities too.

- What is the City's parks and recreation philosophy? Every community is different in relation to prioritization and focus.

E - LAYTON PARKS, RECREATION, TRIALS, OPEN SPACE & CULTURAL FACILITIES

MANAGEMENT COMMITTEE

A Management Committee composed of the Parks and Recreation Commission, City Staff and representatives of the Planning Commission and City Council was established at the beginning of the process. The Committee met on three occasions, including just prior to and following the release of the Draft Master Plan. The Committee's role is overseeing progress on the plan and providing direction and advice to the Planning Team.

F - CITY STAFF MANAGEMENT COMMITTEE

The Planning Team met with key Layton City Staff on several occasions, receiving input and direction throughout the process. Legal staff provided additional input as part of a special meeting related to park impact fees, which also included input by economic consultants.

G - LAYTON CITY PARKS & RECREATION DEPARTMENT MEETINGS

The preparation of this plan was led by the Layton City Parks & Recreation Department. The mission of the Department is to provide a variety of enjoyable, attractive, accessible and safe leisure opportunities to enhance the quality of life for the citizens of Layton. As highlighted in the list of key department objectives below, the Department is tasked with providing parks and recreation services that enhance the social and economic well-being of the community by:

- **Developing and maintaining facilities and open spaces for recreational purposes;**
- **Providing leadership and organization for outdoor and indoor activities;**
- **Encouraging participation in park and recreation programs; and**
- **Encouraging and considering recommendations from citizens that will improve these services.**

H - DRAFT PLAN OPEN HOUSE

A draft plan Open House took place on July 21, 2015, prior to the commencement of the plan adoption process. The open house meeting included a summary display of the draft plan, with Landmark Design and City staff available to answer questions and discuss ideas and options. Approximately 25 individuals attended the meeting to review the displays and leave their comments. Generally, those attending the Open House indicated a need for more and safer crossings along Highway 193 for pedestrians and bicycles, trail connections to South Weber trails, Pickleball Courts particularly in Chapel Park, and a Frisbee golf course. Complete notes from the meeting are found in Appendix C.

I - PUBLIC HEARINGS AND PLAN ADOPTION

The *Final Draft Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* was presented to the Layton Planning Commission on April 26, 2016 during a work session and public meeting. The planning Commission forwarded the plan to the City Council with a recommendation for approval.

The *Final Draft Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan (2015 - 2025)* was presented to the Layton City Council on May 5, 2016 as part of a work session. A Public Hearing to consider adoption of the plan was held during the May 19, 2016 City Council Meeting, at which time the plan was officially adopted.

A NOTE ABOUT LEVEL OF SERVICE (LOS)

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service (or another more appropriate level of service) into the future. LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as a number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing the service. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five acres of parks in Layton City for each 1,000 residents at the current time, new development cannot be charged to provide 10 acres of park land for each 1,000 residents. Layton City may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS.

Utah law clearly states the following:

"A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development." UC11-36-202(1)(a)(ii).

2-PARKS & OPEN SPACE

This chapter focuses on Parks and Open Spaces, proposing specific, measurable, prioritized implementation strategies and policy direction for the effective and equitable planning and development of these amenities and facilities in the short through long terms.

The approach is comprehensive, addressing existing conditions and future needs, priorities, levels of service, goals and objectives. The section assesses the full range of parks and open space required to meet future needs, providing a clear vision and implementable policies that reflects the City's commitment to serve the community with those services and amenities. The chapter begins by assessing parks and open spaces, and concludes with an analysis of the City's existing and future recreation facilities and needs. Specific policies and cost implications are addressed in Chapters Five and Six.

EXISTING PARKS

Layton City is fortunate to have a range of parks and recreation facilities to help meet existing and future park and recreation needs. Map 1 indicates the type, size and location of the City's existing parks and open space - both public and private. The map also illustrates the location of existing public school fields and church fields, in addition to existing trails, trailheads, bike lanes and bike routes, which are specifically addressed in Chapter Four.

Map 2 illustrates the distribution of existing and proposed parks, reflecting the service area for all parks and fields. Existing private parks, public school fields and private church fields are also considered here, since they often help meet the recreational needs of the neighborhoods where they are located. This is an important consideration, particularly if the surrounding area is underserved by public parks. However, it should be noted that such facilities are not generally available for the general use of Layton residents and are normally beyond the control of the City, making their public impact difficult and tenuous to rely on for meeting long-term goals.

The following is a summary description of the City's existing parks and open spaces. The descriptions begin with the largest park type **Regional/Community Parks**, continuing with the medium sized **Neighborhood Parks and Special Use Parks** (which are not necessarily classified by size), followed by the smaller **Pocket Parks** and conclude by addressing **Public Open Space**. A summary of all existing and proposed public parks and open space is provided in Table 1 on the following page.

A - REGIONAL/COMMUNITY PARKS

Regional/Community Parks serve the City and region with special amenities and features. Typical amenities include a restroom or restrooms, sports fields, active and passive recreation areas, picnic facilities, playgrounds, gathering areas, and special facilities such as swimming pools, cultural facilities, places to host special events, skate parks, tennis courts, basketball courts, volleyball courts and other recreation facilities. Community Parks generally have a service area of one-mile and are 15 acres in size or larger. The two existing Community Parks in Layton are Ellison Park (61.0 acres, developed and undeveloped) and Layton Commons Park (44.8 acres.) Together they encompass a total 105.8 acres.

B - NEIGHBORHOOD PARKS

Neighborhood Parks serve neighborhoods with large amenities or local amenities that reflect the specific demographics and interests of the neighborhood. More typical amenities include grassy play areas, restroom,

pavilions, playgrounds, sport courts (basketball, volleyball and tennis), sports fields (baseball, soccer, football and similar sports), picnic areas and seating, walking paths, and perimeter trails. Neighborhood Parks in Layton have been assigned a service area of 3/4 mile, and are generally three to 15 acres in size. As illustrated in Map 1 and 2 and described in Table 1, there are currently nine Neighborhood Parks in Layton, totaling 80.5 acres.

C - SPECIAL USE PARKS

Special Use Parks tend to vary greatly in extent, from small to large acreage. They tend to serve a special interest or are a non-traditional park. As illustrated in Maps 1 and 2 and described in Table 1, three of Layton's four Special Use Parks are part of the City's reservoir system (Adams Reservoir, Hobbs Reservoir and Holmes Reservoir), and each includes limited perimeter trails that provide access to fishing and canoeing activities. The other site is a long and linear parkway/open space located along the north and south forks of Kays Creek Parkway that include trails and access points to adjacent natural areas. Together these parks total nearly 161 acres of land.

D – POCKET PARKS

Pocket Parks are typically less than three acres in size and have some improved amenities, but no restrooms. They usually serve a small residential area creating value when larger Neighborhood and Regional Parks are not possible. Three Pocket Parks make up a total of 6.9 acres.

E – IMPROVED DETENTION BASINS

Detention Basins are primarily a flood control mechanism, however, they are small open spaces that can serve a park function. Typically, they include areas of grass and irrigation, but are not programmed for recreational activities and include no other amenities. While they do serve a limited recreation function, the City has no intention to increase the number of these facilities or to make additional improvements. They are not considered when calculating Level of Service.

F - SUMMARY OF EXISTING PUBLIC PARKS

All existing Parks are summarized in Table 1. As indicated, they total just over 354 acres of land, with the four Special Use Parks representing slightly more than half of the total acres.

PROPOSED PUBLIC PARKS

As illustrated in Maps 1 through 3 and detailed in Table 2, nine new parks are currently proposed for future development in Layton, encompassing over 115 acres of land. These include three Regional/Community Parks totaling 67 acres (Ellison East Extension Park, Kays Creek Estates Park and Power Corridor Park); four Neighborhood Parks covering 32.7 acres, and an undeveloped open space of 16 acres which will be a Special Use Park. Five of these parks are located west of I-15, which is less well-served by parks at present.

The City owns the land for Boynton Park, Ellison East Extension Park, Kays Creek Estates Park, Snow Canyon Park, and Gordon Avenue Detention Basin. Harmony Place Park is jointly owned by the City and the School District; Power Corridor Park is under a recreation easement from Rocky Mountain Power; and the Weber State University park land is under a committed agreement.

Table 1:
Existing Public Parks

AMENITIES		Pavilions	Playground	Restroom	Covered Picnic Table/ Gazebo	Baseball Field	Tennis	Volleyball Court	Football Field	Basketball Court	Soccer Field	Perimeter Walking Trail	SPECIAL FEATURES/ CULTURAL FACILITIES
EXISTING PUBLIC PARKS/ OPEN SPACE		ACRES											
REGIONAL/ COMMUNITY PARK (15+ acres)													
1	Ellison Park	55.02	1	2	2	6	2	1	2	2	8	Yes	Splash Pad, Skate Park
2	Layton Commons Park	44.80	2	2	4	14	2	1				Yes	Amphitheater, Museum, Surf 'N' Swim
	Subtotal	99.82											
NEIGHBORHOOD PARK (approximately 3 -15 acres)													
3	Andy Adams Park	9.08	1	1	1	2	2					No	
4	Chapel St. Park	7.63	1	1	1	2	2	1		1		Yes	
5	Chelsie Meadows Park	7.39	1	2	1		2	1		2		Yes	
6	Greyhawk Park	10.02	1	2	1	1	1			1	1	Yes	2 Pickleball Courts
7	Legacy Park	7.01	2	1	1		2			4		Yes	
8	Oak Forest Park	10.12	1	1	1	2	2				1	No	Pickleball optional at multi-purpose courts
9	Sandridge Park	10.10	1	1	1	3	1	1		1		Yes	
10	Vae View Park	7.55	1	1	1	1	2			1	1	Yes	
11	Woodward Park	11.58	1	1	1	1	1	1		2	1	Yes	Cricket Pitch
	Subtotal	80.49											
POCKET PARK (approximately 0 - 3 acres)													
12	Camelot Park	2.52		1								No	
13	Veterans Park	1.48										No	3 picnic tables
14	Whispering Willow Park	2.93									1	No	
	Subtotal	6.93											
SPECIAL USE (size varies)													
15	Adams Reservoie (see Note 1)	23.60			1*							Half	Fishing, Canoeing, *Pit Restroom
16	Hobbs Reservoir (see Note 2)	18.40										Half	Fishing, Canoeing
17	Holmes Reservoir (see Note 2)	17.20										No	Fishing, Canoeing
18	Kays Creek Parkway	101.67										Yes	
	Subtotal	160.87											
	TOTAL ALL PARKS	348.10											

Note 1 – Layton City does not own Adams Reservoir, but has secured access rights.

Note 2 – Layton City does not own Hobbs reservoir or Holmes Reservoir at present, but anticipates acquiring recreational use easements in the future.

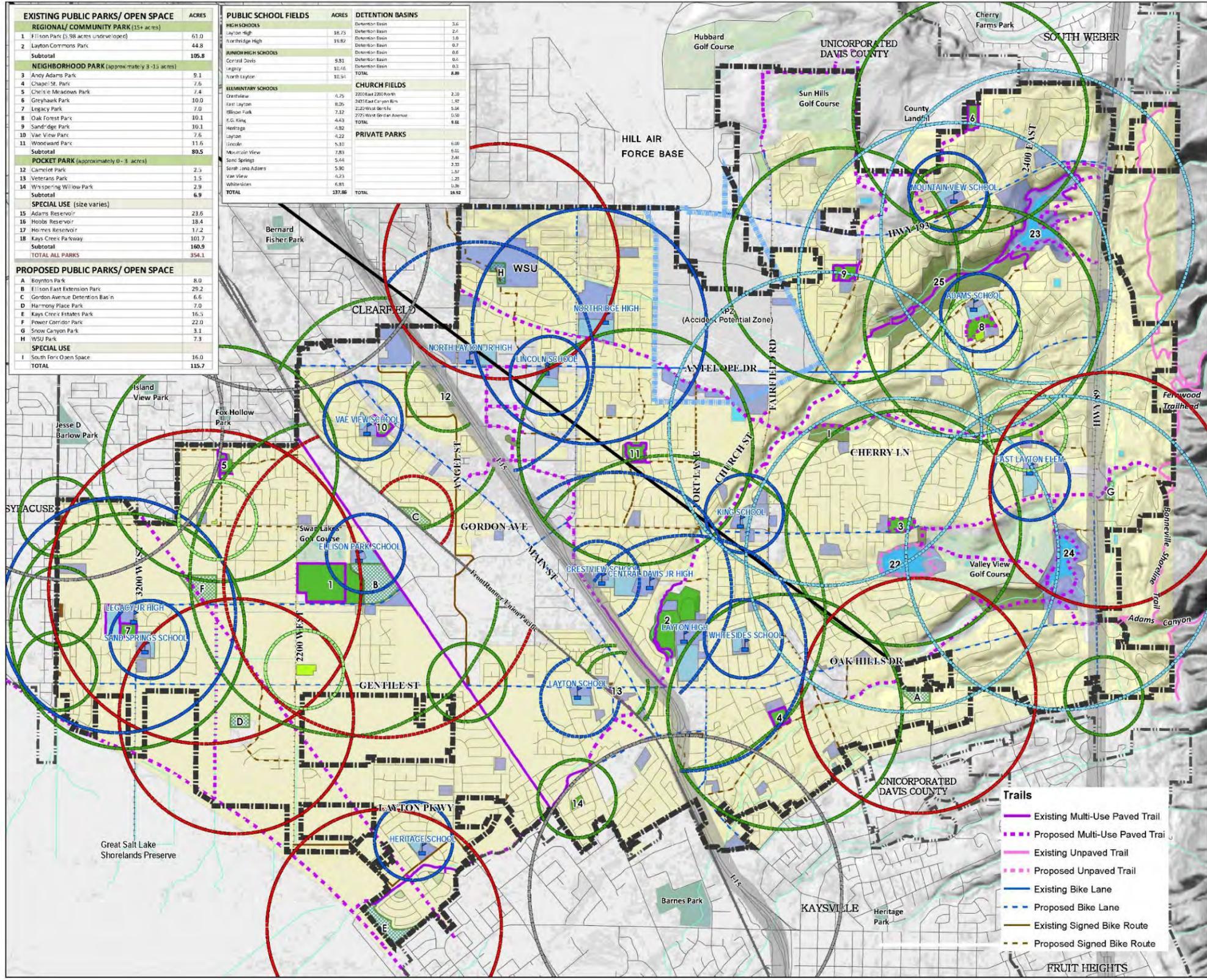
EXISTING PUBLIC PARKS / OPEN SPACE		ACRES
REGIONAL / COMMUNITY PARK (15+ acres)		
1	Fillison Park (5.98 acres undeveloped)	61.0
2	Layton Commons Park	44.8
Subtotal		105.8
NEIGHBORHOOD PARK (approximately 3 - 13 acres)		
3	Andy Adams Park	9.1
4	Chapel St. Park	7.6
5	Chick's Meadows Park	7.4
6	Greyhawk Park	10.0
7	Legacy Park	7.0
8	Oak Forest Park	10.1
9	Sandridge Park	10.1
10	Vae View Park	7.6
11	Woodward Park	11.6
Subtotal		80.5
POCKET PARK (approximately 0 - 3 acres)		
12	Camelot Park	2.1
13	Veterans Park	1.5
14	Whispering Willow Park	2.9
Subtotal		6.9
SPECIAL USE (size varies)		
15	Adams Reservoir	23.6
16	Hoobs Reservoir	18.4
17	Holmes Reservoir	12.2
18	Kays Creek Parkway	101.7
Subtotal		160.9
TOTAL ALL PARKS		354.1
PROPOSED PUBLIC PARKS / OPEN SPACE		
A	Byington Park	8.0
B	Fillison Park Extension Park	29.2
C	Gordon Avenue Detention Basin	6.5
D	Harmony Place Park	7.0
E	Kays Creek Estates Park	16.3
F	Power Corridor Park	22.0
G	Snow Canyon Park	3.1
H	WSU Park	7.3
SPECIAL USE		
I	South Terr. Open Space	16.0
TOTAL		115.7

PUBLIC SCHOOL FIELDS		ACRES
HIGH SCHOOLS		
Northridge High	18.73	
Northridge High	19.82	
JUNIOR HIGH SCHOOLS		
Central Davis	9.81	
Legacy	10.16	
North Layton	10.34	
ELEMENTARY SCHOOLS		
Greenville	4.25	
East Layton	8.05	
Wilson Park	7.12	
F. G. King	4.43	
Heritage	4.82	
Layton	4.22	
Lincoln	5.10	
Mountain View	7.83	
Sand Springs	5.64	
South Adams	5.90	
Vae View	4.23	
White Station	6.81	
TOTAL		137.86

DETENTION BASINS		ACRES
Detention Basin	2.4	
Detention Basin	2.4	
Detention Basin	1.9	
Detention Basin	0.7	
Detention Basin	0.6	
Detention Basin	0.5	
Detention Basin	0.3	
Detention Basin	0.3	
TOTAL		8.80

CHURCH FIELDS		ACRES
2200 East 2300 North	2.20	
2431 East Canyon Blvd	1.57	
2220 West 2400 S	5.58	
2793 West Gordon Avenue	0.50	
TOTAL		9.85

PRIVATE PARKS		ACRES
Lincoln	6.00	
Mountain View	0.50	
Sand Springs	2.48	
South Adams	2.33	
Vae View	1.30	
White Station	1.20	
TOTAL		15.82

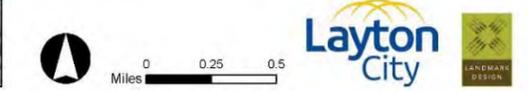


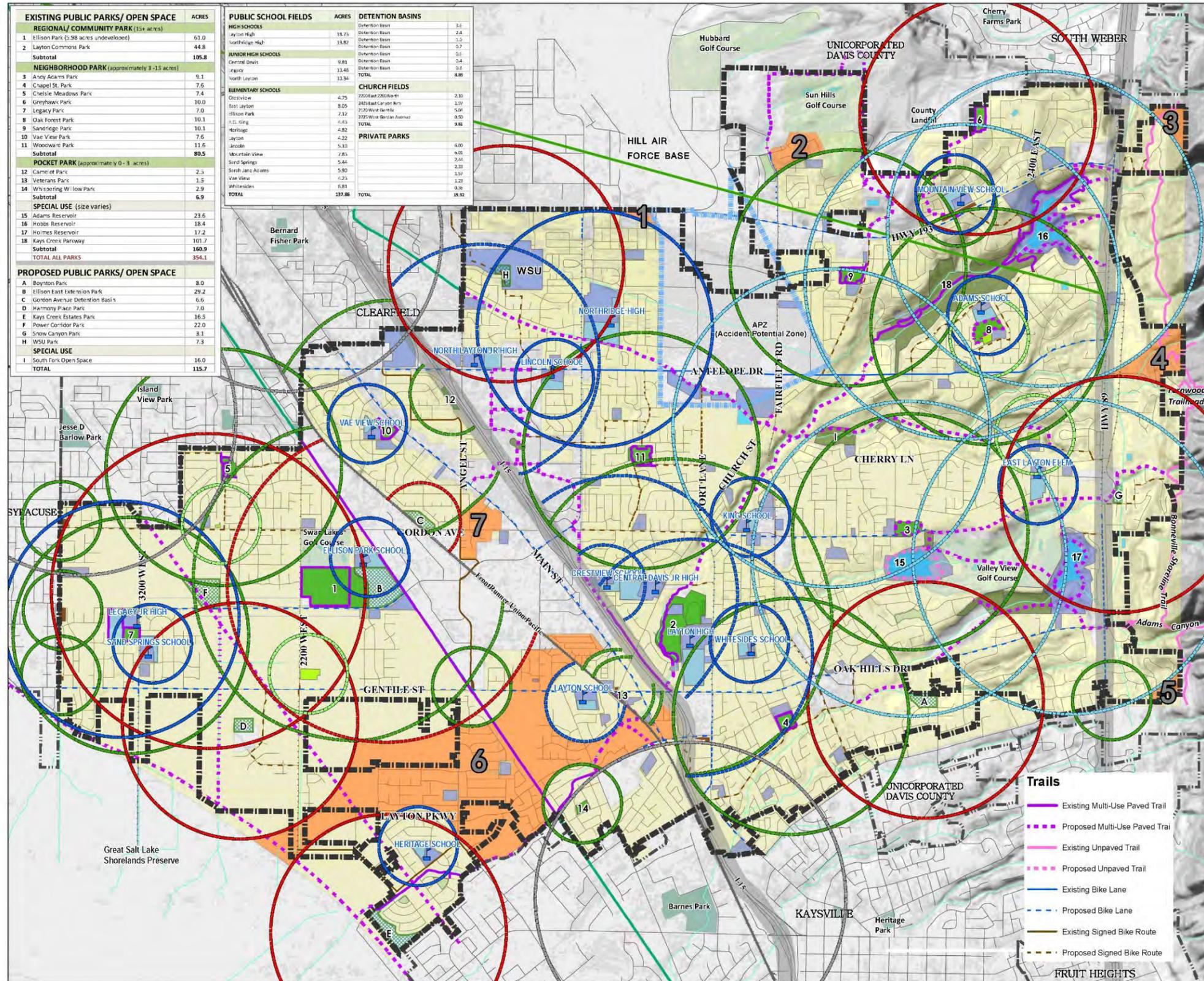
MAP 2
PARK SERVICE AREA RADII

- Layton City Boundary
 - Hill AFB Easement Area
 - Public Park
 - Public School Field
 - Private Park/ Golf Course
 - Church Field
 - Open Space
 - Detention Basin
 - Proposed Public Park
 - Pond/Reservoir
 - Residential
 - Public/Quasi Public/Utility
- Existing Public Park Service Area**
- Pocket Park & Detention Basin Park (1/4 mile radius)
 - Neighborhood Park (3/4 mile radius)
 - Community Park (1 mile radius)
- Proposed Public Park Service Area**
- Neighborhood Park (3/4 mile radius)
 - Community Park (1 mile radius)
- Existing Public School Field Service Area**
- Elementary School Field (1/4 mile radius)
 - Junior & High School Field (3/4 mile radius)
- Existing Church Field Service Area**
- Church Field (1/4 mile radius)
- Special Use Park Service Area (Parkway & Reservoirs)**
- Community Park (1 mile radius)
- Adjacent City Park Service Area**
- Community Park (1 mile radius)

- Trails**
- Existing Multi-Use Paved Trail
 - Proposed Multi-Use Paved Trail
 - Existing Unpaved Trail
 - Proposed Unpaved Trail
 - Existing Bike Lane
 - Proposed Bike Lane
 - Existing Signed Bike Route
 - Proposed Signed Bike Route

Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan





EXISTING PUBLIC PARKS/ OPEN SPACE		PUBLIC SCHOOL FIELDS		DETENTION BASINS	
REGIONAL/ COMMUNITY PARK (15+ acres)	ACRES	HIGH SCHOOLS	ACRES	Detention Basin	ACRES
1 Ellison Park (598 acres undeveloped)	61.0	Jayton High	18.75	Detention Basin	2.4
2 Layton Commons Park	44.8	Northridge High	19.82	Detention Basin	1.5
Subtotal	105.8	JUNIOR HIGH SCHOOLS	9.81	Detention Basin	0.7
NEIGHBORHOOD PARK (approximately 3-15 acres)		Central Davis	9.81	Detention Basin	0.4
3 Ansoy Adams Park	9.1	Ingraham	10.46	Detention Basin	0.5
4 Chapel St. Park	7.6	North Layton	10.34	TOTAL	8.88
5 Chelsea Meadows Park	7.4	ELEMENTARY SCHOOLS		CHURCH FIELDS	
6 Grayhawk Park	10.0	Orestivick	4.75	2200 East 2200 North	2.50
7 Legacy Park	7.0	East Layton	8.05	2400 East Canyon Lane	2.50
8 Oak Forest Park	10.1	Hillside Park	2.12	2120 West Geneva	5.04
9 Sandridge Park	10.1	H.C. Stone	4.43	2725 West Garden Avenue	0.50
10 Vae View Park	7.6	Heritage	4.82	TOTAL	9.88
11 Woodward Park	11.6	Jayton	4.22	PRIVATE PARKS	
Subtotal	80.5	Jordan	5.10	Jerden	6.00
POCKET PARK (approximately 0-3 acres)		Mountain View	7.83	Mount Pleasant	6.00
12 Camelot Park	2.3	Sand Springs	5.44	Northridge	2.64
13 Veterans Park	1.5	Strub Lane Adams	5.80	Mountain View	2.33
14 Whispering Willow Park	2.9	Vae View	4.25	Whitesides	1.57
Subtotal	6.9	Whitesides	6.81	TOTAL	19.82
SPECIAL USE (size varies)		TOTAL	137.86	TOTAL	19.82
15 Adams Reservoir	23.6				
16 Hobbs Reservoir	18.4				
17 Holmes Reservoir	17.2				
18 Kays Creek Parkway	101.7				
Subtotal	160.9				
TOTAL ALL PARKS	354.1				

PROPOSED PUBLIC PARKS/ OPEN SPACE	
A Boynton Park	8.0
B Ellison East Extension Park	29.2
C Gordon Avenue Detention Basin	6.6
D Harmony Place Park	7.0
E Kays Creek Estates Park	16.5
F Power Corridor Park	22.0
G Snow Canyon Park	3.1
H WSU Park	7.3
SPECIAL USE	
I South Fork Open Space	16.0
TOTAL	115.7

MAP 3: SERVICE AREA GAPS

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Service Area Gaps
- Pond/Reservoir
- Residential
- Public/Quasi Public/Utility

Existing Public Park Service Area

- Pocket Park & Detention Basin Park (1/4 mile radius)
- Neighborhood Park (3/4 mile radius)
- Community Park (1 mile radius)

Proposed Public Park Service Area

- Neighborhood Park (3/4 mile radius)
- Community Park (1 mile radius)

Existing Public School Field Service Area

- Elementary School Field (1/4 mile radius)
- Junior & High School Field (3/4 mile radius)

Existing Church Field Service Area

- Church Field (1/4 mile radius)

Special Use Park Service Area (Parkway & Reservoirs)

- Community Park (1 mile radius)

Adjacent City Park Service Area

- Community Park (1 mile radius)

Trails

- Existing Multi-Use Paved Trail
- Proposed Multi-Use Paved Trail
- Existing Unpaved Trail
- Proposed Unpaved Trail
- Existing Bike Lane
- Proposed Bike Lane
- Existing Signed Bike Route
- Proposed Signed Bike Route

Scale: 0 0.25 0.5 Miles

Layton City

Table 2: Proposed Public Parks

PROPOSED PUBLIC PARKS/ OPEN SPACE		
A	Boynton Park	8.00
B	Ellison East Extension Park	29.20
C	Gordon Avenue Detention Basin	6.64
D	Harmony Place Park	7.00
E	Kays Creek Estates Park	16.51
F	Power Corridor Park	22.00
G	Snow Canyon Park	3.10
H	WSU Park	7.30
SPECIAL USE		
I	South Fork Open Space	16.00
TOTAL		115.75

LEVEL OF SERVICE AND PARK NEEDS ANALYSIS

Communities vary dramatically in the Level of Service (LOS) for parks that are provided for city residents. This is not surprising, as no two communities are alike. In the past, standards developed by the National Recreation and Parks Association (NRPA) were used to establish unified guidelines for LOS. This approach has fallen out of favor since it has proven difficult to address the unique qualities of an individual community when using this model. In addition to local demographic differences and unique community characteristics, other unique factors that may affect LOS and access to recreational opportunities include the proximity to recreational resources on public land (the Wasatch Mountains, nearby canyons and the Great Salt Lake shorelands, for example), private parks and recreation facilities, and the preferences and unique needs of residents that require specific resources.

A - EXISTING LEVEL OF SERVICE FOR PARKS

The current Level of Service (LOS) for Layton was determined by dividing the acreage of existing public parks (348) by the 2015 population (72,500), which was then multiplied by 1,000 to reflect the number of acres of park land currently provided for every 1,000 residents. The resulting **level of service is 4.8 acres per 1,000 population** ($348/72,500 \times 1,000 = 4.9$).

B - DESIRED LEVEL OF SERVICE FOR PARKS

Based on a review of the existing distribution of parks and areas with distribution gaps, the existing LOS of 4.8 acres generally meets the need for public parkland, with seven exceptions. As illustrated in Map 3, most of these are small gaps which can be overcome through small adjustments. However, the area with the largest deficiency - Gap #6 – is significant enough to support the acquisition of ten additional acres of parkland in order to meet future needs. Assuming that ten



additional acres will be acquired to meet this need, the Level of Service increases slight to 4.94 [$(348 + 10 = 358/72,500) \times 1000 = 4.94$]. As a result, this figure was ultimately selected as the desired LOS.

Applying this standard to future park needs, a total of 416 acres of developed public park land is necessary to meet the desired LOS of 4.94 through the 2025 planning horizon ($84,250/1,000 \times 4.94 = 416$). Subtracting 348 acres of existing public park land from this figure (Table 1), and assuming that the ten-acre parkland deficit in Gap # 6 is acquired (Map 3), 58 acres of parks are necessary to meet the projected need by the end of the ten-year planning horizon ($416 - 348 - 10 = 58$). Since 115.75 acres of proposed park land are currently available for future development (see Table 2), no new park land is required to meet the need for developed parks in 2025. Furthermore, 57 acres of the current proposed park land will be available beyond 2025 to meet longer-term park needs ($115 - 58 = 57$).

THE ROLE OF PRIVATE PARKS, CHURCH FIELDS & DETENTION BASINS FOR MEETING THE DESIRED LOS

As illustrated on Maps 1 and 2, six unnamed Private Parks are currently located in Layton, encompassing nearly 20 acres of land. All of these parks are six acres or less in size, and are typically not accessible by the general population, which is why they were not included when calculating the LOS. Likewise, acreage related to private church fields (9.6 acres) and detention basins (8.89 acres) were also omitted when calculating the existing LOS, since it is assumed such facilities are not generally available for public use, are too small, or are maintained in a manner that makes them marginal for use as parks. There is, however, a possibility that all of these facilities might help meet park needs in areas with gaps where additional park land is not readily available.

IMPLICATIONS OF THE DESIRED LOS AND CURRENTLY PROPOSED PARKS

Additional park land will be required to meet the needs of Layton at build-out, which is projected to occur by 2050. The projected buildout population is 97,000, which requires a total of 479 acres of park land to meet the desired LOS ($97,000/1000 \times 4.94 = 479$ acres total). This is a projected increase of 63 acres beyond 2025 projections ($479 - 416 = 63$ acres), assuming the LOS of 4.94 remains stable during the next 35 years, that all currently proposed parks are implemented, and that ten acres of parkland is secured within Service Area Gap #6. Since 57 acres of currently proposed park land is projected to be available beyond 2025, an additional six acres will be required to meet the need for park land at build-out.

PARK SERVICE AREA AND DISTRIBUTION ANALYSIS

The need for parks was also analyzed based on park distribution. As illustrated in Maps 2 and 3, service areas are portrayed as circles and arcs, with the radii of the circles corresponding to the service areas of each park type. According to this analysis, Community Parks and Special Use parks serve areas within a one-mile radius of the park, and Neighborhood Parks serve an area within 3/4 mile and Pocket Parks serve an areas within a quarter mile. Existing public school fields and church fields were also illustrated, with elementary school fields and church fields serving areas within a quarter mile, and junior high/high school fields serving areas within 3/4 mile. Nearby parks in surrounding communities were also accounted for, as they are generally available for use by Layton residents despite being located in an adjacent community. It should be noted that park radii were not extended across freeways and rail lines as they are physical barriers that limit access to the parks.

SERVICE AREA GAPS

As discussed briefly in the preceding discussion on level of service, there are seven areas where gaps exist (see Map 3). In order to ensure that access to parks is equitable, attempts should be made to "fill the gaps" by providing additional parks in the underserved areas or through other methods that address the shortfall. Specific approaches for each "gap" is described below:

- Gaps 1 and 7 are relatively small and could easily be overcome through the addition of a strategically-located small park or playfield.
- Gap 2 is located in an area with challenging site conditions and limited opportunities for a new park or playfield development. Providing a trail connection with neighborhoods to the east would greatly improve access by linking the neighborhood to Greyhawk Park and playfields at Mountain View Elementary School.
- Gaps 3, 4 and 5 are located on the eastern edges of the community adjacent to the Bonneville Shoreline Trail and public lands managed by the U.S. Forest Service. Access to these unique recreational features mitigates the lack of access to more traditional parks and fields.
- Gap 6 is the largest. In order to provide adequate access, at least ten acres of additional park land should be located here, either at a single site or in two or more sites.

This plan supports Neighborhood Parks and Regional/Community Parks as the primary types of parks for future development; such facilities tend to serve the community better by offering a greater number and range of facilities and recreational opportunities. This is supported by the public comments received through the survey and the Public Scoping Meeting, which indicate that larger Neighborhood and Regional/Community parks are preferred over smaller parks. Adjustments to this model may be necessary in areas where park land acquisition opportunities are limited.

OPEN SPACE NEEDS ANALYSIS

There is no standard or Level of Service (LOS) for open space development in Layton. Large tracts of land have been secured in an opportunistic fashion over the years, primarily along key drainages such as Kays Creek. The resulting open spaces have been generally maintained in their natural conditions, with trails, trailheads and pathways provided where feasible. While there is no need for additional open land, the City should continue to exploit opportunities to acquire open space as they arise, particularly in areas that contribute to the creation of a large open space system that connect parks and community destinations with trails and pathways. This approach supports a quality of life that is highly valued by Layton residents.



DEVELOPMENT PRIORITIES

In order to meet future park needs through buildout, gaps should be filled and future parks developed. This includes the 115 acres of proposed park land already obtained, and ten acres in Service Area Gap #6. Providing ten acres in Service Area Gap #6 should have the highest immediate priority.

MINIMUM PARK STANDARDS

In order to ensure existing and future parks meet community needs, **minimum standards** should be established for the two primary park types in Layton. These should reflect the needs and expectations of the public, as contained in the *2014 Park Survey* and from the input received during the Public Scoping Meeting held in April 2014. The following is a summary of proposed minimum standards that reflect this input:

Regional/Community Parks should include, space permitting, at least the following amenities:

- All of the amenities found in Neighborhood Parks (see below), and
- Specialty regional complexes or features, such as swimming pools, splash pads or sports complexes

Neighborhood Parks should include, space permitting, at least the following amenities.

- Trees
- Picnic tables and benches
- Drinking fountain
- Grassy play areas
- Playgrounds
- Pavilions
- Restrooms
- Sport courts (basketball, volleyball, pickleball and tennis)
- Sports fields (baseball, soccer, football and similar sports)
- Connections to other trails and open space, provided through either multi-purpose trails, bike lanes, or bike route connections
- Interior perimeter walking trails in parks

All **existing parks** should be upgraded as necessary to meet the minimum requirements for amenities and features in parks. **Future Parks** should be designed and developed from the outset with amenities and features that meet the standard. **Pocket parks** vary greatly and should include some kind of amenity that is desired by the local community.

PARK FACILITIES AND AMENITIES

In order to help determine whether or not there are sufficient numbers of park amenities to provide the desired recreational opportunities expected by the public, the current facility numbers are compared to current population in Table 3. Once the current ratio of facility to population was computed, City staff and recreation service providers reviewed the ratio and provided input on whether or not facilities were crowded, if there were times when activities could not be accommodated, and took into consideration input from residents and program providers.

Based on that community-specific information, recommended service levels for amenities were



developed. In Table 3, the fifth column from the left indicates the ratio of the number of facilities to the current population of 72,500, and the sixth column represents the Recommended Level of Service for Amenities as reflected by City staff and resident input.

It should be noted that amenities that are available for public use at schools and private parks have been added to those available at public parks, as this combination is generally a better reflection of what is currently used by the public.

Table 3:
Existing and Recommended Amenity Service Levels

1	2	3	4	5	7	8	10
Facility	Public Quantity	School or Private Facility with Public Use	Total Supply	Current Layton City Level of Service by Amenity	Recommended Level of Service for Amenities	2015 Excess or Deficit (Plus or Minus)	2025 Excess or Deficit (Plus or Minus)
Softball/Baseball fields	16	15	31	2,339	2,200	-2	-7
Soccer/Football/LaCrosse	13	28	41	1,768	1,575	-5	-12
Basketball (Outdoor)	14	35	49	1,480	1,500	1	-7
Tennis	16	0	16	4,531	5,000	2	-1
Volleyball (Sand)	6	0	6	12,083	12,500	0	-1
Playgrounds	16	20	36	2,014	2,500	7	2
Swimming Pools	2	0	2	36,250	25,000	-1	-1
Splash Pad	1	0	1	72,500	25,000	-1	-2
Skate Park	1	0	1	72,500	40,000	0	-1
Pavilions	11	3	14	5,179	5,000	0	-2

The highest priorities for recreation amenities are trails for walking/hiking/biking and indoor swimming pools.

Therefore, it appears that the development of additional swimming pools, and perhaps other water-related facilities including splash pads is in-line with the community's expressed needs, and is reflected in Table 3. Other needs include additional softball and baseball fields and soccer/football/LaCrosse fields.

To summarize, Layton is not a typical community, as demonstrated by the young age profile and large family size. This distinction is reflected in how recreation amenities have been prioritized and provided to date. Areas of the expressed desires of the community that are not currently being met should be improved to better address the current need and those in 2025 – most specifically swimming pools and water related activities and sports fields.

Adjusting the types of amenities provided in the upcoming years is even more important when considering the fact that Layton is aging and maturing in-line with national trends, making the provision of recreational opportunities for older users increasingly important moving into the future.

3-RECREATION & CULTURAL FACILITIES

This chapter focuses on **non-park**¹ Recreation Facilities and Cultural Facilities. Beginning with documentation and analysis of existing amenities, and followed by a review of events and programs currently available in the City. The chapter concludes with implementation priorities for future non-park recreational amenities, and options for enhancing cultural amenities and activities that build on strong traditions already established. Specific policies and cost implications are addressed in Chapters Five and Six.

EXISTING PUBLIC RECREATION FACILITIES

As described in greater detail in this chapter, Layton's existing non-park recreation facilities currently include the Surf n' Swim and the Gymnasiums at Legacy and Central Davis Junior High Schools. As mentioned previously, Layton City has strong cooperative agreements with the local school district which have helped to off-set costs and improve services. A detailed description of the facilities and programs follows.

SURF 'N SWIM

This facility is owned by Layton City and is operated/managed through the Parks and Recreation Department. **Surf 'n Swim** is highlighted by a large wave pool/swimming pool that offers year round swimming opportunities, utilizing a removable "bubble" that is installed during winter months. The facility offers a wide range of activities, including "open wave", open swim, water aerobics and other programs, as detailed below:

Open Wave: Public swim hours with waves.

Open Swim: Public swim hours during the fall and winter months. Open swim allows students, school groups, teams and citizens an opportunity to splash, play and workout.



Lap Swim - This program is offered on a daily basis and is geared toward all levels of swimmers interested in a great aquatic workout. The wave pool has an eight-lane lap swimming area that accommodates a large number of lap swimmers to take part during a single session.

Water Aerobics - Offered year round, co-ed classes allow participants of all levels to take part and stay in shape.

Deep Water Aerobics - This program involves water aerobics in deep water with the aid of a hydro-belt. Classes are held in the morning and evenings.

Senior Water Exercise - This co-ed program is held in the morning hours to accommodate the needs of senior athletes, who are encouraged to work out at their own pace.

Swimming Lessons - Red Cross certified classes are provided for swimmers of all ages and abilities, including Parent-Tot up to Water Safety Instructor. Classes are offered throughout the year with weekday, weekend and year-round school programs available.

Youth Swim Team (The Layton Surfers) – This U.S.A. Swimming sanctioned program is geared toward youth who are interested in a being part of a competitive swim club. The team ranges from age five to nineteen, and travels to many different locations to compete.

High School Swim Teams – Local High Schools use of the facility for its swim team helps to offset the costs of maintaining the facility.

Boy Scout Merit Badge Program – Taught during the fall and winter months, allowing local scouts to fulfill their merit badge requirements.

In addition to water-based sports, the facility also offers the following activities and programs:

Racquetball - Players of all ages can take part in lessons and tournaments throughout the year.

Wallyball - a winter and spring league program for aficionados of this exciting sport that combines the best of volleyball and racquetball skills in a fast paced game.

Sand Volleyball - Open play and tournaments are offered during summer months.

American Red Cross Lifeguarding and Water Safety Instructor (WSI) Classes – Offered in the winter and spring. These classes certify individuals seeking to become lifeguards and/or swimming instructors.



¹ Amenities located in public parks and on school grounds are discussed in Chapter 2.

Surf 'n Swim is essentially an outdoor water facility that has been modified to full-season operations through the use of the bubble. While this provides a great asset to the community, concern has been expressed regarding the sustainability of the bubble, and the high cost of heating the pool and spaces enclosed by the bubble during frigid winter months. Other concerns expressed include safety during acute wind and storm events, long-term efficacy of maintaining the aging facility in the long-term, and over-crowding of certain programs during peak use time (i.e. swim lessons, swim teams and morning lap swim.).

JUNIOR HIGH SCHOOL FACILITIES AND GYMNASIUMS

An extension to **Central Davis Junior High** and **Legacy Junior High School** was implemented in 2002 and 2012 with the help of Layton City funding, resulting in the two largest school gymnasiums in Davis County. Costing over \$4 million, these facilities are now used for both boys and girls gym classes during school hours, with a range of City-sponsored athletic and sports programs available after hours. The joint-funding and maintenance provided by Layton City reflects the cooperative/shared use approach that has dominated recreation facility development by providing cost-effective access to recreational amenities and facilities that might otherwise be out of reach of the community.



EXISTING PUBLIC RECREATION EVENTS, ACTIVITIES AND PROGRAMS

In addition to the recreational facilities described above, Layton City hosts and sponsors a wide range of recreational events, activities and programs, many of which utilize existing facilities, most particularly various sports fields located in City parks and on public school grounds. Lacking a dedicated recreation center, indoor activities are hosted where best-suited and available, including the Surf 'n Swim/ Parks and Recreation Department offices, the shared City/school gymnasiums located at both Legacy Junior High and Central Davis Junior High, as well as various public buildings, school facilities and community sites and structures as appropriate and available.

RECREATION PROGRAMS

Layton City maintains the largest youth recreation programs in Davis County. A wide range of recreation activities are available for youth (boys/girls/coed) and adults (women/men/coed), as indicated in the accompanying list. Most of these activities are organized and coordinated by Layton City Parks and Recreation Department, with the exception of soccer, which is managed by local leagues such as the Layton AYSO and Utah Youth Soccer Association (UYSA), as they do an excellent job with those efforts. Table 4 identifies the range of activities/events provided.

This approach has worked fairly well to date, but there is some indication that public support for the establishment of one or more major public recreation facilities is rising, in part to stay abreast of the recreation services provided by other communities.



Table 4:
Summary of Existing Youth/Adult Recreation Programs and Special Events/Tournaments

Youth Recreation	Adult Recreation	Special Events/Tournament/Leagues
Arts in the Park	Hunter Safety	All-Poly Football Camp
Babysitter Training	Men's Basketball	Classic Race
Boys Baseball	Softball	Competition Baseball League
Cross Country	Tennis	Competition Baseball Tournaments
Fishing Club	Volleyball	Competition Basketball League
Flag Football	Water Aerobics	Competition Basketball Tournaments
Girls Softball		Competition Soccer Tournaments
Gymnastics		G.O. 'n Play
Hunter Education		Layton Marathon
Junior Jazz Basketball		Liberty Days Fun Run
Skateboarding		
Swimming		
Tackle Football		
Volleyball		
Wrestling		

FAMILY RECREATION EVENTS AND ACTIVITIES

The City's Parks and Recreation Department offers a range of frequent **Family Recreation** events, many on a recurring, annual basis. These community-wide events are intended to support families, promote community values, and encourage healthy lifestyles, complementing the range of other activities and programs offered at City parks and recreation facilities. The program is based on the age-tested notion that "the family that plays together stays together". A small sampling of some of the fun and light-hearted events that are offered follow:

- **Halloween Bash**
- **Valentines Dance**
- **Family Hay Rides**
- **Turkey Bowl**
- **Family Movie Night in the Park**

SPECIAL AMENITIES AND FACILITIES

In addition to facilities and programs directly related to recreation and physical activities, other amenities are available that support public health and the well-being of the community. These include **Central Branch Library**, which is a Davis County owned and operated facility that opened in 1988 just south of Layton High School. The library is a full service facility with books, audio books, films, music, magazines, computer access and Wi-Fi. The Val A. and Edith D. Green Young Reader's Area is designed as a space where a child's imagination can take flight, encompassing a talking display case, copper birds and a large balloon mobile. A large adult area offers both work stations with electrical access and comfortable reading areas. Two conference rooms and a small auditorium are available.

Although there are no senior centers in Layton, two facilities are located nearby in Clearfield and Kaysville, helping to meet the needs of Layton. Built in 1991, the **Autumn Glow Senior Activity Center** began serving seniors in the Layton, Kaysville, Fruit Heights, Farmington, and Centerville areas. Autumn Glow serves hot meals and more than 120 home delivered meals each week day. The facility also offers a variety of classes, trips, activities, volunteer opportunities, entertainment and physical activities. The **North Davis Senior Activity Center** in Clearfield serves seniors in Clearfield, northern Layton, South Weber, Syracuse, Clinton, Sunset, and West Point, offering daily lunches, exercise, recreation, transportation, health screenings, nutritional supplements, and social services. There has been some interest in a new senior center to be developed in Layton, although such a decision ultimately rests with Davis County, which owns and supports most public senior centers.

EXISTING POLICY – JOINT EFFORTS AND SHARED OPERATIONS

Encouraging private organizations to provide market-rate recreational services exemplifies Layton City policy to date, which defers to private organizations and services whenever possible. This approach embraces the belief that private operators are well positioned to provide most services, saving municipal costs and reducing taxation in the process. Joint efforts with other public entities are preferred when public facilities are required, as exemplified by the positive relationships that have been formed with the Davis School District and the Davis Arts Council for providing key recreational and cultural amenities and programs. If public options are not available, joint efforts and shared operations with private operators are encouraged.

EXISTING PRIVATE RECREATION FACILITIES

Over 35 privately owned and managed gymnasiums and fitness clubs are located in Davis County, and at least eight are located in Layton City. These provide for a range of workout and fitness opportunities, primarily for adults. There are also facilities specifically targeted for children. Additionally, there are at least four gymnastics studios in the County.

Three private golf courses serve the community: Swan Lake Golf Course (9 holes), and two 18-hole courses at Sun Hill Golf Course and Valley View Golf Course.

EXISTING CULTURAL FACILITIES AND PROGRAMS

Layton City boasts a vibrant arts community. The City not only supports the arts, it is proactive in offering arts experiences and opportunities to a range of citizens and allied entities and organizations. For example, since 1995 the City has donated the use of a municipally-owned building to house the **Davis Arts Council offices**, highlighting the collaborative spirit that has existed between these two groups since the **Edward A. Kenley Centennial Amphitheater** was built in Layton Commons Park. Each summer Davis Arts Council presents the **“Summer Nights with the Stars”**, providing a season of music, theatre, and dance through an eclectic mix of local, national, and international performers. The Arts Council also provides free programs and services, including the **“Sunday Night Concert Series”** at the amphitheater which is the largest running free concert series in the State.

Existing Cultural Programs include:

- **Liberty Days**
- **Layton FEST**
- **Sounds of Freedom**
- **Taste of the Town**
- **Veteran’s Days Commemoration**
- **Voices of Liberty**
- **Pioneer Day Concert**



The City understands the importance of the arts and culture to the City's economic health and development, doing its fair share to ensure that new business is attracted to the City through consistent cultural programming at the amphitheater, by providing support for student productions and community festivals, and through the backing of visual art exhibits at the City's **Heritage Museum**.

Layton City also recognizes the important role that arts and culture play in the "high quality life" of the community, making Layton a more energetic and enriching community in the process. As the City matures, arts and culture are likely to become even more important.

The following is a list of some of the key cultural and arts facilities currently located within or in close proximity to the City.

EDWARD A. KENLEY CENTENNIAL AMPHITHEATER

In 1995, the Davis Arts Council partnered with Layton City, and corporate and private sponsors to build the beautiful Ed Kenley Centennial Amphitheater, which has hosted a multitude of arts events and performances ever since. The theater seats several hundred in reserved seats, in addition to many additional seats on the general admission lawn area at the upper reaches of the theater grounds.

HERITAGE MUSEUM OF LAYTON

In 1972 a group of citizens formed a non-profit corporation to raise funds to establish a heritage museum, which was opened to the general public in August of 1980 at its current location in Layton Commons Park. During the ensuing 35 years, the museum has been visited by thousands, with the heritage collection growing to include nearly 3,000 artifacts, 4,000 historical photographs, 3,000 archival documents and numerous books. The museum currently sponsors school outreach programs and lectures of cultural importance.

DAVIS ARTS COUNCIL

As a strong partner of the Davis Arts Council, Layton City should continue to foster the established relationship. Cultural programming offered by the Davis Arts Council includes:

- **Performing Arts**
- **School Outreach**
- **Community Chamber Music**

Another idea is to focus on the community-based, grass-roots efforts such as Arts-in-the-Park and the Heritage Museum, taking these programs from low-cost/high impact programs to become iconic cultural programs that might serve the greater region.

RECREATION AND CULTURAL NEEDS AND PRIORITIES

One of the main objectives of the needs assessment is to understand where Layton City Parks and Recreation Department should focus their efforts. There appears to be a need for new or improved indoor and outdoor special event facilities, as indicated by public comments supporting a new, centralized recreation center. The public also supports the continued cooperative partnerships with private entities, citing Central Davis and Legacy Junior High Schools as good examples of minimizing costs and saving taxes while providing necessary recreation services.

Recommended Recreation and Cultural Needs and Priorities focuses on an expanded scope of programming to include:

- **Non-sport Recreational Activities**
- **Expanded Programming for Different Ages**
- **Expanded Recreation Sports Programming**
- **Senior Programs and Senior Fitness**
- **Nature Programs/Environmental Education**
- **Programs for Teens**
- **Programs for People with Disabilities**
- **Youth/Adult Arts and Crafts, Dance and Performing Arts**
- **Arts Education & Learning**
- **Community Arts**
- **Folk & Traditional Arts**
- **Literary Arts**
- **Visual & Public Arts**

FUNDING RECREATION PROGRAMS AND FACILITIES

None of the survey respondents indicated that facilities and programs should be maintained only with taxes, and that higher user fees and other funding options might be considered. It was also felt that user fees alone should pay for program maintenance of adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, and school break programs. Farmers markets and before-and-after school programs were also supported, although there was no clear indication of whether fees, taxes, or a combination of taxes and user fees should be used.

Survey respondents indicated the highest service priorities should include programs for persons with disabilities, farmers markets, after school programs, volunteer opportunities, water fitness programs during school breaks, special athletic events, and community events among others.

RECOMMENDATIONS

The City is interested in expanding and encouraging a wider range of arts and cultural events for the community. These might include traveling shows, arts festivals and events, the expansion of "Layton FEST", development of sculpture and memorial gardens such as the recently designed "Vietnam Wall". The creation of an Arts Task Force that includes representatives from all of the arts and cultural interests could initiate a charrette or workshop to brain-storm ideas including potential programs and facilities, funding opportunities, partnerships, and to explore means of achieving the community's desires and needs.

Additional funding options should continue to be pursued, including the options listed in Chapter Five. Otherwise, the City should continue to build upon the long-standing and successful approach of cooperation, collaboration and cost-sharing with public and private partners to help meet future recreation and cultural amenity needs.

4-TRAILS

Trails are an important part of the community and are highly desired by residents. They serve a broad public, including recreational walkers, joggers, and bicyclists, and those who use bicycles as a form of transportation to and from work, shopping, and school. Trails are also an important element of "Safe Routes to Schools" and connect neighborhoods to schools, park and recreation facilities, and other desired destinations.

EXISTING TRAILS AND BIKE LANES/ROUTES

Layton's system includes trails which are paved or unpaved, and are typically found in open spaces, parks, and undeveloped natural areas. The other component of the system are bike lanes and routes that are either striped on the roadway or signed for joint vehicle and bicycle use.

As illustrated in Table 5, there are over 115 miles of trails, bike lanes and bike routes in Layton at present or proposed. Approximately one-quarter of these facilities currently exist, with the remaining 75 percent proposed for future development. About 35 percent of the proposed Layton trail and bike system will be multi-use paved trails, and 64 percent of new trails is dedicated to on-road bike routes and lanes. The remaining one percent adds an additional mile to the unpaved Bonneville Shoreline Trail. Existing and proposed trails are indicated on all of the maps.

Table 5:
Existing and Proposed Trails and Bike Routes

EXISTING TRAILS AND BIKE LANES/ROUTES	MILES
Existing Multi-Use Paved Trails	13.24
Existing Unpaved Trails	6.86
Existing Bike Lanes	2.91
Existing Bike Routes	4.09
Subtotal	27.10
PROPOSED TRAILS AND BIKE LANES/ROUTES	MILES
Proposed Multi-Use Paved Trails	31.81
Proposed Unpaved Trails	0.91
Proposed Bike Lanes	30.68
Proposed Bike Routes	24.85
Subtotal	88.25
TOTAL MILES	115.35

TRAIL TYPES

As described in the following list, three types of trails facilities serve specific roles within the Layton City trail system:

MULTI-USE PAVED TRAILS

- Linked trails for both recreation and transportation.
- Support biking, walking, skateboards/rollerblades, and equestrian use where appropriate. Motorized use is not permitted.
- Provide safe routes to schools, employment areas and commercial centers.
- Enhanced with landscaping, fences, signs, benches and other features for comfort and safety.
- Publicly owned and permanently protected.
- Paved trail with shoulders, separated from adjacent roads.
- Ramps, mild grades and other features designed for maximum accessibility.
- Typical 10' minimum width with 2 foot wide road base shoulder on each side.

UNPAVED TRAILS

- Trails for recreation, may connect to major trail systems, depending on location.
- Support hiking, mountain biking, and equestrian use where appropriate. Motorized use is not permitted.
- Minimal enhancements except to protect the natural resource.
- Publicly owned and permanently protected.
- Unpaved, often rugged trail through open space areas.
- Regional connectors, typically.
- May contain elements and slopes that hinder accessibility.
- Minimum 2' width when single-track, size and siting vary by location and topography.

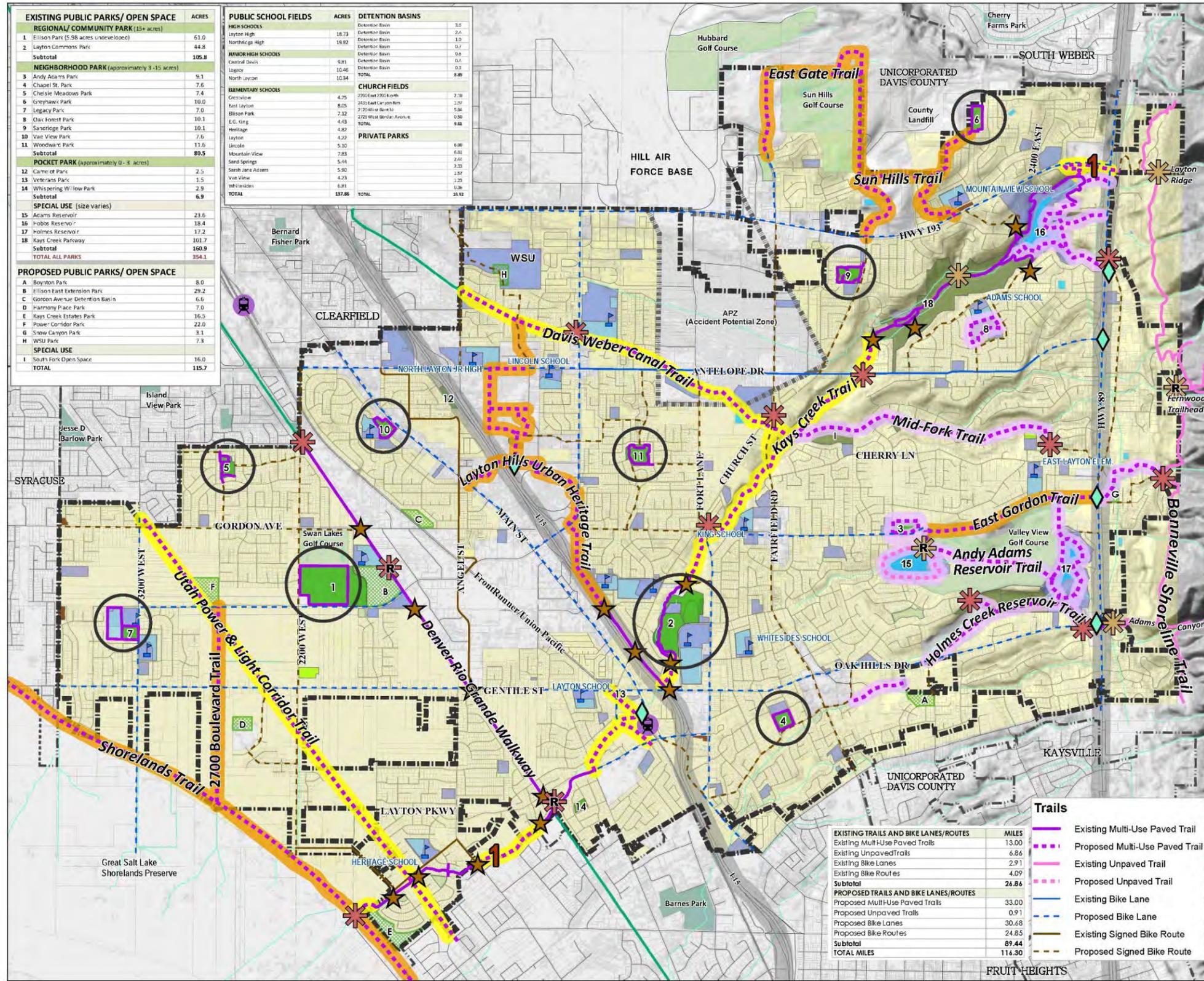
BIKE LANES AND ROUTES

- On-Street Striped Bicycle Lanes – paved, striped bicycle lane adjacent to the traffic lane on the roadway, a minimum of 4' in width, designed to meet AASHTO standards.
- On-Street Signed Bicycle Routes – paved travel path on the existing roadway which is signed for joint use, but has no designated use area. Bicyclists travel with vehicular traffic and share the roadway.

SURVEY RESULTS & SCOPING MEETING INPUT – RESIDENT USE & SUPPORT FOR TRAILS

According to the survey, the most important recreation amenities are walking/running and biking trails. The majority of respondents prioritized the construction of new walking, hiking and biking trails and the purchase of land for regional trails. The first, second, and third most important actions for households was the construction of new walking, hiking and biking trails. This was supported by the public comment received during the scoping meeting, which focused on pedestrian safety and safe crossings.

Pedestrian crossing at Highway 89 was mentioned in particular, as even traffic light crossings are perceived as dangerous by many residents. It was noted that UDOT has proposed three pedestrian overpasses along the highway route, in order to overcome the long fence on the east side of Highway 89, making it easier to access the Bonneville Shoreline Trail further to the east.



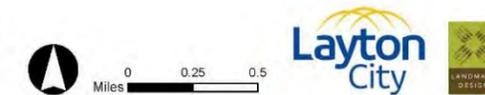
MAP 4:
TRAIL IMPROVEMENT GOALS

Priority Trails

- **Regional Transportation Trails**
Kay's Creek Trail, Davis Weber Canal Trail, Utah Power & Light Corridor Trail
- **Recreational Trails**
Andy Adams Reservoir Trail, Andy Adams Park Walking Trail, Oak Forest Park Walking Trail, Holmes Creek Reservoir Trail, Mid-Fork Trail
- **Inner-City Connecting Trails**
Sun Hills Trail, East Gordon Trail, Heritage Urban Trail, 2700 Blvd. Trail, Layton Hills Overpass Trail, Shorelands Trail, East Gate Trail

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Pond/ Reservoir
- Residential
- Public/Quasi Public/Utility
- Existing Park Perimeter Trails
- Existing Trailhead (R = with Restroom)
- Future Trailhead (R = with Restroom)
- Proposed Pedestrian Bridge
- Trail Access Point
- FrontRunner Station

Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan



Additional priority crossings mentioned by the public include Hobbs Creek, Gentile Street and Oak Hills Drive at Highway 89. Existing and proposed concrete barriers that are replacing the fences along Highway 89 are also concerns, with many expressing the desire for a grade-separated crossing at such locations. The establishment of pedestrian overpasses or underpasses could increase the safety of pedestrians and bikers while providing direct access to Bonneville Shoreline Trail at established trailheads, effectively linking the City trail system on both sides of the heavily-trafficked highway.

TRAIL SYSTEM CONCEPT – A TEN YEAR PRIORITY

According to the *Draft Parks and Recreation Element of the Layton City General Plan 2010*, a clear concept of the trails network exists, dating back to the 1970 *Davis County Layton City Master Plan*, which recommended the addition of a linear park and trails along Kay's Creek to link Layton Commons Park to the nearby Civic Center complex. Since that time the trail vision has expanded, which now envisions a comprehensive system that connects the City's neighborhoods and which offers new dimensions in mobility that are both affordable and convenient.

In addition to the 114 miles of existing and proposed trails and bike lanes/routes already identified, five additional miles of trails are located within existing parks and open space sites, bringing the total of existing and proposed trails and bike routes to nearly 120 miles.

PRIORITY TRAILS

In order to help ensure that the vision for a comprehensive system is fulfilled, the missing trail segments have been identified as a Priority Trail System. As illustrated in Map 4, the priority trails are subdivided into three sub-categories, each reflecting the primary trail function the missing segments will provide, as follow:

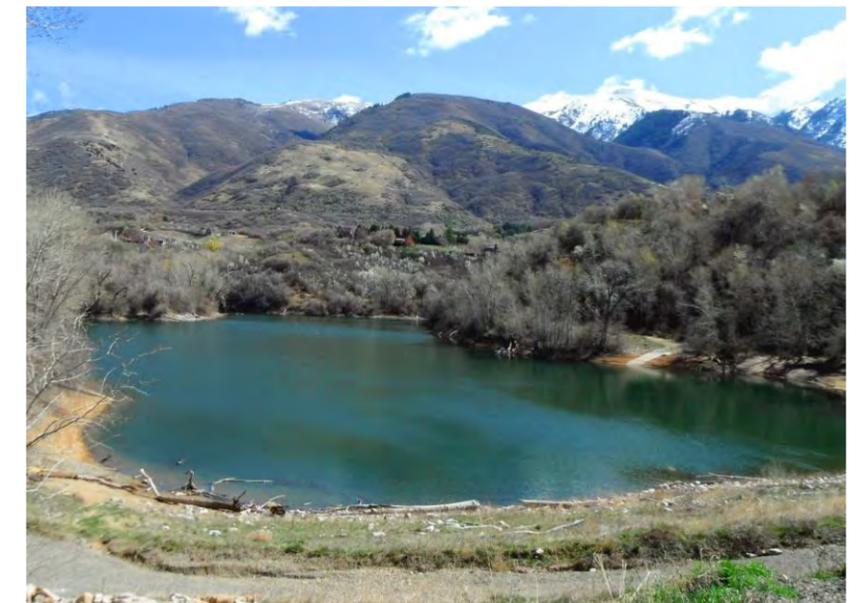
- Regional Transportation Trails
- Recreational Trails
- Inner-City Connecting Trails.

In order to ensure the vision is realized, the missing segments should be implemented as soon as possible. Critical bridges/underpasses at Highway 89 and new trailheads/access points are essential elements of the system, and should be developed by UDOT, which is responsible for improvements to Highway 89.



As illustrated in Map 4, Kay's Creek Trail forms the east/west spine of the Layton trail system, connecting other trails along the route, including the Bonneville Shoreline Trail to the east with the Great Salt Lake Shorelands Trail to the west. The Davis Weber Canal trail joins Kay's Creek Trail near Fairfield Road and the Utah Power and Light Corridor Trail links with it near the southwestern edge of the City, both providing critical regional transportation connections with other trails to the north and south. The Priority Trail system also includes bike lanes along Sun Hills Trail, which will help link the surrounding isolated neighborhood with nearby parks and recreation amenities; the Heritage Urban Trail, the East Gordon Trail, the Andy Adams Reservoir Trail, 2700 Boulevard Trail, East Gate Trail, Layton Hills Trail, the Holmes Creek Reservoir Trail, and an additional proposed park perimeter trail at Adams Reservoir. The total length of this system is 32 miles.

There are also over 86 miles of bicycle lanes and routes planned within the City. These facilities generally meet the needs of a growing population through 2025, and should be developed as envisioned, thus representing a more connected and complete trail and bicycle system for the future.



5-ACQUISITION AND CONSTRUCTION COSTS

Several priorities have been identified in this plan, which now need to be refined and ranked in order of importance so projects can begin as soon as possible. The specific development priorities identified in this plan are restated below.

PARK AND OPEN SPACE DEVELOPMENT PRIORITIES

- 1. Meeting 2015 Park Needs:**
Acquire and Develop 10 Acres of Park Land in Gap Area #6.
 - This can consist of a single, minimum 10-acre park site, or 2-3 smaller parks, depending on the availability of land.
- 2. Meeting 2025 Park Needs:**
To meet the desired level of service outlined we would need to develop 58 acres of the 115 acres of currently proposed park land.
- 3. Meeting Needs at Buildout in 2050:**
To meet the desired level of service outlined we would need to develop the remaining 57 acres of 115 acres of park land currently proposed for development, in addition to securing an additional six acres of land in order to meet the long-term needs of the city.
- 4. Minimum Park Standards**
In order to ensure that existing and future parks meet community needs, **minimum standards** should be established for the two park types, as follow:

Regional/Community Parks should include, space permitting, at least the following amenities.

- All of the amenities found in Neighborhood Parks (see below).
- Specialty regional complexes or features, such as swimming pools, splash pads or sports complexes

Neighborhood Parks should include, space permitting, at least the following amenities.

- Trees.
- Picnic tables and benches.
- Drinking fountain
- Grassy play areas
- Playgrounds
- Other small scale amenities such as pavilions and shade structures
- Restrooms
- Sport courts (basketball, volleyball and tennis)
- Sports fields (baseball, soccer, football and similar sports)
- Connections to other trails, open space, and regional trails provided through either multi-trails, bike lanes, or bike route connections.
- Interior perimeter walking trails in parks.

- 5. Upgrade Existing Parks to Meet Minimum Requirements for Amenities and Features in Parks.**

- 6. Design and Develop Future Parks** from the outset with amenities and features that meet the established standard, and consult local neighborhoods on desired amenities.

- 7. Continue to provide for Maintenance and Equipment Replacement at Existing Parks.**

RECREATION AND CULTURAL FACILITIES DEVELOPMENT PRIORITIES

The City should continue to build upon the long-standing and successful approach of cooperation, collaboration and cost-sharing with the public and private partners for meeting the future recreation and cultural amenity needs. Additional funding and a variety of funding options should continue to be explored and aggressively pursued. Immediate priority areas for recreation and cultural programs and facilities are listed below.

- Senior programming / center
- Community center
- Athletic fields / complex
- Swimming pool / lane space
- Gymnasium (indoor courts)
- Fieldhouse (indoor fields)
- Indoor theater

TRAILS AND BIKE LANE/ROUTE DEVELOPMENT PRIORITIES

Trail and bike lane/route priorities include the following :

1. Implement the Layton Trail Concept as illustrated in Map 4 and consisting of 32 miles which includes various trailheads, access points and roadway bridges.
2. Implement all 55.53 miles of proposed bicycle lanes and routes that are currently proposed by 2025.
3. Develop trails as opportunities present themselves.

DEVELOPMENT AND FUNDING PRIORITIES

UPGRADING EXISTING PARKS

Many existing parks in Layton do not meet the recommended standards for amenities. While it is not practical to completely realize gaps in certain amenities and facilities, an annual budget should be initiated to facilitate essential improvements during the next 10 years. Key amenities to be addressed and preliminary costs are indicated in Table 6. The estimated cost to upgrade existing parks is \$330,000 dollars. In order to accomplish the improvements within 10 years, an approximate annual budget amount of \$33,500 is required, in 2015 dollars.

DEVELOPING NEW NEIGHBORHOOD AND COMMUNITY PARKS

In order to meet the proposed LOS 4.94, the costs of land acquisition and development need to be considered. The following is an assessment of these needs today (2015), in ten years (2025) and at projected build-out (2050).

To Meet the Existing Need in 2015

To meet the need in 2015, ten acres of park land are required to fill Gap #6 (see Map 3). Attempts should be taken to identify a single, minimum 10-acre park, as desired by the community. Estimated acquisition costs in 2015 dollars is \$120,000 per acre, or \$1.2 million dollars. An average per-acre cost of \$140,000 per acre for park development was applied, resulting in estimated development costs of \$1.4 million dollars. All estimates are in 2015 dollars.

To Maintain the Proposed LOS from 2015 to 2025

To meet the need in 2025, 58-acres of park land is currently available. Using \$140,000 per acre cost to develop those parks, approximately \$8.1 million is required, in 2015 dollars.

To Maintain the Proposed LOS Standard to Projected Build-out (2050)

Fifty-seven acres are secured at present, with an additional six-acres of land required to meet long-term needs. Using \$140,000 per acre for development, approximately \$9.5 million dollars will be required, in 2015 dollars.

COSTS TO UPGRADE EXISTING PARKS AND DEVELOP NEW PARKS

Table 6 provides more detail on the facilities within existing parks that are needed to bring those parks up to minimum standard, which is estimated at \$335,000 in 2015 dollars. As illustrated in Table 7, the total cost to upgrade existing parks, to purchase land and develop a new 10-acre park in Service Gap #6, and to develop park land required to maintain the desired LOS through 2025 is approximately 17.2 million dollars at today's rates.² Costs through buildout in 2050 raise the total figure to approximately \$26.8 million dollars at 2015 values.

Table 6: Upgrading Existing Parks to Minimum Standards

UPGRADING EXISTING PUBLIC PARKS TO MINIMUM STANDARDS													
PARK	UPGRADE	UPGRADE COST	BASIC AMENITIES NEEDED										
			Athletic Field	Basketball	Open Play Area	Park Furnishings	Pavilion	Playground	Restroom	Tennis	Trees	Volleyball	Walking Trail
REGIONAL/COMMUNITY PARK													
Ellison Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Layton Commons Park	No	\$0.00	No	No	No	No	No	No	No	No*	No	No	No
NEIGHBORHOOD PARK													
Andy Adams Park	Yes	\$140,000.00	No	Yes	No	No	No	No	No	No	No	Yes	Yes
Chapel St. Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Chelsie Meadows Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Greyhawk Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Legacy Park	Yes	\$25,000.00	No	No	No	No	No	No	No	No	No	Yes	No
Oak Forest Park	Yes	\$140,000.00	No	Yes	No	No	No	No	No	No	No	Yes	Yes
Sandridge Park	Yes	\$5,000.00	No	No	No	Yes	No	No	No	No	No	No	No
Vae View Park	Yes	\$25,000.00	No	No	No	No	No	No	No	No	No	Yes	No
Woodward Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
POCKET PARK													
Camelot Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Veterans Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
Whispering Willow Park	No	\$0.00	No	No	No	No	No	No	No	No	No	No	No
TOTAL AMOUNTS NEEDED		\$335,000.00	1	3	0	1	0	0	0	0	0	4	2

* School Field Accessible

² Please note that approximately \$6.2 million of the \$17.2 million projection is for acquiring land use easements surrounding Hobbs Reservoir and Holmes Reservoir. These costs reflect a 50% write-down, which is in deference to the unique nature of these sites.

Table 7: Total Cost to Upgrade Existing Community Parks and Develop New Parks by 2025

Cost to Upgrade Existing Parks	\$335,000
Cost to Develop one new 10-acre park	\$1,400,000
Cost to Purchase land for one new 10-acre park	\$1,200,000
Cost to acquire recreational land use easements around Hobbs Reservoir (48.8 acres x .5 = 24.4 acres)	\$2,928,000
Cost to acquire recreational land use easements around Holmes Reservoir (54-acres x .5 = 27 acres)	\$3,240,000
Cost to Develop New Parks to Desired LOS	\$8,120,000
TOTAL COST	\$17,223,000

DEVELOPING NEW TRAILS AND BIKE LANES/ROUTES

In order for the proposed trail concept to become a reality, Layton City will need to add about 31 miles of paved trails. Since the route types have not been determined, the estimated cost of \$20,000 per mile has been used for determining costs. One mile of Bonneville Shoreline Trail (unpaved) is also planned.

A total of 13 new trailheads are also assumed, which should be developed as soon as possible. Trailhead costs shown assume parking and signing as a standard, with restrooms being added to two of the planned trailheads.

COSTS TO DEVELOP NEW TRAILS AND TRAILHEADS

As illustrated in Table 8, the estimated cost to develop the proposed trails and trailheads is approximately \$3.7 million dollars. The estimated cost for developing 53 miles of bike lanes and routes is an additional \$1.1 million dollars, although this figure was not included in the total, as such facilities are often jointly funded in partnership with other agencies.

Table 8: Cost to Develop New Trails & Trailheads

TYPE	UNIT	COST	QTY.	TOTAL
Trail - Paved (10' wide + 2' wide shoulders)	Mile (\$24 / linear foot)	\$130,000.00	13	\$1,690,000.00
Trail - Unpaved (5' wide)	Mile (\$15 / linear foot)	\$80,000.00	1	\$80,000.00
Trailhead w/ Bathroom	Each	\$150,000.00	2	\$300,000.00
Trailhead	Each	\$150,000.00	11	\$1,650,000.00
TOTAL				\$3,720,000.00
Bike Lane/Route*	Each	\$20,000.00	53	\$1,060,000.00

*These costs are shared with other agencies and are therefore not included in total costs above

COST TO MAINTAIN PARKS AND REPLACE MAINTENANCE EQUIPMENT

In the 2014 Needs Assessment Survey, City residents made it clear that park maintenance is a high priority. They value their parks and recreation facilities and strongly desire amenities that are well maintained. In an effort to meet these expectations, the Parks and Recreation Department is continuously searching for better ways to more effectively maintain these facilities, through increased efficiencies, implementation of new and cost-effective technologies, and through better utilization of existing capital resources.

As illustrated in Table 9, there is particular need to replace aged and failing playground equipment and parking lots, and to upgrade maintenance equipment to help stay abreast of future needs. The table provides an estimate for achieving this goal over a ten-year period (2015 to 2025) at approximately \$1.6 million dollars in 2015 dollars, which is at an annual cost will range from approximately \$45,000 to \$250,000. Securing these funds is a priority of this plan, as it will help ensure that existing parks and recreation facilities meet an acceptable operational standard.

Table 9: Cost to Maintain Parks and Replace Maintenance Equipment

	YEAR										TOTAL
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
PLAYGROUND REPLACEMENT											
Layton Commons Park (Large playground)	\$0	\$0	\$130,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000
Layton Commons Park (Small playground)	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Chapel Street Park	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000	\$0	\$0	\$0	\$130,000
Woodward Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	\$120,000
Oak Forest Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camelot Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chelsie Meadows Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vae View Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sandridge Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Andy Adams Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legacy Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greyhawk Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ellison Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-total	\$0	\$0	\$130,000	\$0	\$40,000	\$0	\$130,000	\$120,000	\$0	\$0	\$420,000
PARKING LOT MAINTENANCE											
Oak Forest Park	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Vae View Park	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
Chapel Street Park	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Andy Adams Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$35,000
Layton Commons Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$35,000
Chelsie Meadows Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Woodward Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sandridge Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ellison Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greyhawk Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camelot Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legacy Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-total	\$0	\$60,000	\$0	\$35,000	\$0	\$35,000	\$0	\$35,000	\$0	\$35,000	\$200,000
EQUIPMENT REPLACEMENT											
Pickup Truck	\$0	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$45,250	\$407,250
Large Mower	\$0	\$85,000	\$0	\$85,000	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
Dump Truck	\$0	\$0	\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,000
Small Mower	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$70,000
Backhoe	\$0	\$0	\$0	\$0	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000
Bucket Truck	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Sand Pro	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000	\$0	\$0	\$0	\$17,000
Mini Excavator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,550	\$0	\$0	\$49,550
Sub-total	\$0	\$204,250	\$155,250	\$179,250	\$98,250	\$194,250	\$62,250	\$143,800	\$45,250	\$94,250	\$976,800
TOTAL BY YEAR	\$0	\$264,250	\$285,250	\$214,250	\$138,250	\$229,250	\$192,250	\$298,800	\$45,250	\$129,250	
GRAND TOTAL											\$1,596,800

ESTABLISHING PRIORITIES FOR FUNDING

Determining priorities for funding is always a challenge for communities with limited resources and diverse community-identified needs. Some considerations in making priorities should include:

- Concerns for life and safety,
- On-going maintenance of existing facilities to protect the City’s investments, and
- New development needs.

EXISTING FUNDING SOURCES

The following are funding sources currently available for implementing the plan recommendations:

- General Funds = funds that come through government taxes such as property, sales, and utilities that is divided up as the City see fit.
- Park Improvement Funds = fess assessed with new development to provide same level of service in parks as the City grows.
- Enterprise Funds = mechanism where governments charges fees for programs and services and then uses the money to pay for those services.

FUNDING OPTIONS AND OPPORTUNITIES FOR LARGE PROJECTS

GENERAL OBLIGATION BONDS

Overview of General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the District, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held twice each year; either on the third Tuesday following the third Monday in June (the date of any primary elections) or on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond has broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other City funds would still be needed to pay for the operation and maintenance expenses of the facilities.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of a City’s taxable value. Pursuant to state law the debt must be structured to mature in forty years or less, but practically the City would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs

- If approved, a new 'revenue' is identified to pay for the capital cost

Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a "no" vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

SALES TAX REVENUE BONDS

Overview of Sales Tax Revenue Bonds

Several years ago Utah state law was amended to allow municipalities to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Under current law, the total annual debt service on all sales tax revenue bonds issued by a City may not exceed 80 percent of the sales tax revenues received by the City in the preceding fiscal year. Also, due to the facts that (1) most cities rely heavily on their sales tax revenues for their operations; and (2) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to most Cities' reliance on sales tax revenues for general operations, unless the City has additional revenue sources that can be devoted to repayment of the bonds, or is anticipating a spike in sales tax revenues due to new large retail businesses locating in the City, existing sales tax revenues would have to be diverted to repay the bonds.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points of where the City's General Obligation Bond debt would price.

Advantages of Sales Tax Revenue Bonds:

- Relatively low interest rates
- No vote required

Disadvantages of Sales Tax Revenue Bonds:

- Utilizes existing City funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

SPECIAL ASSESSMENT AREAS

Overview of Special Assessment Areas (SAA)

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 50 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most City Councils would find it difficult to

create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the City's ability to levy an assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the City could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a project such as a recreation facility, which by definition is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the City to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the County.

If an SAA is used, the City would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners.

This ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are a number of issues that would need to be considered such as ownership of the facility and a local government can only assess property owners within its proper legal boundaries.

Advantages of SAA Bonds:

- Assessments provide a 'new' revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

Disadvantages of SAA Bonds:

- Higher financing costs
- Significant administration costs for a City-Wide Assessment area

Note – Due to the costs of administering a City-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a City-Wide SAA.

LEASE REVENUE BONDS

Overview of Lease Revenue Bonds

One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the City. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally this financing method works best when used for an essential public facility such as City halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market's assessment of the "essentiality" of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and state law limits the term of the debt to a maximum of forty years. As the City is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the City to make those payments by a thorough review of the City's General Fund monies.

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

Advantages of Lease Revenue Bonds:

- No general vote required
- No specific revenue pledge required

Disadvantages of Lease Revenue Bonds:

- Higher financing costs than some other alternatives
- No ‘new’ revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

CREATION OF A SPECIAL SERVICE DISTRICT

Recreation Special Service District

A City, or several cities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District has the ability to levy a property tax assessment on residents of the District to pay for both the bond debt service and O&M. It should be noted that the City already has the ability to levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the City by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

“Creative Financings”: Non-traditional sources of funding may be used in order to minimize the amount that needs to be financed via the issuance of debt. The City’s approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated in order to find the optimal structure based on the financial resources of the City.

FUNDING OPTIONS AND OPPORTUNITIES FOR SMALLER PROJECTS

PRIVATE FUNDS

Private and Public Partnerships

The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming

complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or City administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region are able to cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests, and others.

LOCAL FUNDING SOURCES

RAMP Taxes

Many communities or counties have initiated and voted in favor of Recreation, Arts, Museum & Parks taxes which have been very effective in raising funds in initiating and completing recreation, trails, and arts projects. They are generally administered by a municipality or county, which receives one penny for every \$10.00 purchase, and redistributes the funds to qualified parks, recreation cultural organizations and events, which illustrates the types of uses that have been funded by RAMP Taxes in Davis County in recent years:

- Playing Fields
- Walking, biking, equestrian and cross-country trails
- Neighborhood parks and pathways
- Swimming pools and aquatic centers
- Community recreation centers
- Multi-cultural and arts festivals
- Dance, theatre and music activities and performances
- Literary outreach programs
- Publicly owned tennis, basketball and skating facilities

A RAMP tax is not something the City Council can enact. It has to be voted on by the citizens of the community. The Davis County RAMP Tax was approved in November 2015. Layton residents will likely not see projects started until approximately November of 2016, once enough revenues have accrued.

Park and Recreation Impact Fees

The City has an impact fee program for park and recreation projects which is being updated. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development. Impact fees are especially useful in areas of rapid growth. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for its residents.

Dedications and Development Agreements

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The City can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs). Layton City has received park dedications and trails easements in the past and should continue the practice.

Special Taxes or Fees

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the City could be earmarked for parks, recreation, and trails development but is generally earmarked for tourism-related projects.

Community Development Block Grants

Community Development Block Grants (CDBG) can be used for park development in areas of the City that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment, and improve accessibility (Americans with Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether or not they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Redevelopment Agency Funds

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the City, be used to fund park acquisition and development.

STATE AND FEDERAL PROGRAMS

The availability of these funds may change annually depending on budget allocations at the state or federal level. It is important to check with local representatives and administering agencies to find out the current status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

Land and Water Conservation Fund

This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements, and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

MAP-21 Current (Replaces SAFETEA-LU)³

³ <http://www.udot.utah.gov/main/f?p=100:pg:0:::V,T:,192>

The recently enacted Moving Ahead for Progress in the 21st Century (MAP-21) includes a number of substantial changes to the transportation enhancement (TE) activities defined in Title 23. The activities are now termed “transportation alternatives,” (TAs).

Under SAFETEA-LU, there were twelve eligible enhancement activities. Under MAP-21 there are nine eligible TAs. The overall theme of the revisions is to expand the eligibilities from strictly enhancing the transportation system to include planning, construction, and design related to compliance with existing federal regulations. Previously, the Federal Highway Administration (FHWA) Guidance on Transportation Enhancement Activities prohibited the use of TE funds for “project elements or mitigation that normally would be required in a regular highway project.” This included project elements and costs associated with meeting the requirements of laws such as the Americans with Disabilities Act (ADA) of 1990, the National Environmental Protection Act (NEPA) of 1969, the National Historic Preservation Act of 1966, and the Department of Transportation Act of 1966. New regulatory guidance from FHWA will be required to clarify exactly how changes in the legal definitions will impact eligibility.

To qualify for funding all projects must fit into one of the following nine federally designated categories.

1. Construction, planning, and design of facilities for pedestrians, bicyclists, compliance with Americans with Disabilities Act.
2. Safe routes for non-drivers to access daily needs.
3. Conversion and use of abandoned railroad corridors for trails.
4. Construction of turnouts, overlooks, and viewing areas.
5. Community improvements, including
 - Inventory, control, or removal of outdoor advertising
 - Historic preservation and rehabilitation of historic transportation facilities;
 - Archaeological activities relating to impacts from implementation of transportation project eligible under this title.
6. Any Environmental mitigation activity.
 - Address storm water management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff.; or
 - Reduced vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats.
7. The Recreation Trails Program under section 206.
8. Safe Routes to Schools under section 1404 of SAFETEA-LU.
9. Planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or divided highways.

Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

Utah Trails and Pathways / Non-Motorized Trails Program

Funds are available for planning, acquisition, and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

LeRay McAllister Critical Land Conservation Fund

The fund was administered by the Utah Quality Growth Commission and provided funds each year to preserve or restore critical open or agricultural lands in Utah, and targeted lands deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. In the 2011 session, Utah lawmakers cut off all financing to the fund eliminating the state's only source that qualifies for federal conservation monies. The LeRay McAllister Fund has preserved about 80,000 acres of land, most of it agricultural as well as recreational and archaeological sites. For 10 years, the state pitched in \$20 million that was matched by \$110 million from the federal government and other sources. Though the program has not recently been funded, it is hoped that it can ultimately be reinstated. Contact the Utah Quality Growth Commission for current information regarding programs and funding.

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the parks, recreation, and trails plan. These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a-trail or adopt-a-park; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

6-GOALS AND POLICIES

GOALS AND POLICIES FOR PARKS AND OPEN SPACES

Goal 1.0: Assure that residents of Layton City have access to adequate parks and park facilities.

Policy 1.1: Maintain the desired level of service for parks at 4.94 of land per 1,000 population. When new parks are planned and developed they should be Neighborhood or Regional/Community Parks that are generally of a larger size to accommodate the desired sports fields and other intensive activities.

- a. *Implementation Measure:* Update the Impact Fee Study as needed, including the acquisition of property and rights-of-way, if possible.
- b. *Implementation Measure:* Upgrade existing parks to meet the minimum requirements for amenities and features in parks, as possible.
- c. *Implementation Measure:* Acquire and develop ten acres of park land in Gap Area #6. This can consist of a single, minimum 10-acre park site, or two to three smaller parks, depending on availability.
- d. *Implementation Measure:* As the community grows be sure that the LOS is maintained or exceeded and that parks are readily accessible to residents.
- e. *Implementation Measure:* Develop 58 acres of 115 total acres currently proposed for future development within the 2025 Planning Horizon.
- f. *Implementation Measure:* Develop 57 acres of land remaining from the 115 acres currently proposed for future development to accommodate park needs by projected buildout in 2050.
- g. *Implementation Measure:* Acquire and develop an additional six acres of land to accommodate park needs by projected buildout in 2050.
- h. *Implementation Measure:* Adopt the minimum standards for Regional/ Community, Neighborhood and Pocket Parks as detailed in the master plan.
- i. *Implementation Measure:* Design and Develop Future Parks from the outset with amenities and features that meet the established standard, and allow public input on the design.
- j. *Implementation Measure:* Assure that residents have access to information regarding parks, recreation programs and facilities, trails and cultural facilities/activities by providing maps, webpage information, and other means of assuring that residents are better informed.

Goal 2.0: Improve maintenance and operations in parks.

Policy 2.1: Continue best management practices for maintenance scheduling and use of parks to protect the City's investment and success of the park environment.

Policy 2.2: Provide an annual budget allocation for park improvements and upgrades.

- a. *Implementation Measure:* Inventory all parks and park facilities and document needed improvements and upgrades.
- b. *Implementation Measure:* Maintain design standards that reduce maintenance requirements and costs, and assure the long-term usefulness of facilities.
- c. *Implementation Measure:* Install adequate facilities for residents to "self-maintain" parks and park facilities, i.e. trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.

GOALS AND POLICIES FOR RECREATION & CULTURAL FACILITIES

Goal 3.0: Assure that residents of Layton City have access to high quality recreation and cultural programs and facilities.

Policy 3.1: Coordinate with Parks Division to ensure park space and park growth and development meets recreation program needs for athletic fields and/or athletic complex.

Policy 3.2: Continue to evaluate existing and proposed programs to offer a variety of recreation and cultural programs, events and activities.

Policy 3.3: Continue, and build on, the long-standing and successful approach of cooperation, collaboration and cost-sharing with public and private partners to meet future recreation experience and cultural amenity needs. This includes the long standing partnerships with Davis School District to add needed gymnasium/court space as new schools are built within Layton City.

Goal 4.0: Build a Layton City Community Center facility to house both recreational and cultural indoor activities and events.

Goal 5.0: Build additional aquatic spaces with dedicated pool areas for fitness and lap swimming as well as play spaces for recreational and leisure usage.

GOALS AND POLICIES FOR TRAILS AND BIKE PATHS/ROUTES

Goal 4.0: Assure that residents of Layton City have access to trails that provide links between neighborhoods and important destinations and attractions.

Policy 4.1: Adopt the Layton City Trail Concept to guide the development of a comprehensive trail system through 2025.

Policy 4.2: Work with engineering to implement all 55 miles of proposed bicycle lanes and routes that are currently proposed by 2025.

a. Assure they are included in the Transportation Master Plan.

Policy 4.3: Require trail master planning as part of the City’s development review process. The master plan should clearly address the development of trailheads and access to trails.

a. Implementation Measure: Include system-wide trails development in any future planning initiatives, focusing on closing gaps in trails, developing trailheads, and connecting existing and future neighborhoods to downtown, parks and recreation facilities, public transit and community destinations.

b. Implementation Measure: Maintain trails in a safe and useable condition by controlling weeds, particularly thorny weeds, removing trash and debris, and where possible select some trails to be plowed of snow in the winter.

c. Implementation Measure: Initiate an “Adopt a Trail” program to encourage users as care-takers of the trail system. Encourage participants to become involved in all aspects of trails planning, development, maintenance, and improvement.

d. Implementation Measure: Develop a trail and bike path/route signing program that provides clear information to users about how to access trails and proper trail behavior. Make trail and bike path maps available to the public.

Goal 5.0 **Assure that trails are safe.**

Policy 5.1: Safe Routes to Schools is an on-going concern regarding trails.

a. Implementation Measure: Work with the Davis School District, police authorities, local developers, and local neighborhoods to identify and clearly mark appropriate routes.

OTHER GOALS AND POLICIES

Goal 6.0: **Promote water conservation and sustainable practices in parks and recreation facilities.**

Policy 6.1: As new parks are developed, utilize the most up-to-date technologies to conserve water resources in public parks and facilities.

a. Implementation Measure: Utilize water conserving technologies such as drip irrigation, moisture sensors, central control systems, and select plant materials appropriate to the soil and water conditions in Layton City.

Goal 7: **Maintain critical open spaces, habitat areas and natural features.**

Policy 7.1 Regulate future development on steep slopes, water ways and open land.

a. Implementation Measure: Ensure that environmental protection is adequately addressed in the development review process.

b. Implementation Measure: Enforce ordinances requiring development setbacks along creek corridors and drainages. .

c. Implementation Measure: Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.

d. Implementation Measure: Work with Davis County and the State of Utah to ensure that City, county and state statutes are consistent.

APPENDICES

- A - LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY (2/20/2014)
- B - ENVISION LAYTON PUBLIC INPUT – PRELIMINARY RESULTS
- C - SCOPING MEETING NOTES
- D - DRAFT PLAN OPEN HOUSE MEETING NOTES

A - LAYTON CITY PARKS AND RECREATION NEEDS ASSESSMENT SURVEY (2/20/2014)

UTAH STATE UNIVERSITY

Layton City Parks and Recreation

Needs Assessment Survey

Stanley M. Guy

2/20/2014



Utah State University is committed to providing an environment free from harassment and other forms of illegal discrimination based on race, color, religion, sex, national origin, age (40 and older), disability, and veteran's status. USU's policy also prohibits discrimination on the basis of sexual orientation in employment and academic related practices and decisions.

Utah State University employees and students cannot, because of race, color, religion, sex, national origin, age, disability, or veteran's status, refuse to hire; discharge; promote; demote; terminate; discriminate in compensation; or discriminate regarding terms, privileges, or conditions of employment, against any person otherwise qualified. Employees and students also cannot discriminate in the classroom, residence halls, or in on/off campus, USU-sponsored events and activities.

This publication is issued in furtherance of Cooperative Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture, Ken White, Vice President for Extension and Agriculture, Utah State University. Results of the Layton City Parks and Recreation self-administered mail survey conducted January 2014, to be used to establish priorities for future development of parks, recreation, golf facilities, programs and services within Layton City.

with the U.S. Department of Agriculture, Ken White, Vice President for Extension and Agriculture, Utah State University.

Layton City Parks and Recreation
Needs Assessment Survey

Stanley M. Guy
Utah State University Extension

Sponsored by Layton City Parks and Recreation

February 20, 2014

Executive Summary

Survey Objectives

The purpose of the survey was to determine priority and satisfaction levels of Layton City residents on Layton City Parks and Recreation parks, programs, and services.

Procedures

The survey was developed by team participants representing Layton City Parks and Recreation Division advisory board members, staff, and Utah State University Extension. The survey's eight sections contained questions on Layton City parks, youth recreation programs, adult recreation programs, recreation services, special events and programs, potential actions for Layton City Parks and Recreation, recreation organizations used by households, and household demographics.

Survey Implementation

The survey and a Layton City Parks and Recreation Director's cover letter was printed, stuffed along with a Layton City business reply envelope and mailed to 1,800 random residential household addresses provided by Layton City. Layton City received back 245 business reply letters. This number gives a 13% rate of return. These un-opened business reply envelopes were then delivered to Utah State University Extension and opened. Due to usability of returned surveys and contract constraints, 244 surveys were tabulated.

Results

Most respondents use a car to travel to parks, even though two thirds of respondents live within a 15-20 minutes walking distance of a park. A vast majority visit Layton City parks, and they are positive about the overall physical conditions of parks visited. They are satisfied with park maintenance, the overall value and customer service they receive from Layton City Parks and Recreation. Other recreation organizations used by a majority of respondents and their households include state parks, national parks/national forests, religious, and local schools.

Understanding what park amenities are important to households was one objective of the survey. We found that grass areas open un-programmed, group pavilion/picnic areas in parks, traditional children's playgrounds, are important to households. Sports amenities important to households are soccer/football/rugby fields, little league

baseball diamonds and outdoor basketball courts. Important recreation amenities are walking/running, biking trails, indoor and outdoor swimming pools, indoor exercise/fitness/water aerobics, and natural areas/wildlife.

Youth recreation programs important to households are youth learn to swim, youth athletics, and youth fitness and wellness. Important adult recreation programs are adult continuing education, senior activities, and adult organized athletics. Other recreation services and programs important to households are farmers markets, volunteer opportunities, community events, and after school programs.

Another objective of the needs assessment was to understand where the Layton City Parks and Recreation Department should focus their efforts. Majorities of respondents priority' areas included: build new walking, hiking and biking trails, purchase land for parks, higher level of park maintenance, improve regional trails, higher level of building maintenance, higher level of natural-area maintenance, purchase land to preserve natural areas, open space, purchase land for regional trails, build new passive-use parks, higher level of sports field maintenance, build new swimming pools, light more sports fields/courts, build new outdoor special event venues, and build new athletic fields. The most important area to households was to build walking, hiking and biking trails.

Layton City Parks and Recreation programs and activities are maintained using taxes and user fees or a combination of both. None of the programs and services had a majority of respondents who felt they should be maintained only with taxes. The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees: nature programs/environmental education, programs for teens, senior fitness, youth scholarship programs, youth athletics, community events, programs for people with disabilities, youth fitness and wellness, and youth arts and crafts, dance, and performing arts. Programs where a majority of respondents felt that user fees should pay for program maintenance included adult organized athletics, adult art, dance, performing arts, indoor space for small events, adult continuing education, school break programs. Farmers market and before and after school programs had no majority of respondents saying maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

Another objective of the survey was to determine what barriers, if any, prevented people from using Layton City Parks and Recreation facilities and programs. While no reason listed was a barrier for a majority of respondents, the number one reason for not using facilities and programs was people do not know what is being offered, followed by not interested, program or facility not offered, and program times not convenient.

The vast majority of respondents agreed having Layton City Parks and Recreation facilities and programs makes Layton City a better place to live, improves physical health and wellness, preserves open space, increases property values in surrounding areas, improves mental health and reduces stress, helps teach and socialize youth, protects the environment, increases cultural and community interaction, helps reduce neighborhood crime, protects historical assets of the city, attracts new residents, and promotes tourism to the County. The most important benefits to households of having Layton City Parks and Recreation facilities and programs are makes Layton City a better place to live, improves physical health and wellness, and preserves open space.

The majority of respondents have lived in Layton City for over ten years, including twenty-eight percent for more than thirty years. Fifty-four percent of the respondents were female and 46% were male. Thirteen percent said they or someone in their household had a cognitive or physical disability. Forty-six percent own a dog.

Survey Limitations

The survey provides detailed opinions on Layton City Parks and Recreation parks, programs, and services from those who responded to the survey. Comments or interpretations of survey results should be restricted to completed survey respondents and not extrapolated to Layton City as a whole

Contents

Rating Overall Physical Conditions for Parks Visited 35

Access to Parks..... 35

Priority Park Amenities..... 35

Priority Sports Amenities..... 35

Priority Recreation Amenities 35

Priority Youth Recreation Programs..... 35

Priority Adult Recreation Programs..... 35

Priorities of Recreation Services and Programs 35

Recreation Programs and Special Events..... 36

Priority Actions for Layton City Parks and Recreation..... 36

Taxes and User Fees..... 36

Reasons for not using Layton City Parks & Recreation Facilities and Programs 36

Services Satisfaction Levels..... 36

Benefits of Layton City Parks & Recreation Facilities and Programs..... 36

Use of Recreation Organizations 37

Respondents Demographics 37

Layton City Parks & Recreation Survey 38

Charts of Layton City Parks & Recreation Needs Assessment Survey 41

Figure 1. Travel to parks and recreation facilities..... 41

Figure 2. Park amenity priority levels..... 41

Figure 3. Sports amenity priority levels..... 41

Figure 4. Recreation amenity priority levels 41

Figure 5. Youth programs priority levels 42

Figure 6. Adult programs priority levels 42

Figure 7. Services priority levels..... 42

Figure 8. Actions priority levels..... 43

Figure 9. Pay program costs with taxes, combination, or fees..... 43

Figure 8. Reasons that prevent people using facilities and programs 44

Figure 9. Services satisfaction levels..... 44

Figure 10. Benefits from Layton City Parks & Recreation facilities and programs..... 45

Figure 11. Organizations used by households 45

Figure 14. Years lived in Layton City 45

Figure 12. Ages of respondents..... 46

Figure 13. Households with Members in Age Category 46

Figure 14. Gender of respondents 46

Layton City Parks and Recreation Needs Assessment Survey

Stanley M. Guy, Community Development Educator
Utah State University Extension

February 20, 2014

Layton City Parks and Recreation conducted a Parks and Recreation Needs Assessment Survey to help establish priorities for future development of parks, recreation, golf facilities, programs and services within Layton City. The recreation issues contained in the survey were developed by the Layton City Parks and Recreation Advisory Board and Department staff. USU Extension refined and finalized the survey and participated in conducting, gathering, and tabulating the results.

This report highlights some of the findings from the survey and includes the survey instrument with frequencies of responses. There is also a section containing charts which graphically display the responses for most questions. In January 2014, eighteen hundred randomly selected Layton City households were mailed the survey with postage paid return envelopes. There were 244 surveys returned for a 13% response rate. For a more in-depth understanding, readers should review the survey instrument and charts contained in this report.

Rating Overall Physical Conditions for Parks Visited

A vast majority of survey respondents (95%) said they or members of their household visited Layton City Parks during the past year. Of those who visited Layton City Parks ninety-four percent rated the overall physical conditions of parks as “excellent” or “good”. This frequency is based on those who rated the parks as excellent, good, fair, or poor.

Access to Parks

Sixty-seven percent of survey respondents said there are parks within 10-15 minutes walking distance from their residence. Most people travel to parks and recreation facilities by car (90%) and walking (46%). Twenty-three percent said they have gone to parks or recreation facilities by biking.

Priority Park Amenities

In question 5 we asked what priority should be given to twelve Layton City Park amenities. Frequencies were based on those who prioritized amenities as Not a Priority, Lowest Priority, Medium Priority, or Highest Priority. Majorities of households said grass area un-programmed (91%); children’s playground, traditional (91%); group pavilion/picnic area (91%); children’s playground, nature (84%) grass area programmed, sports fields (78%); access to facilities for the disabled (74%); and leashed dogs in park (59%) had medium and high priorities. The amenity that was most and second most important to households was traditional children’s playgrounds. The third most important amenity was group pavilion/picnic area.

Priority Sports Amenities

We asked people what priority should be given to different sports amenities in parks. Soccer/football/rugby had the most people (69%) who gave this a medium or high priority. This was followed by medium and high priority for little league baseball diamond (68%), outdoor basketball court (67%), outdoor tennis court (63%), softball diamond (62%). Full size baseball diamond (60%) sand volleyball court (54%), and backstop for pickup baseball games (52%) rounded out the sports amenities receiving a majority of medium and high priorities. The three sports amenities respondents said are most, second most, or third most important to households are soccer/football/rugby fields, little league baseball diamond, and outdoor basketball court.

Priority Recreation Amenities

Question 9 covered 13 recreation amenities. Ten of the thirteen recreation amenities received medium and high priorities from a majority of survey respondents. Trails, walking/running, biking (94%); indoor swimming pool (86%), outdoor swimming pool (81%), indoor exercise/fitness, water aerobics (80%) all received medium and high priorities. The next tier priorities are natural areas/wildlife habitat (79%), water play/splash pad (75%), gymnasium (65%), and indoor small events space (59%) are the final amenities having a majority of respondents rating a medium and high priority. The recreation amenity respondents said was most and third most important to households was trails, walking/running. The second most important amenity was indoor swimming pool.

Priority Youth Recreation Programs

Question 11 covered 8 youth recreation programs. All programs received medium and high priorities from a majority of survey respondents. Youth learn to swim (89%), youth athletics (89%), youth fitness and wellness (82%), programs for teens (76%) are programs where the most respondents said they are medium and high priorities. Youth scholarships (71%), youth arts and crafts, dance, performing arts (70%), youth gymnastics (64%) and youth learn to ice skate (56%) rounded up the youth programs with medium and high priority levels. The three youth recreation programs respondents said are most, second most, and third most important to households are youth learn to swim, youth athletics, and youth fitness and wellness.

Priority Adult Recreation Programs

The next section of the survey covered adult recreation programs. Four out of six adult recreation programs received medium and high priorities from a majority of survey respondents. These four included adult continuing education (82%), senior activities (74%), adult organized athletics (59%), adult art, dance, performing arts (56%) Adult learn to swim (46%) and adult learn to ice skate (25%) had less than a majority of respondents saying these were a medium and high priority. The adult recreation program respondents said is most and second most important was adult continuing education. Senior activities were the third most important adult recreation program.

Priorities of Recreation Services and Programs

Question 15 covered thirteen recreation services and programs. Ten of the thirteen services and programs had medium and high priorities from a majority of respondents. Farmers market (86%), volunteer opportunities (76%), community events (75%), after school programs (72%), athletic special events (71%), and programs for people with disabilities (70%) had the highest number of respondents giving these medium and high priority levels. The next tier

had nature/environmental education (69%), water fitness (64%), long term fitness challenge (63%), and school break (67%) with medium and high priorities. Tennis lessons and leagues (49%), before school programs (38%), and programs with your pets (35%) had medium and high priority levels. The most, second most, and third most important service was Farmer's markets.

Recreation Programs and Special Events

Only 49% of respondents indicated they or members of their household participated in recreational programs or special events such as Family Recreation, 5K races, holiday events offered by Layton City Parks and Recreation in the last year. Of those respondents who said they or members of their household participated in such events forty-one percent participated in two or three programs. Twenty-three percent participated in one program, 9% in four to six programs, and 2% in seven or more programs. Eighty-nine percent rated the overall quality of the programs or events as good (68%) and excellent (21%).

Priority Actions for Layton City Parks and Recreation

Question 20 listed eight actions for existing parks and recreation facilities and eight actions towards new parks and recreation facilities and asked respondents to give a priority level on each action. Frequencies were based on those who prioritized amenities as Not a Priority, Lowest Priority, Medium Priority, or Highest Priority. For existing facilities, medium and high priority level actions included higher level of park maintenance (81%), improve regional trails (80%), higher level of building maintenance (77%), natural area maintenance (72%), and sports field maintenance (66%). Fifty-seven percent of respondents gave medium and high priority levels to lighting more sports fields. Less than half of respondents said higher level of gymnasium maintenance (48%) and convert natural turf grass sports field to synthetic turf (24%) had medium and high priority.

Medium and high priority levels were given by a majority of respondents to seven of the eight actions for new facilities. Building new walking, hiking, and biking trails had the most respondents (85%) saying this is a medium and high priority. Other high ranking actions included purchasing land for parks (84%), purchase land to preserve natural open areas, open space (72%), and purchase land for regional trails (70%). Building new passive use parks (69%), building a new swimming pool (63%), build new outdoor special event venues (53%) and building new athletic fields (51%) were the other actions where a majority of respondents rated these medium or high priorities.

The first, second, and third most important action to households was build new walking, hiking and biking trails.

Taxes and User Fees

Question 22 showed that a majority of respondents agreed tax dollars should be used to support parks (93%), Recreation center (82%), Youth recreation (82%), Arts (72%) and Adult recreation (52%). The first and second most important area for tax dollar support was for parks. The third most important area was the recreation center.

Question 24 showed support for raising taxes for new park facilities (58%) and new recreation facilities (54%). Only thirty-four percent support raising taxes for new art facilities.

Question 25 listed sixteen recreation programs and services where Layton City Parks and Recreation uses taxes, user fees, or a combination of taxes and user fees to maintain. None of the programs and services had a majority

of respondents who felt they should be maintained only with taxes. The following programs or services had a majority of respondents saying they should be maintained with a combination of taxes and user fees: nature programs/environmental education (59%), programs for teens (55%), senior fitness (55%), youth scholarship programs (54%), youth athletics (52%), community events (52%), programs for people with disabilities (52%), youth fitness and wellness (51%), and youth arts and crafts, dance, performing arts (51%).

Programs where a majority of respondents felt that user fees should pay for program maintenance included adult organized athletics (76%), adult art, dance, performing arts (73%), indoor space for small events (62%), adult continuing education (57%), and school break programs (51%).

Farmers market and before and after school programs had no majority of respondents saying maintenance should be allocated to user fees, taxes, or a combination of taxes and user fees.

Reasons for not using Layton City Parks & Recreation Facilities and Programs

Question 26 listed reasons that prevent respondents from using Layton City Parks & Recreation facilities and programs. The number one reason is people do not know what is being offered (56%), not interested (35%), and program or facility not offered (31%). Twenty-two percent of respondents said program times are not convenient and twenty-one percent said too far from our residence and fees are too high. Other reasons for not using Layton City Parks and Recreation are lack quality programs (20%), use facilities in other cities/counties (20%), do not know locations of facilities (19%), classes full (18%), lack of parking nearby (18%), operating hours not convenient (17%), facilities are not well maintained (14%), poor customer service by staff (12%), facilities lack proper equipment (11%), difficult registration process (10%), insufficient security (6%), and not accessible for people with disabilities (4%) made up the rest of the reasons for not using Layton City Parks and Recreation facilities and programs.

Services Satisfaction Levels

Satisfaction levels on thirteen services in Layton City Parks and Recreation were measured using the following scale: Very Dissatisfied, Dissatisfied, Satisfied, Very Satisfied, and Undecided or unsure. All of the services had majorities of respondents saying they are very satisfied and satisfied with the service. Maintenance of parks (91%), overall value received (87%), overall level of customer service (80%), security in parks (76%), fees charged for programs/facilities (71%), quality of programs for families with children (70%), number of parks (69%), ease of registration for classes/programs (67%), variety of programs (64%), availability of information about programs and facilities (62%), quality of programs for adults (61%), user friendliness of Parks and Recreation website (61%) ease of renting/reserving a facility (55%) are satisfied and very satisfied with these services.

Benefits of Layton City Parks & Recreation Facilities and Programs

Benefits of having parks and recreation facilities and programs were explored in question 28. Respondents were asked the extent they agreed or disagreed with stated benefits of parks and recreation facilities and programs. Frequencies were based on strongly agree, agree, undecided or unsure, mildly disagree, and strongly disagree. All twelve of the benefits had a majority of responders strongly agree or agree with each benefit statement. Following are the benefit statements and percentage of respondents who strongly agreed and agreed with the statement: Makes Layton City a better place to live (98%), improves physical health and wellness (95%), preserves open space (94%), increases property values in surrounding areas (91%), improves mental health and reduces stress (91%), helps teach and socialize youth (91%), protects the environment (90%), increases cultural and community interaction (90%), helps

reduce neighborhood crime (85%), protects historical assets of the city (83%), attracts new residents (80%), and promotes tourism to the county (73%). The most important benefits to households are improve physical health and wellness, makes Layton City a better place to live, and preserves open space.

Use of Recreation Organizations

Eighty-one percent of all respondents or members of their households use Layton City Parks & Recreation for recreation activities. Other recreation organizations used by a majority of respondents and their households are state parks (69%) and national park/national forest (67%), religious affiliated facility (55%), and local schools (52%). Recreation organizations used less include private gym (37%) neighboring counties (42%), tennis, golf, and other private clubs (9%), homeowner association/apartment complexes (9%), special recreation district (3%), YMCA (1%), and Boys and Girls Club (1%).

Respondents Demographics

The majority of respondents (68%) have lived in Layton City for over ten years including 28% for more than thirty years. Sixty percent of the respondents were 45 or older. Forty percent were 18 – 44 years old. Composition of households showed 26% of household had 5 or younger, 27% had 6-9 year olds, 25% had 15-19 year olds, 51% had 20 – 40 year olds, 60% had 41 – 65 year olds, and 22% had members over 65 years old. Fifty-four percent of the respondents were female and 46% were male. Fifty-six percent of the respondents had incomes of \$75,000 or more. Thirteen percent said they or someone in their household has a cognitive or physical disability. Forty-six percent of respondents own a dog.

Layton City Parks & Recreation Survey

FIRST, WE WOULD LIKE TO KNOW YOUR OPINIONS ON LAYTON CITY PARKS

1 Have you or members of your household visited Layton City parks during the past year? (Circle your answer.)

5% No (skip to question 3)
95% Yes

2 If YES, how would you rate the physical conditions overall for parks you visited? (Circle answer.)

--- Poor
6% Fair
64% Good
30% Excellent

3 Is there a park within 10-15 minutes walking distance of your residence? (Circle answer.)

33% No
67% Yes

4 How do you travel to parks and recreation facilities? (Circle all that apply.)

-- I do not travel to parks and recreation facilities
90% Car
23% Bike
46% Walk
-- Use public transportation
1% Other (please list _____)

5 How would you rate the following park amenities?

	Not a Priori ty	Low st Priorit y	Medi m Priorit y	Highe st Priorit y
a. Grass area, un-programmed.	3%	6%	49%	42%
b. Grass area, programmed (sports fields)	8%	14%	46%	32%
c. Group pavilion/picnic area	2%	7%	41%	50%
d. Children's playground (traditional)	5%	4%	32%	59%
e. Children's playground (nature area)	7%	9%	42%	42%
f. Horseshoe pit	38%	40%	18%	4%
g. Skate park	34%	32%	25%	9%
h. Fishing pond	24%	30%	29%	17%
i. Disc golf course	32%	37%	23%	8%
j. Leashed dogs in parks	24%	17%	22%	37%
k. Off leash dog park, fenced	41%	21%	19%	19%
l. Access to facilities for the disabled	16%	10%	37%	37%

6. Of the amenities listed in question 5, which do you feel are the most important to your household? Please write in the amenity letter from question 5 in the appropriate space.

___d___ First ___d___ Second ___c___ Third

7 How would you rate the following sports amenities?

	Not a Priority	Lowest Priority	Medi um Priorit y	Hig hest Prio rity
a. Soccer/Football/Rugby field	17%	14%	37%	32%
b. Lacrosse/Field hockey field	36%	34%	27%	3%
c. Little league baseball diamond	17%	15%	38%	30%
d. Full size baseball diamond	19%	21%	35%	25%
e. Softball diamond	18%	20%	40%	22%
f. Backstop, for pickup baseball games	21%	26%	37%	15%
g. Basketball court, outdoor	17%	16%	44%	23%
h. Sand volleyball court	18%	28%	39%	15%
i. Tennis court, outdoor	19%	18%	34%	29%
j. Pickleball	45%	30%	17%	7%

8 Of the amenities listed in question 7, which do you feel are the most important to your household? Please write in the amenity letter from question 7 in the appropriate space.

___a___ First ___c___ Second ___g___ Third

9 How would you rate the following recreation amenities?

Not a	Low	Medi	Highe
-------	-----	------	-------

Layton City Parks & Recreation Department would like your input to help determine recreational facilities, park, open space, and program priorities for our community. This two page survey will take approximately 30 minutes to complete. When you are finished, please return your survey in the postage-paid, return-reply envelope.

IN ORDER TO REMAIN ANONYMOUS PLEASE DO NOT WRITE YOUR NAME ON THIS FORM

	Priorit y	st Priorit y	m Priorit y	st Priorit y
a. Trail, walking/running/bike	3%	3%	21%	73%
b. Trail, horse, equestrian	46%	37%	13%	4%
c. Natural areas/wildlife habitat	8%	13%	36%	43%
d. Natural education facilities	11%	25%	44%	20%
e. Community garden	23%	29%	32%	16%
f. Indoor exercise/fitness/water aerobics	6%	14%	35%	45%
g. Indoor small events space (parties, etc.)	15%	26%	42%	17%
h. Gymnasium	13%	22%	43%	22%
i. Racquetball/squash courts	20%	33%	32%	15%
j. Swimming pool, indoors	6%	8%	30%	56%
k. Swimming pool, outdoor	7%	12%	34%	47%
l. Water play splash pad	9%	16%	35%	40%
m. Outdoor events space	8%	15%	44%	34%
n. Other	61%	12%	10%	17%

10 Of the programs listed in question 9 which do you feel are the most important to your household? Please write in the amenity letter from question 9 in the appropriate space.

___a___ First ___j___ Second ___a___ Third

NEXT WE WOULD LIKE TO KNOW YOUR OPINIONS ON YOUTH RECREATION PROGRAMS

11 How would you rate the following youth programs?

	Not a Priorit y	Lowest Priority	Medi um Priorit y	Highe st Priorit y
a. Youth learn to swim	8%	3%	28%	61%
b. Youth athletics	8%	3%	32%	57%
c. Youth fitness and wellness	8%	10%	39%	43%
d. Youth gymnastics	10%	26%	46%	18%
e. Youth arts & crafts, dance, performing arts	10%	20%	45%	25%
f. Youth scholarships	12%	17%	40%	31%
g. Youth learn to ice skate	15%	29%	42%	14%
h. Programs for teens	11%	13%	42%	34%
i. Other	73%	9%	12%	6%

12 Of the programs listed in question 11 which do you feel are the most important to your household? Please write in the program letter from question 11 in the appropriate space.

___a___ First ___b___ Second ___c___ Third

NOW WE WOULD LIKE TO KNOW YOUR OPINIONS ON ADULT RECREATION PROGRAMS

13 How would you rate the following adult programs?

	Not a Priorit y	Lowest Priorit y	Medi m Priorit y	Highe st Priorit y
a. Adult learn to swim	25%	29%	32%	14%
b. Adult learn to ice skate	37%	38%	19%	6%
c. Adult art, dance, performing arts	18%	26%	35%	21%
d. Adult organized athletics	17%	24%	37%	22%
e. Adult continuing education	7%	11%	28%	54%
f. Seniors activities	12%	14%	36%	38%
g. Other	0	1	2	3

14 Of the programs listed in question 13 which do you feel are the most important to your household? Please write in the program letter from question 13 in the appropriate space.

___e___ First ___e___ Second ___f___ Third

NEXT WE WOULD LIKE TO KNOW YOUR OPINION ON OTHER RECREATION SERVICES AND PROGRAMS

15 How would you rate the following services?

	Not a Priority	Lowest Priority	Medium Priority	Highest Priority
a. Before school programs	30%	32%	29%	9%
b. After school programs	15%	13%	39%	33%
c. School break (fall, winter, etc.)	14%	19%	42%	25%
d. Tennis lessons and leagues	20%	31%	33%	16%
e. Water fitness	12%	24%	44%	20%
f. Programs for people with disabilities	14%	16%	43%	27%
g. Community events (Easter egg hunts, holiday celebrations, Halloween carnivals)	11%	14%	38%	37%
h. Athletic special events (5k races, etc.)	10%	19%	44%	27%
i. Nature/environmental education	8%	23%	44%	25%
j. Farmers markets	5%	9%	33%	53%
k. Programs w/your pets	37%	28%	19%	16%
l. Volunteer opportunities	8%	16%	52%	24%
m. Long term fitness challenges	10%	27%	39%	24%
n. Other	64%	4%	16%	16%
o. Other	80%	5%	15%	

16 Of the programs listed in question 15 which do you feel are the most important to your household? Please write in the program letter from question 15 in the appropriate space.

___j___ First ___j___ Second ___j___ Third

NEXT WE WANT TO ASK YOU ABOUT RECREATION PROGRAMS AND/OR SPECIAL EVENTS PROVIDED BY LAYTON PARKS & RECREATION

17 Have you or other members of your household participated in recreational programs and/or special events such as Family Recreation, 5K races, holiday events offered by Layton Parks & Recreation during the past year?

51% No
49% Yes

18 If YES, approximately how many different programs and/or special events have you or members of your household participated in over the last year?

25% None
23% One Program
41% Two or three programs
9% Four to six programs
1% Seven to ten programs
1% More than ten programs

19 How do you rate the overall quality of the programs and/or events in which you or members of your household have participated?

--- Poor
11% Fair
68% Good
21% Excellent

WE WILL NOW ASK SOME QUESTIONS ON POTENTIAL ACTIONS FOR LAYTON CITY PARKS AND RECREATION

20 Following is a list of POTENTIAL actions that Layton City Parks and Recreation could take to improve recreation, parks, and community activities.

	Not a Priority	Lowest Priority	Medium Priority	Highest Priority
a. Higher level of park maintenance	6%	13%	52%	29%
b. Higher level of building maintenance	6%	17%	62%	15%
c. Higher level of sports field maintenance	10%	24%	46%	20%
d. Higher level of natural-area maintenance	6%	22%	47%	25%
e. Improve regional trails	5%	15%	35%	45%
f. Light more sports fields/courts	20%	23%	39%	18%
g. Convert natural turf grass sports fields to synthetic turf	49%	27%	18%	6%
h. Higher level of gymnasium maintenance	20%	32%	41%	7%
New Parks and Recreation Facilities				
i. Purchase land for regional trails	12%	17%	28%	42%

j. Purchase land to preserve natural areas, open space	11%	17%	25%	47%
k. Purchase land for parks	8%	8%	36%	48%
l. Build new passive-use parks	13%	18%	42%	27%
m. Build new athletic fields	21%	28%	38%	13%
n. Build new swimming pools	13%	24%	34%	29%
o. Build new walking, hiking and biking trails	5%	10%	30%	55%
p. Build new outdoor special event venues	19%	28%	35%	18%

21 Of the actions listed in question 20 which do you feel are the most important to your household? Please write in the action letter from question 20 in the appropriate space.

___o___ First ___o___ Second ___o___ Third

22 Should tax dollars be used to support the following:

	Strongly Disagree	Mildly Disagree	Mildly Agree	Strongly Agree
a. Youth Recreation	8%	9%	35%	47%
b. Adult Recreation	22%	26%	36%	16%
c. Parks	3%	4%	29%	64%
d. Arts	8%	20%	47%	25%
e. Recreation Center	7%	11%	40%	42%

23 Of the actions listed in question 22 which do you feel are the most important to your household? Please write in the action letter from question 22 in the appropriate space.

___c___ First ___c___ Second ___e___ Third

24 Should taxes be raised to support the following:

	Strongly Disagree	Mildly Disagree	Mildly Agree	Strongly Agree
a. New recreation facilities	28%	18%	36%	18%
b. New park facilities	27%	15%	38%	20%
c. New art facilities	39%	27%	25%	9%

25 Listed below are some activities and recreation programs. Please indicate whether you feel the cost to run each program should be paid by TAXES, user FEES, or a COMBINATION of taxes and user fees.

	Taxes	Combination of Taxes/Fees	User Fees
a. Youth fitness and wellness	7%	51%	42%
b. Youth athletics	4%	52%	44%
c. Youth arts & crafts, dance, performing arts	2%	51%	47%
d. Youth scholarship programs	1%	54%	32%
e. Programs for teens	1%	55%	35%
f. Before and after school programs	1%	46%	40%
g. School break programs (fall, summer, etc.)	8%	41%	51%
h. Adult organized athletics	3%	21%	76%
i. Adult art, dance, performing arts	2%	25%	73%
j. Adult continuing education	3%	40%	57%
k. Senior fitness	7%	55%	38%
l. Community events (Easter egg hunts, holiday celebrations, Halloween carnivals, etc.)	8%	52%	30%

m. Nature programs/environmental education.	1	59%	26
	5		%
n. Programs for people with disabilities.	3	52%	18
	0		%
o. Indoor space for small events (parties, meetings).	3	35%	62
			%
p. Farmers market.	9	41%	50
			%
q. Other _____	9	41%	50
			%

26 Listed below are reasons that may prevent people from using Layton City Parks & Recreation facilities and programs. (Please circle the letter(s) of ALL reasons that have/would prevent you or members of your household from using Layton Parks & Recreation facilities and programs.)

35% Not interested	10% Difficult registration process
31% Program or facility not offered	14% Facilities are not well maintained
6% Security is insufficient	11% Facilities lack proper equipment
21% Too far from our residence	20% Lack of quality programs
22% Program times not convenient	18% Class full
21% Fees are too high	20% Use facility(s) in other city(s)/county(s)
19% Do not know locations of facilities	12% Poor customer service by staff
	4% Not accessible for the disabled
56% Do not know what is being offered	18% Lack of parking nearby
	9% Facilities aren't available often
17% Operating hours not convenient	6% _____

27 Listed below are some services of the Layton Parks & Recreation Department. Please indicate the extent you are satisfied or dissatisfied with each of the following services by using the scale below:

	Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Undecided or Unsure
	%	%	%	%	%
a. Overall value your household receives from Layton Parks & Recreation.	1	7	56	31	5
b. Maintenance of parks.	1	5	56	35	3
c. Number of parks.	3	2	50	19	5
		3			
d. Security in parks.	2	1	62	14	11
		1			
e. Availability of information about programs and facilities.	3	3	43	19	3
f. Quality of programs for families with children. .	1	1	51	19	16
		3			
g. Quality of programs for adults.	2	1	47	14	25
		2			
h. User friendliness of Parks & Recreation website	2	1	47	14	25
		2			
i. Variety of programs.	3	1	50	14	15
		8			
j. Ease of registration for classes/programs.	3	9	51	16	21
k. Ease of renting/reserving a facility.	2	7	44	11	36
l. Fees charged for programs/facilities.	1	8	53	18	20
m. Overall level of customer service.	1	6	53	27	13
n. Other _____	16	1	36	20	12
		6			

28 Listed below are benefits from having Layton City Parks & Recreation facilities and programs. Please indicate the extent you agree with each of the following benefits using the scale below: Strongly Mildly Mildly Strongly

	Disagree	Disagree	Agree	Agree
	ree	e	ee	ee
a. Improves physical health and wellness.	1%	3%	43%	52%
b. Helps reduce neighborhood crime.	1%	13%	53%	32%
c. Makes Layton City a better place to live.	1%	1%	31%	67%
d. Preserves open space.	1%	5%	41%	53%
e. Protects the environment.	2%	8%	46%	44%

f. Increases property values in surrounding areas	2%	7%	43%	48%
g. Improves mental health and reduces stress . . .	1%	7%	44%	47%
h. Increases cultural and community interaction	1%	9%	47%	43%
i. Helps teach and socialize youth.	2%	7%	50%	41%
j. Attracts new residents.	3%	17%	47%	33%
k. Protects historical assets of the City.	3%	14%	55%	28%
l. Promotes tourism to the County.	6%	21%	50%	23%

29 Of the benefits in question 28 which is most important to your household. Please write the action letter from question 28 in the appropriate space.

__a__ First __c__ Second __d__ Third

WE WOULD NOW LIKE TO LEARN MORE ABOUT RECREATION ORGANIZATIONS YOU AND YOUR HOUSEHOLD MEMBERS USE

30 Please circle ALL the organizations that you and members of your household have used for recreation activities during the last year.

1% YMCA	81% Layton City Parks & Recreation
55% Religious	67% National Park/National Forest
52% Local Schools	42% Neighboring Counties
69% State Parks	9% Homeowner Association/ Apartment Complex
9% Private Club (Tennis, Golf, etc.)	1% Boys and Girls Club
37% Private Gym	8% _____
5% Special Recreation District	

31 Of the organizations listed in question 30, which were used most by household members. (Write in the organization number in the appropriate space)

Layton City - First Layton City - Second National Park - Third

FINALLY, WE WOULD LIKE TO ASK YOU ABOUT YOUR HOUSEHOLD

32 How many years have you lived in Layton City?

1% Less than a year	23% 11 – 20 years
10% 1 - 2 years	15% 21 – 30 years
9% 3 - 5 years	28% More than 30 years
14% 6 - 10 years	

33 Which category best describes your age?

2% 18 - 24	17% 45 – 54
13% 25 - 34	25% 55 – 64
25% 35 - 44	18% 65 or older

34 Please circle the number of persons, including yourself, in your household for each of the following age categories.

AGE	NUMBER IN HOUSEHOLD IN EACH AGE CATEGORY					
a. 5 and younger .	0-74%	1-14%	2- 10%	3-2%	4	5 or more
b. 6 – 9 years. . . .	0-73%	1-18%	2-8%	3-1%	4	5 or more
c. 10 – 14 years. . .	0-75%	1-12%	2-11%	3-2%	4	5 or more
d. 15 – 19 years. . .	0-76%	1-17%	2-6%	3-1%	4	5 or more
e. 20 – 40 years. . .	0-49%	1-17%	2-34%	3	4	5 or more
f. 41 – 65 years. . .	0-40%	1-17%	2-43%	3	4	5 or more
g. Over 65 years. . .	0-78%	1-11%	2-11%	3	4	5 or more

35 Are you male or female?

46% Male
54% Female

36 Which of the following best describes your gross household income during the last year?

--- Less than \$10,000	12% \$35,000-\$49,999
1% \$10,000-\$14,999	25% \$50,000-\$74,999
2% \$15,000-\$24,999	24% \$75,000-\$99,999
4% \$25,000-\$34,999	32% \$100,000+

37 Do you or someone in your household have a cognitive or physical disability?

87% No
13% Yes

38 Are you a dog owner?

54% No
46% Yes

Charts of Layton City Parks & Recreation Needs Assessment Survey

Figure 1. Travel to parks and recreation facilities.

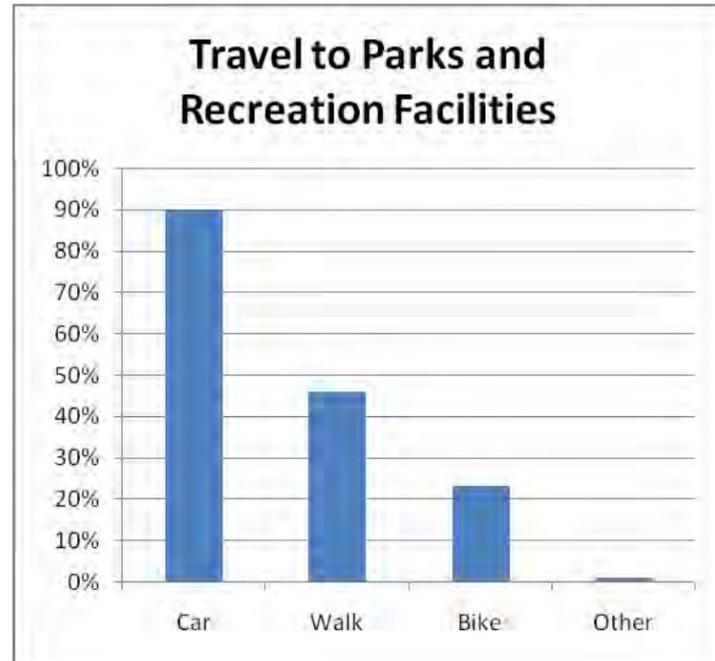


Figure 2. Park amenity priority levels.

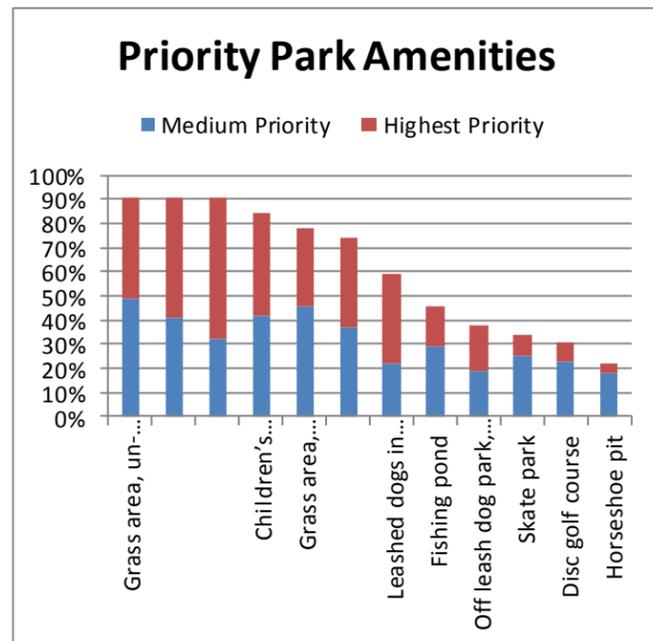


Figure 3. Sports amenity priority levels.

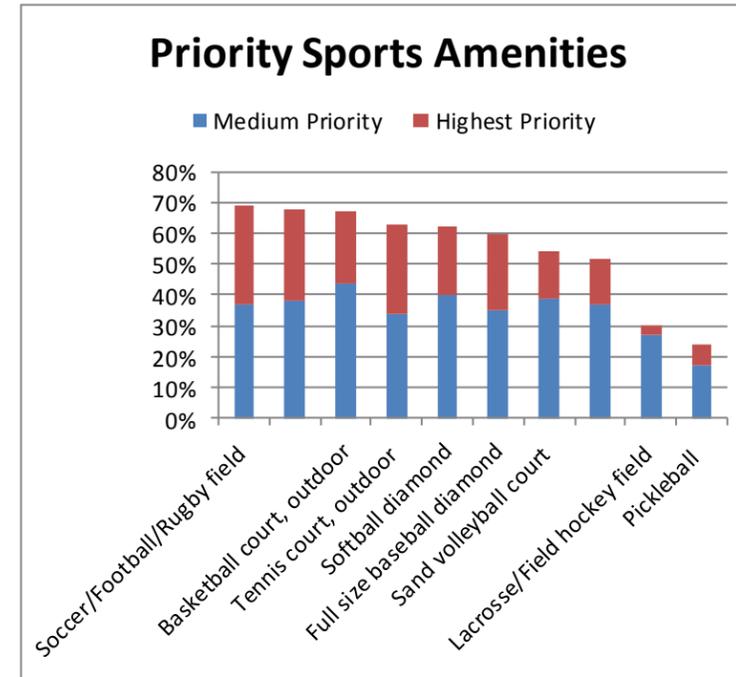


Figure 4. Recreation amenity priority levels.

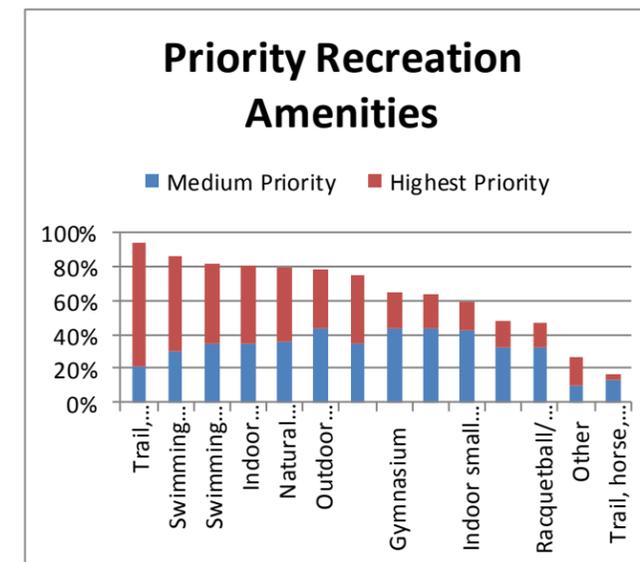


Figure 5. Youth programs priority levels.

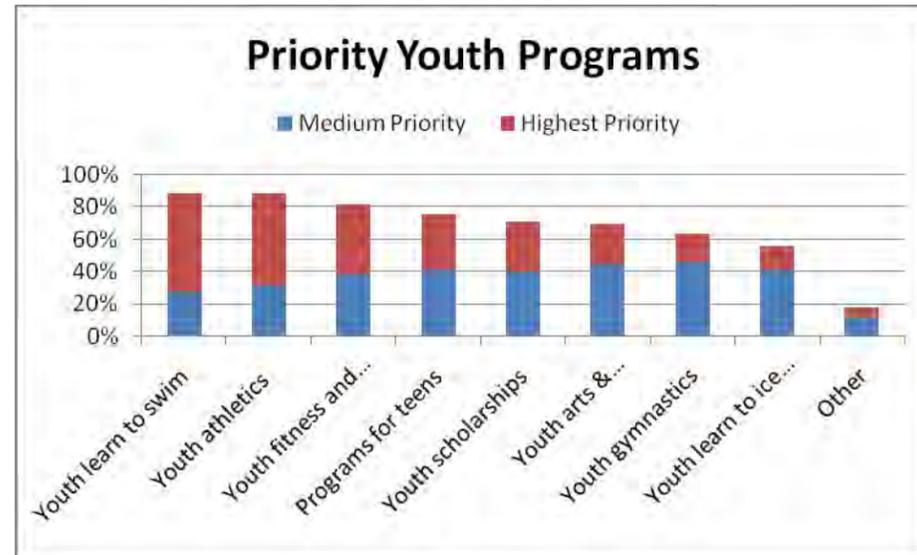


Figure 6. Adult programs priority levels.

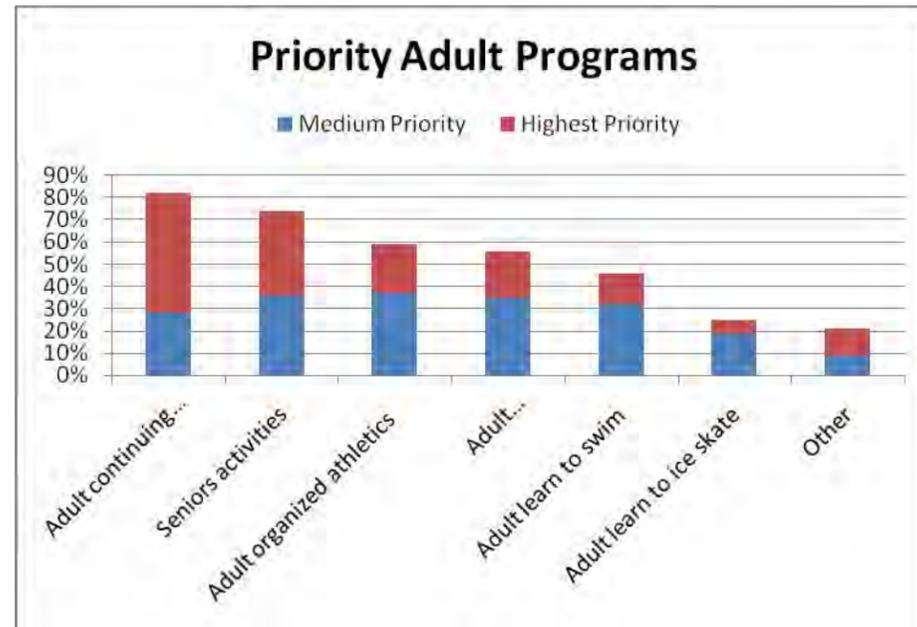


Figure 7. Services priority levels.

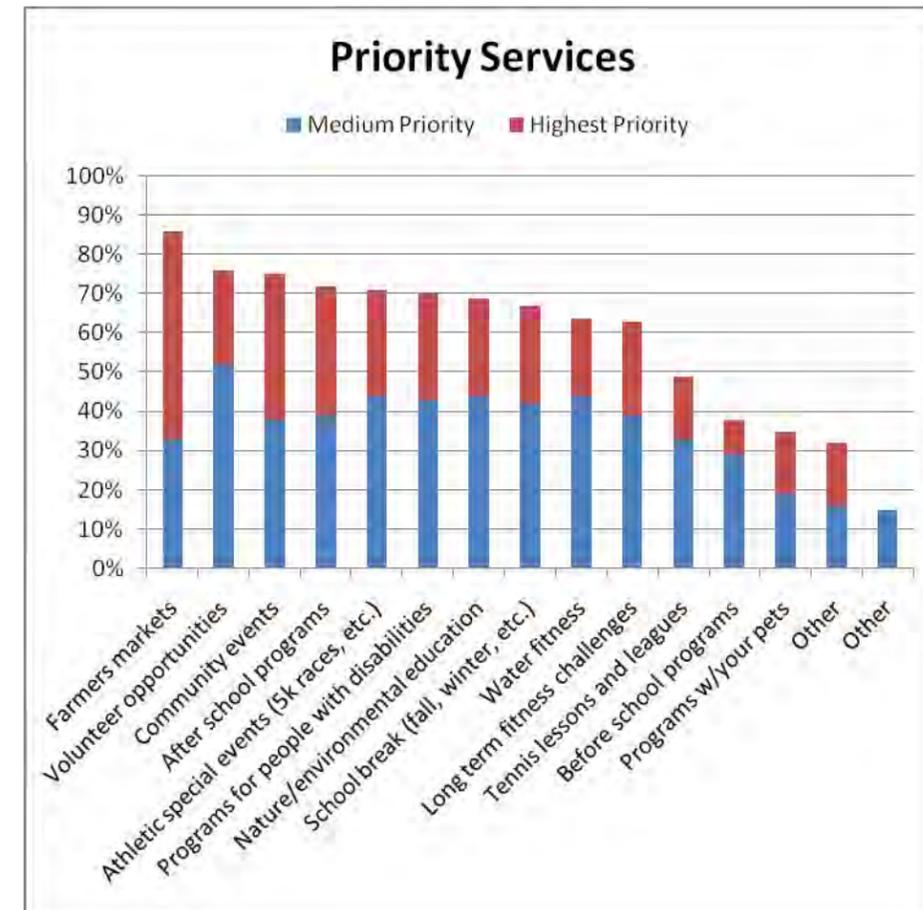


Figure 8. Actions priority levels.

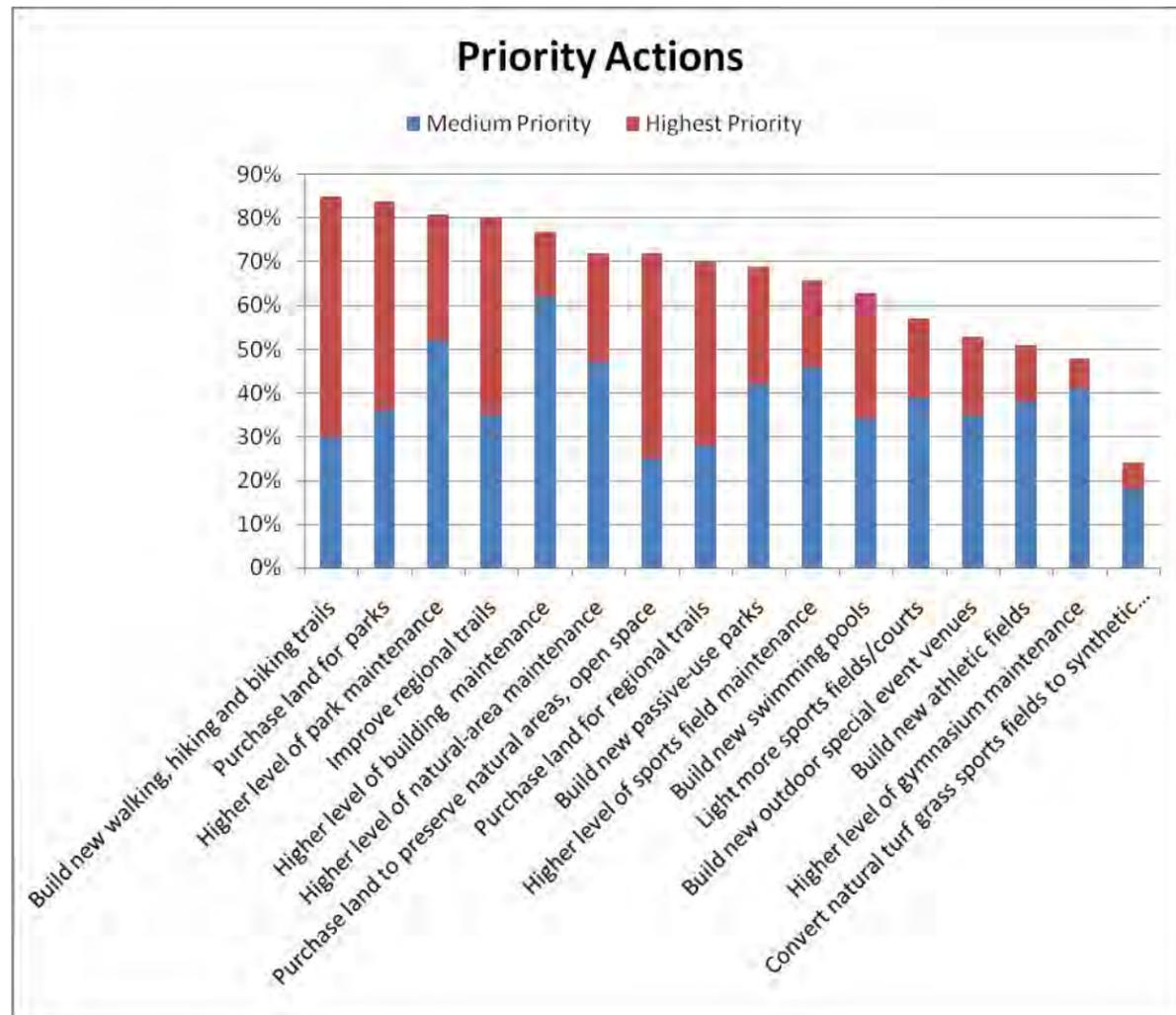


Figure 9. Pay program costs with taxes, combination, or fees.

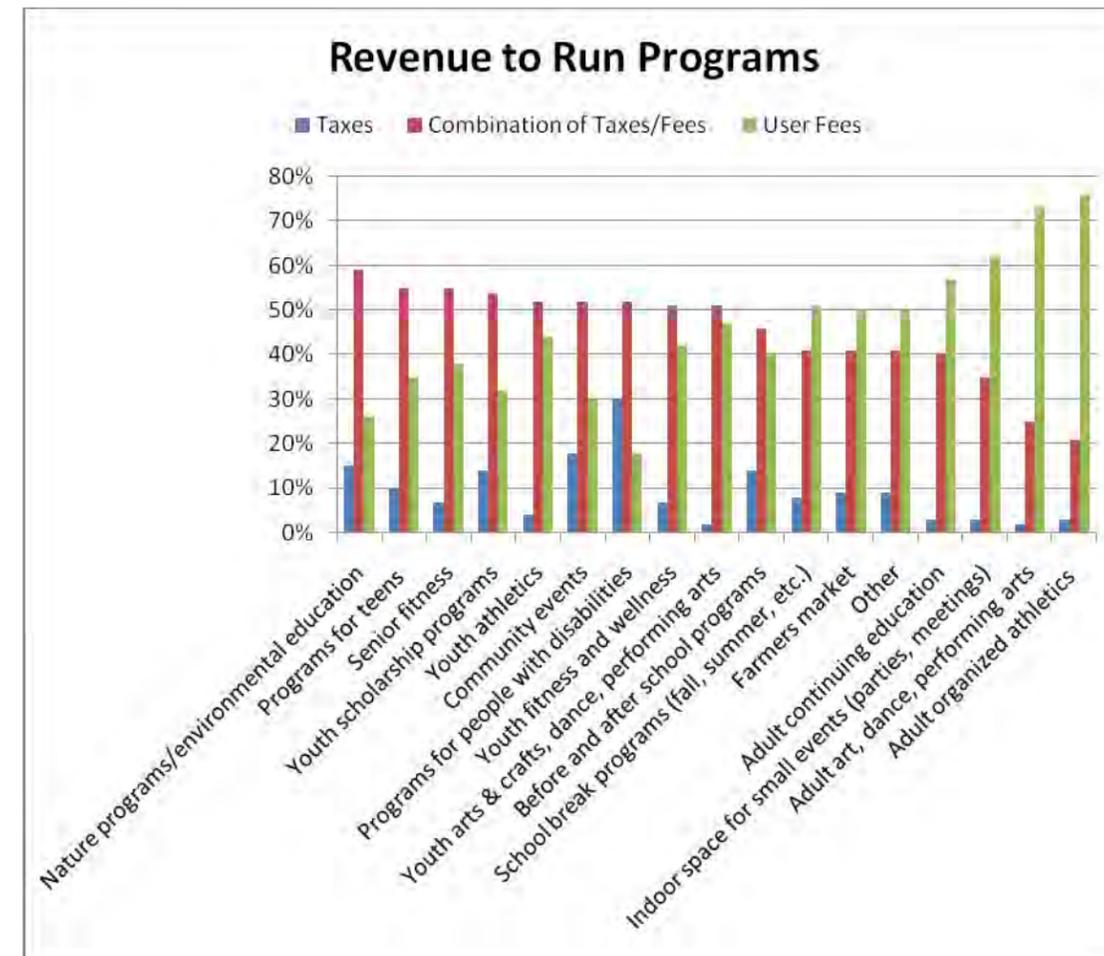


Figure 8. Reasons that prevent people using facilities and programs.

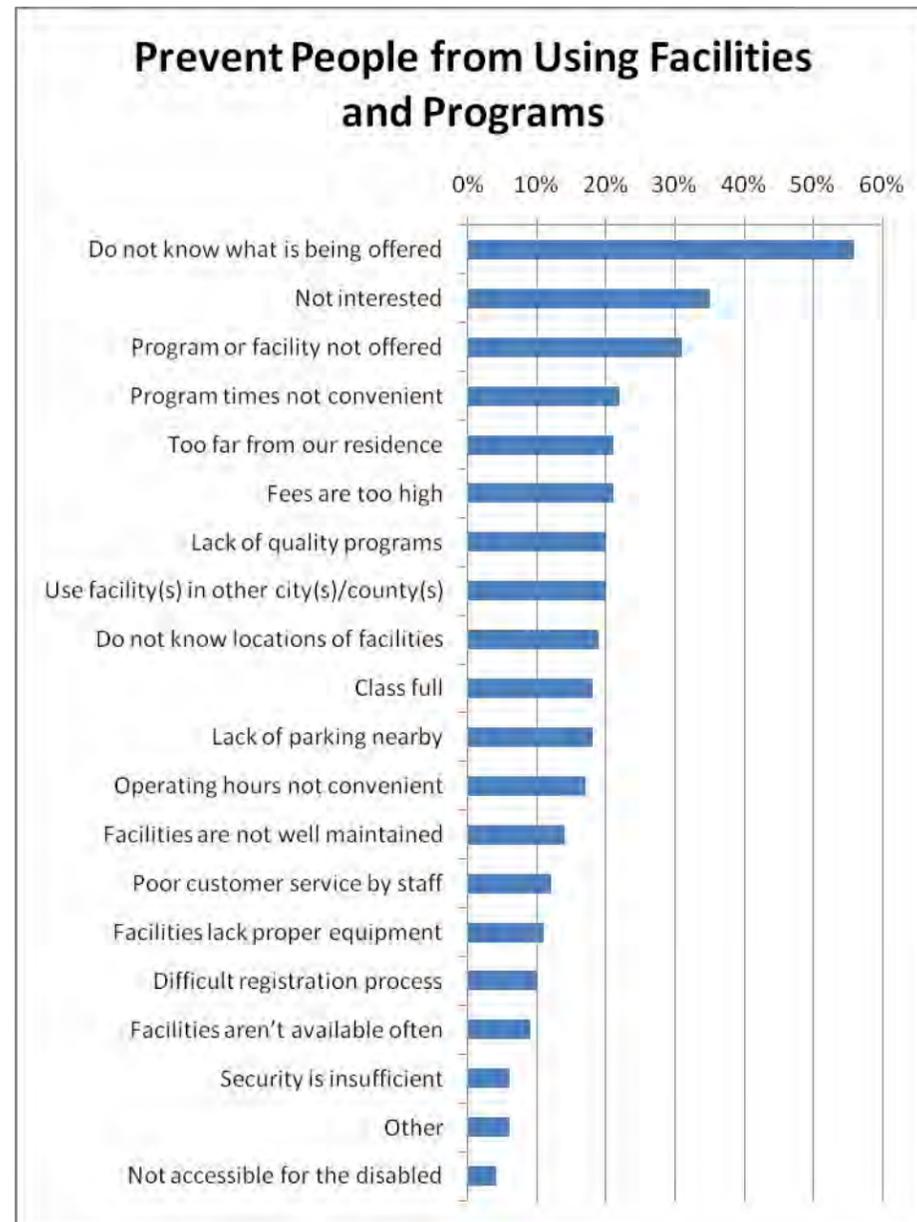


Figure 9. Services satisfaction levels.

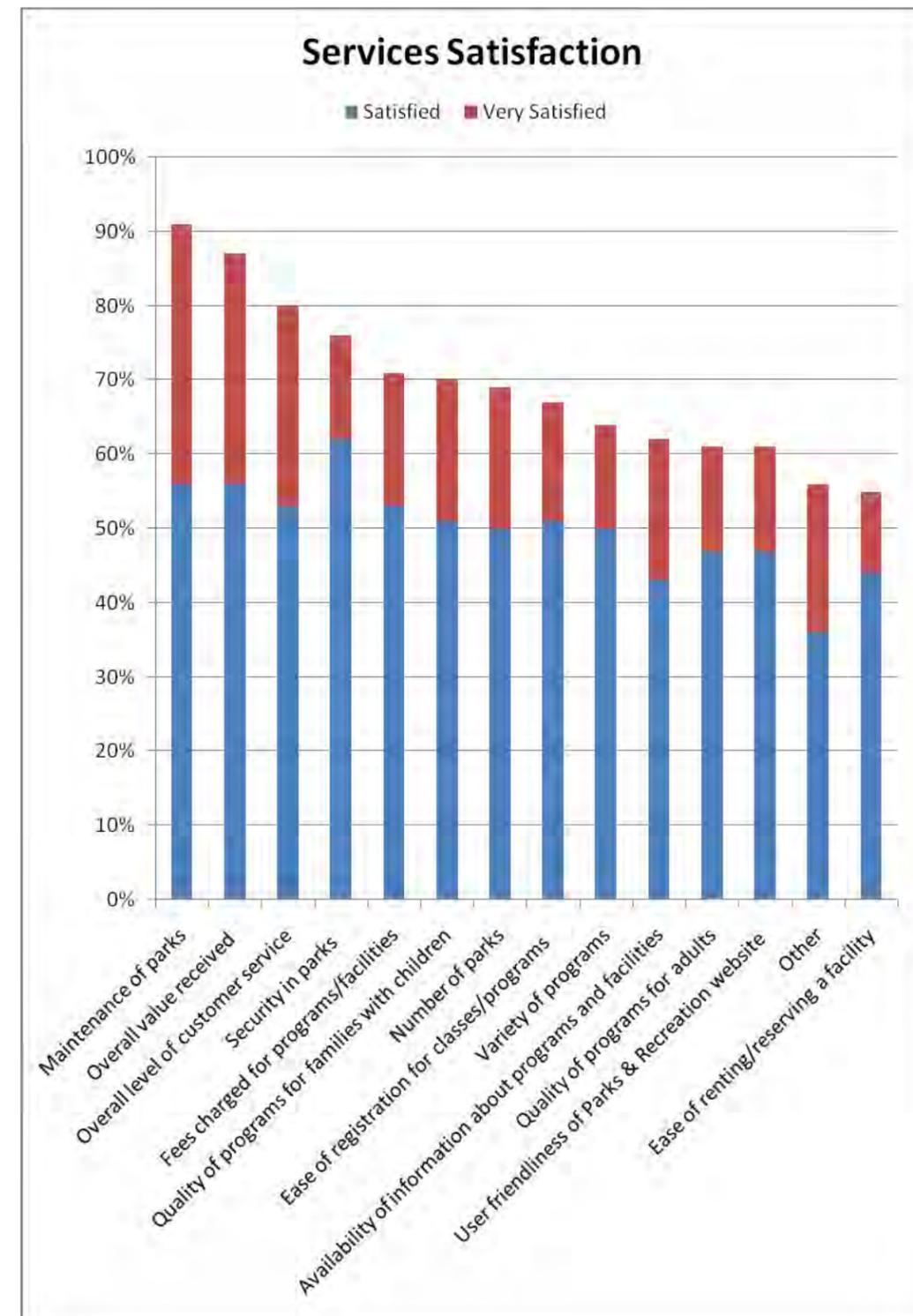


Figure 10. Benefits from Layton City Parks & Recreation facilities and programs.

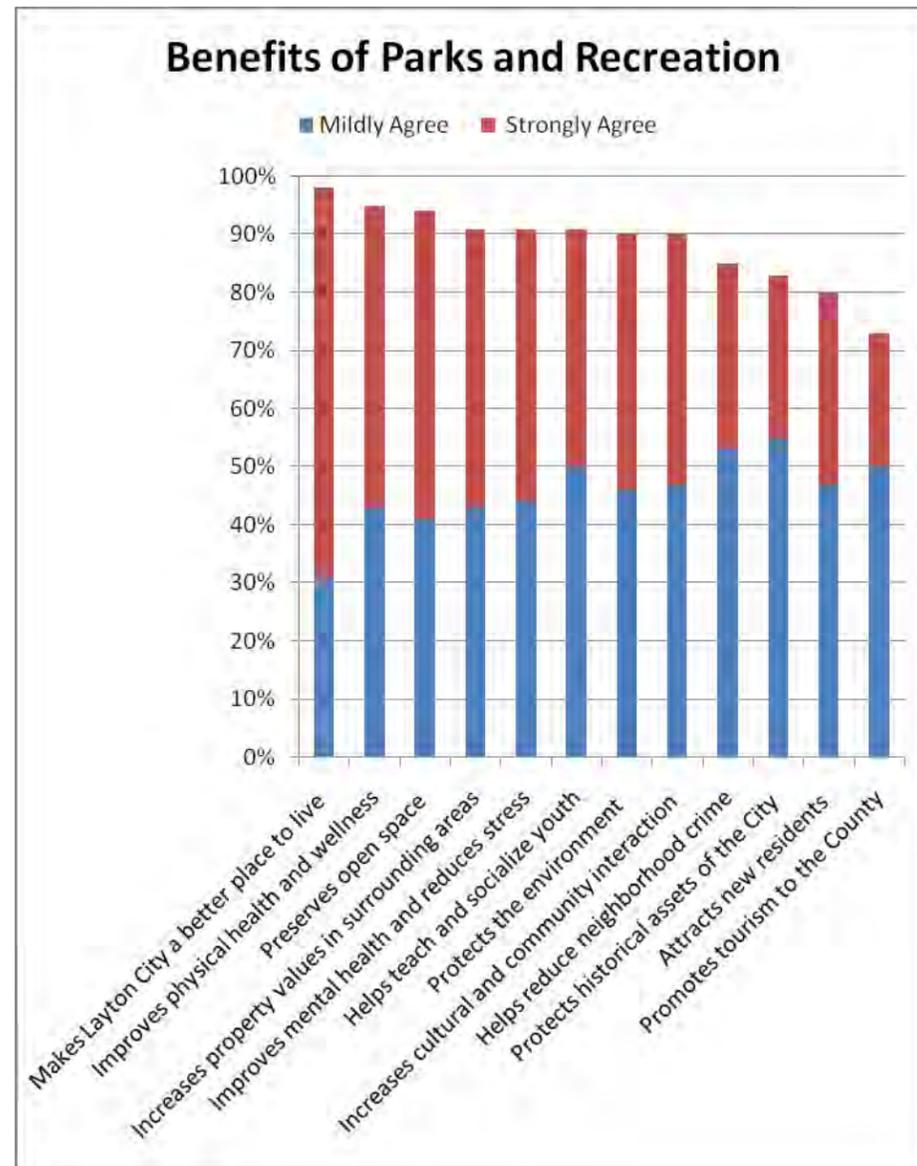


Figure 11. Organizations used by households.

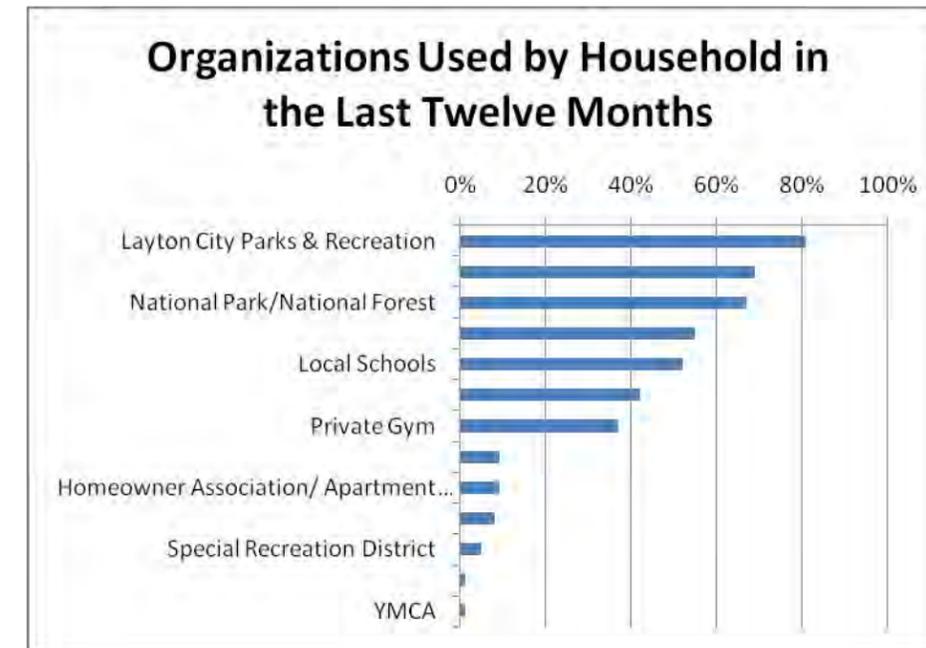


Figure 14. Years lived in Layton City

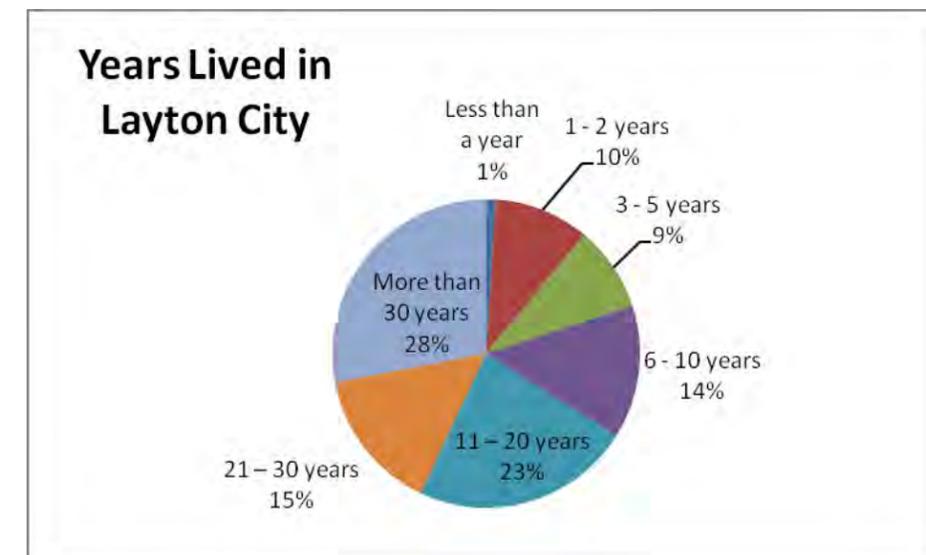


Figure 12. Ages of respondents.

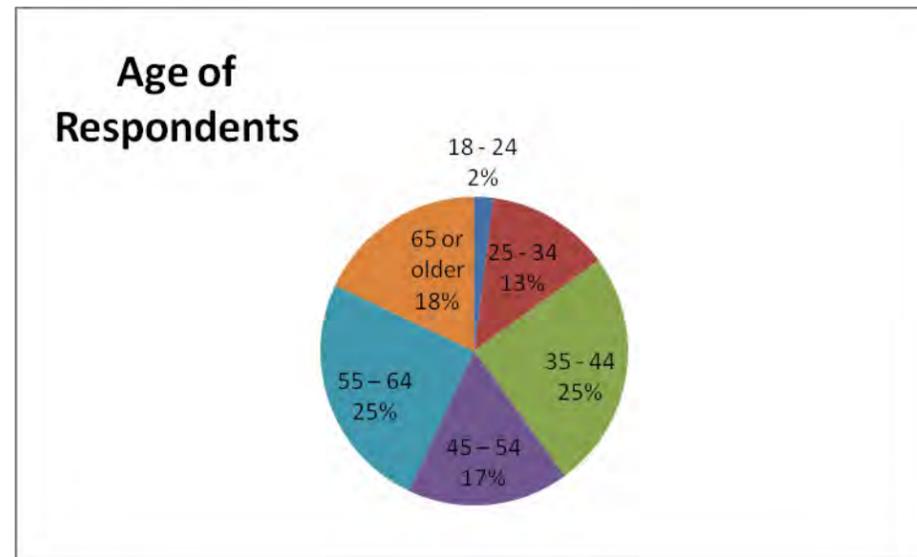


Figure 13. Households with Members in Age Category

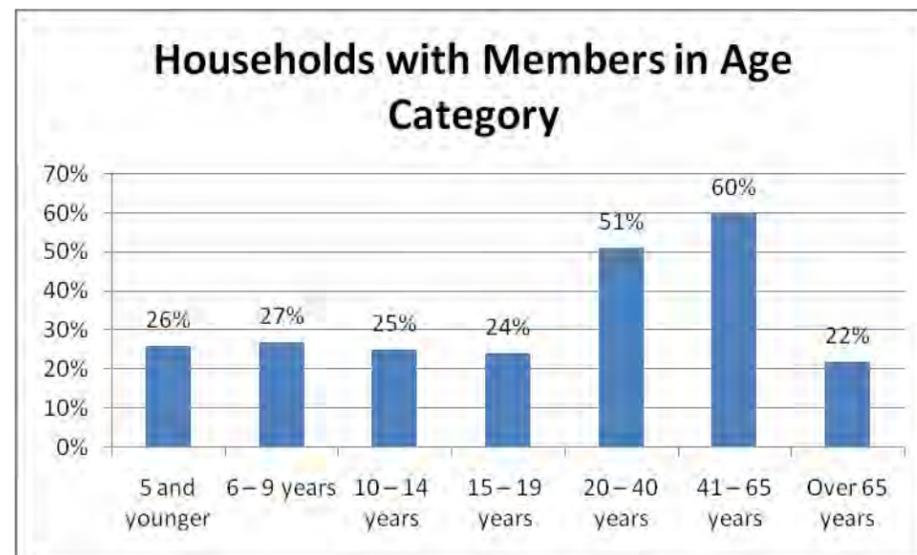
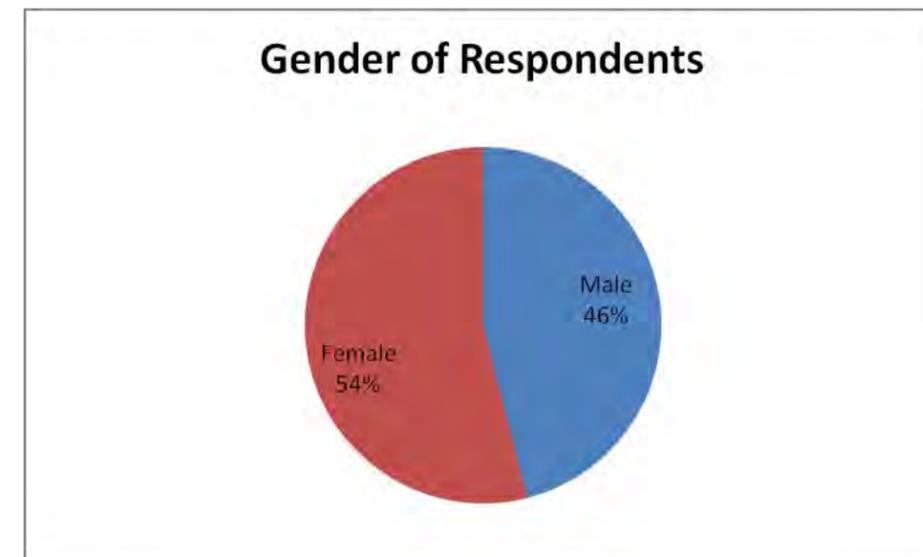


Figure 14. Gender of respondents.



B – ENVISION LAYTON PUBLIC INPUT

Envision Layton is a community-driven effort to help identify and develop a “vision” for the future of Layton City for the next 35 years. Partners who are supporting this effort to Envision Layton include Layton City, Envision Utah, and Wasatch Front Regional Council Local Planning Resource Program. The Executive Committee council is the governing body for Envision Layton and operates under the support of Layton City Council and the Planning Commission. The Executive Committee includes Kristin Elinkowski (Co-Chair); Brett Nilsson, Planning Commission (Co-Chair); Joyce Brown, City Council; Preston Cox; Jewel Lee Kenley; Robert J. Stevenson, Mayor; Joy Petro, City Council; Dave Weaver, Planning Commission; and Spencer Young.

Questions that have been a driving point of the visioning process include:

- How can Layton develop jobs that will improve and keep our community viable for the long term?
- How will Layton’s transportation system need to evolve to maintain or reduce travel times throughout the community?
- How does Layton keep housing attainable for their children and grandchildren?
- **How does Layton maintain and improve open space and recreation opportunities?**

Conversation Café: Ideas/Top Ideas

- Economic Sustainability & Commerce
- Community Identity
- Open Space, Parks & Trails
- Improve Transportation System - Access
- Agricultural Preservation
- Transit
- Housing

Quality of Life Goals

- Expand cultural opportunities
- Retain viable agricultural land.
- Expand trail network.
- Improve and maintain transportation access.
- Improve choice and affordability of housing.
- Improve the quality and amount of family sustaining jobs.
- Create a balanced and sustainable economy.
- Preserve and enhance open space
- Improve connectivity of transit system.
- Establish a strong community identity.

Conversation Café

	Issue	General Category	Public Workshop
4/29/15	Recreation Programs		PW Map 01
4/29/15	Self Supporting		PW Map 01
4/29/15	History		PW Map 01
4/29/15	Recreation - Need for Trails		PW Map 02
4/29/15	Safe Place for Children		PW Map 02
4/29/15	Small Town Feeling		PW Map 02
4/29/15	Parks - preserve/expand trails		PW Map 03
4/29/15	Connecting bus to FrontRunner		PW Map 03
4/29/15	Street lamps, pot holes, round-abouts		PW Map 03
4/29/15	Open space - wetlands, lake, mountains		PW Map 04
4/29/15	Bike and walking trails		PW Map 04
4/29/15	Durability - economic, social		PW Map 04
4/29/15	Open spaces - protect corridors, more nh parks		PW Map 05
4/29/15	Agriculture -open spaces to the west		PW Map 05
4/29/15	Keep traditional downtown area		PW Map 05
4/29/15	Growth of commerce		PW Map 06
4/29/15	Appropriate Housing		PW Map 06
4/29/15	Retail, housing proper locations		PW Map 06
4/29/15	People/neighborhoods - friendliness		PW Map 07
4/29/15	Services - emergency plans, etc.		PW Map 07
4/29/15	Retail amenities		PW Map 07
4/29/15	Recreation amenities - open space		PW Map 07
5/6/15	Open space		PW Map 08
5/6/15	Commuter transportation		PW Map 08
5/6/15	Community identity		PW Map 08
5/6/15	Green spaces		PW Map 09
5/6/15	Affordable housing		PW Map 09
5/6/15	Traffic - Mall area		PW Map 09

	Issue	General Category	Public Workshop
5/6/15	Open space - agricultural		PW Map 10
5/6/15	Access to trails		PW Map 10
5/6/15	Access to Ogden and SLC		PW Map 10
5/6/15	Recreation access - Hobbs pond		PW Map 11
5/6/15	Cultural area - Mall		PW Map 11
5/6/15	Agricultural zone - west Layton		PW Map 11
5/6/15	Balanced community		PW Map 12
5/6/15	Entertainment, retail, recreation		PW Map 12
5/6/15	Infrastructure		PW Map 12
5/6/15	West side agriculture and open space preserved		PW Map 13
5/6/15	Preserve/develop trail system along creeks		PW Map 13
5/6/15	Transportation from train station to city destinations		PW Map 13
5/6/15	Commercial/residential balance		PW Map 14
5/6/15	Preserve open spaces		PW Map 14
5/6/15	Mixed housing choices		PW Map 14
5/6/15	Water - keep reservoirs		PW Map 15
5/6/15	Trails - corridors, E-W connection		PW Map 15
5/6/15	Housing diversity		PW Map 15
4/23/15	Parks and open space		SH Map 1
4/23/15	Home town feel		SH Map 1
4/23/15	Trails and connectivity		SH Map 1
4/23/15	Park system - open space		SH Map 2
4/23/15	Redevelopment of older areas		SH Map 2
4/23/15	Downtown area growth		SH Map 2
4/23/15	Farming - country feel, fresh produce		SH Map 3
4/23/15	Live, work and play		SH Map 3
4/23/15	Recreation		SH Map 3



Public Workshop Survey SurveyMonkey

70	Preserving some aspects of farming roots - Centennial Farms	6/17/2015 12:28 PM
71	Family-owned farms should be respected and preserved	6/16/2015 11:23 PM
72	Layton Commons Park	6/16/2015 8:54 AM
73	Agriculture	6/16/2015 6:50 AM
74	Keeping the west side as farm oriented as possible	6/15/2015 6:48 PM
75	Views of the landscape avoided by tall buildings	6/15/2015 3:26 PM
76	Good community feel	6/15/2015 1:30 PM
77	Wetlands preserved	6/15/2015 12:43 PM
78	Family activities	6/15/2015 10:44 AM
79	Shopping	6/15/2015 10:35 AM
80	Quiet neighborhoods	6/15/2015 10:01 AM
81	Green	6/15/2015 9:48 AM
82	It's small enough to feel like home	6/15/2015 9:25 AM
83	Trails and open space	6/15/2015 9:06 AM
84	Summer Concerts	6/12/2015 10:06 PM
85	Green space, including biking trails, and dog parks	6/12/2015 10:03 PM
86	Family Oriented	6/11/2015 7:14 PM
87	Green Space	6/11/2015 9:40 AM
88	less high density residential areas	6/6/2015 8:02 PM
89	Schools, layton school are horrible	6/5/2015 8:42 AM
90	Close Stores and shops	6/1/2015 10:38 PM
91	Preserve the small town feel with big town amenities	5/29/2015 7:39 AM
92	Residential lot sizes at .20 acres or more	5/27/2015 4:33 PM
93	Family-sustaining jobs	5/19/2015 4:31 PM
#	[1.] Q5: 34040	Date
1	Solid business	7/26/2015 6:01 PM
2	Improve Highway 89 by adding frontage road by tanglewood to overpass for safety	7/22/2015 5:07 PM
3	1	6/23/2015 8:27 AM
4	1	6/23/2015 8:25 AM
5	1	6/23/2015 8:21 AM
6	1	6/23/2015 8:14 AM
7	Parks	6/23/2015 8:07 AM
8	1	6/23/2015 8:01 AM
9	1	6/23/2015 7:58 AM
10	1	6/23/2015 7:50 AM
11	1	6/23/2015 7:33 AM
12	1	6/23/2015 7:24 AM
13	1	6/23/2015 7:22 AM

Public Workshop Survey SurveyMonkey

14	1	6/23/2015 7:19 AM
15	1	6/22/2015 7:18 PM
16	1	6/22/2015 7:17 PM
17	1	6/22/2015 7:08 PM
18	1	6/22/2015 6:59 PM
19	1	6/22/2015 6:57 PM
20	1	6/22/2015 6:56 PM
21	1	6/22/2015 6:54 PM
22	1	6/22/2015 6:46 PM
23	1	6/22/2015 6:44 PM
24	1	6/22/2015 6:40 PM
25	1	6/22/2015 6:35 PM
26	1	6/22/2015 6:32 PM
27	1	6/22/2015 6:30 PM
28	1	6/22/2015 6:23 PM
29	1	6/22/2015 6:19 PM
30	1	6/22/2015 5:31 PM
31	1	6/22/2015 5:29 PM
32	1	6/22/2015 4:55 PM
33	1	6/22/2015 4:16 PM
34	Trails	6/22/2015 2:51 PM
35	Feel safe to walk the streets	6/22/2015 11:47 AM
36	Still have open lands - not developed in every corner	6/22/2015 11:37 AM
37	Open Green Space	6/21/2015 9:01 PM
38	1	6/19/2015 4:41 PM
39	1	6/19/2015 4:11 PM
40	1	6/19/2015 3:52 PM
41	1	6/19/2015 3:50 PM
42	1	6/19/2015 3:39 PM
43	1	6/19/2015 3:38 PM
44	1	6/19/2015 3:36 PM
45	1	6/19/2015 3:33 PM
46	1	6/19/2015 3:32 PM
47	1	6/19/2015 3:28 PM
48	1	6/19/2015 3:06 PM
49	1	6/19/2015 3:05 PM
50	A fluidity in traffic needs to be established	6/19/2015 2:58 PM
51	1	6/19/2015 2:55 PM

Public Workshop Survey

SurveyMonkey

52	1	6/19/2015 2:47 PM
53	1	6/19/2015 2:38 PM
54	More community trails	6/19/2015 2:18 PM
55	1	6/19/2015 1:05 PM
56	1	6/19/2015 12:57 PM
57	More community events for ALL ages	6/17/2015 9:14 AM
58	Mix of residential and rural/ farm together	6/16/2015 1:47 PM
59	More children friendly areas	6/16/2015 12:57 PM
60	Downtown/Shopping	6/16/2015 12:22 PM
61	Strong Economy	6/15/2015 8:39 PM
62	Public Spaces	6/15/2015 12:51 PM
63	Enhanced "walkability" and "bikability" in the downtown district	6/15/2015 12:48 PM
64	Open Space	6/15/2015 11:53 AM
65	Safety	6/12/2015 6:21 PM
66	Paved Trails	6/11/2015 11:21 AM
67	Shopping	6/11/2015 10:51 AM
68	open spaces	6/11/2015 7:28 AM
69	Peaceful	6/11/2015 6:07 AM
70	green space	6/10/2015 10:14 PM
71	Enhance shopping	6/10/2015 8:35 PM
72	good commercial base	6/10/2015 2:51 PM
73	All the amenities it provides in concentrated areas	6/5/2015 10:58 AM
74	Small town feel	6/3/2015 10:03 PM
75	Convenience	6/2/2015 2:11 PM
76	Layton should be the leader in Davis county and Northern Utah	5/31/2015 5:20 PM
77	open space	5/31/2015 4:19 PM
78	Rural atmosphere, greenspace, parks & recreation	5/29/2015 10:03 AM
79	Family	5/28/2015 11:19 PM
#	[2.] Q5: 84041	Date
1	Farming	8/4/2015 9:06 AM
2	New high school in West Layton	8/2/2015 6:41 PM
3	Convenience	7/22/2015 6:42 PM
4	Business Park	7/20/2015 11:57 AM
5	Better options for traffic	7/13/2015 3:19 PM
6	Country feel	7/13/2015 12:10 PM
7	Hotels and Dining	7/13/2015 9:32 AM
8	More enforced "on-street" parking regulations in the months where "on-street" parking is not allowed during certain hours.	7/9/2015 8:38 AM
9	technology driven	7/2/2015 1:50 PM

Public Workshop Survey

SurveyMonkey

10	Business diversity & strong business base	6/29/2015 12:37 AM
11	Quality schools	6/25/2015 12:21 PM
12	less housing development	6/23/2015 5:10 PM
13	2	6/23/2015 8:34 AM
14	2	6/23/2015 8:31 AM
15	2	6/23/2015 8:19 AM
16	2	6/23/2015 8:16 AM
17	2	6/23/2015 8:04 AM
18	2	6/23/2015 7:59 AM
19	2	6/23/2015 7:52 AM
20	2	6/23/2015 7:30 AM
21	2	6/23/2015 7:27 AM
22	2	6/23/2015 7:17 AM
23	2	6/22/2015 7:07 PM
24	2	6/22/2015 7:05 PM
25	2	6/22/2015 7:00 PM
26	2	6/22/2015 6:51 PM
27	2	6/22/2015 6:50 PM
28	2	6/22/2015 6:37 PM
29	2	6/22/2015 6:25 PM
30	2	6/22/2015 6:18 PM
31	2	6/22/2015 6:16 PM
32	2	6/22/2015 5:49 PM
33	2	6/22/2015 5:48 PM
34	2	6/22/2015 5:37 PM
35	2	6/22/2015 5:36 PM
36	2	6/22/2015 5:33 PM
37	2	6/22/2015 5:32 PM
38	2	6/22/2015 5:26 PM
39	2	6/22/2015 4:58 PM
40	2	6/22/2015 4:52 PM
41	2	6/22/2015 4:49 PM
42	Medium Sized City - Not too big	6/22/2015 3:04 PM
43	variety of businesses (small and large)	6/22/2015 12:46 PM
44	Parks, green spaces	6/22/2015 12:13 PM
45	shopping and eating	6/22/2015 11:39 AM
46	Dining	6/22/2015 11:37 AM

Public Workshop Survey

SurveyMonkey

47	Bus routes	6/21/2015 8:09 PM
48	Much better traffic flow	6/20/2015 12:49 PM
49	2	6/19/2015 4:43 PM
50	2	6/19/2015 4:09 PM
51	2	6/19/2015 4:05 PM
52	2	6/19/2015 3:56 PM
53	2	6/19/2015 3:55 PM
54	2	6/19/2015 3:47 PM
55	2	6/19/2015 3:41 PM
56	2	6/19/2015 3:35 PM
57	2	6/19/2015 3:26 PM
58	2	6/19/2015 3:24 PM
59	2	6/19/2015 3:03 PM
60	2	6/19/2015 3:00 PM
61	Trails	6/19/2015 2:57 PM
62	2	6/19/2015 2:50 PM
63	2	6/19/2015 2:44 PM
64	2	6/19/2015 2:42 PM
65	2	6/19/2015 2:40 PM
66	2	6/19/2015 2:35 PM
67	2	6/19/2015 1:12 PM
68	2	6/19/2015 1:06 PM
69	2	6/19/2015 1:01 PM
70	Neighborhood feel	6/17/2015 12:28 PM
71	Planning BEFORE expansion. Layton has a reputation for killing families' home values by zoning for high-rise apartments, commercial buildings, or pushing through busy roads in otherwise happy residential areas. A home is an investment and Layton City frequently diminishes the value of homes.	6/16/2015 11:23 PM
72	Access to many businesses	6/16/2015 8:54 AM
73	School	6/16/2015 6:50 AM
74	Continuing infrastructure by building ahead of the curve not behind	6/15/2015 6:48 PM
75	increase east to west roadway access needs to be improved	6/15/2015 3:26 PM
76	Not become heavy city center	6/15/2015 1:30 PM
77	small town feel	6/15/2015 12:43 PM
78	Safe parks	6/15/2015 10:44 AM
79	Traffic Flow	6/15/2015 10:35 AM
80	Local restaurants and shops	6/15/2015 10:01 AM
81	Historical Places	6/15/2015 9:48 AM
82	There are enough businesses that I rarely have to go elsewhere for errands	6/15/2015 9:25 AM
83	transportation access	6/15/2015 9:06 AM

Public Workshop Survey

SurveyMonkey

84	Better public transit for Layton and surrounding communities	6/12/2015 10:03 PM
85	Easy access to highways and Freeways	6/11/2015 7:14 PM
86	Farming	6/11/2015 9:40 AM
87	Lower taxes	6/6/2015 8:02 PM
88	Parks	6/5/2015 8:42 AM
89	Restaurants	6/1/2015 10:38 PM
90	Preserve road accessibility-easy to get around town, and fast	5/29/2015 7:39 AM
91	Restrict new apartment construction	5/27/2015 4:33 PM
92	Better housing variety and choice	5/19/2015 4:31 PM
#	[2.] Q5: 84040	Date
1	Slower home building	7/26/2015 6:01 PM
2	Parks and trails	7/22/2015 5:07 PM
3	2	6/23/2015 8:27 AM
4	2	6/23/2015 8:25 AM
5	2	6/23/2015 8:21 AM
6	2	6/23/2015 8:14 AM
7	Summer Activities	6/23/2015 8:07 AM
8	2	6/23/2015 8:01 AM
9	2	6/23/2015 7:56 AM
10	2	6/23/2015 7:50 AM
11	2	6/23/2015 7:33 AM
12	2	6/23/2015 7:24 AM
13	2	6/23/2015 7:22 AM
14	2	6/23/2015 7:19 AM
15	2	6/22/2015 7:18 PM
16	2	6/22/2015 7:17 PM
17	2	6/22/2015 7:08 PM
18	2	6/22/2015 6:59 PM
19	2	6/22/2015 6:57 PM
20	2	6/22/2015 6:56 PM
21	2	6/22/2015 6:54 PM
22	2	6/22/2015 6:46 PM
23	2	6/22/2015 6:44 PM
24	2	6/22/2015 6:40 PM
25	2	6/22/2015 6:35 PM
26	2	6/22/2015 6:32 PM
27	2	6/22/2015 6:30 PM
28	2	6/22/2015 6:23 PM

Public Workshop Survey

SurveyMonkey

29	2	6/22/2015 6:19 PM
30	2	6/22/2015 5:31 PM
31	2	6/22/2015 5:29 PM
32	2	6/22/2015 4:55 PM
33	2	6/22/2015 4:16 PM
34	sheep farms	6/22/2015 2:51 PM
35	beauty and appearance	6/22/2015 11:47 AM
36	Still have that 'small town feel	6/22/2015 11:37 AM
37	Outdoor Mall/Restaurant area	6/21/2015 9:01 PM
38	2	6/19/2015 4:41 PM
39	2	6/19/2015 4:11 PM
40	2	6/19/2015 3:52 PM
41	2	6/19/2015 3:50 PM
42	2	6/19/2015 3:39 PM
43	2	6/19/2015 3:38 PM
44	2	6/19/2015 3:36 PM
45	2	6/19/2015 3:33 PM
46	2	6/19/2015 3:32 PM
47	2	6/19/2015 3:28 PM
48	2	6/19/2015 3:06 PM
49	2	6/19/2015 3:05 PM
50	Continued access to mountain trails & additional trails	6/19/2015 2:58 PM
51	2	6/19/2015 2:55 PM
52	2	6/19/2015 2:47 PM
53	2	6/19/2015 2:38 PM
54	More bicycle lanes	6/19/2015 2:18 PM
55	2	6/19/2015 1:05 PM
56	2	6/19/2015 12:57 PM
57	A rec center for Layton residents to meet and enjoy	6/17/2015 9:14 AM
58	Parks and open space	6/16/2015 1:47 PM
59	recreation center	6/16/2015 12:57 PM
60	Recreation	6/16/2015 12:22 PM
61	Safety	6/15/2015 8:39 PM
62	Education	6/15/2015 12:51 PM
63	Walking and bike-only avenues to business areas from neighborhoods	6/15/2015 12:48 PM
64	Small Town feel	6/15/2015 11:53 AM
65	Traffic	6/12/2015 6:21 PM
66	Open Space	6/11/2015 11:21 AM

Public Workshop Survey

SurveyMonkey

67	Family	6/11/2015 10:51 AM
68	high speed internet	6/11/2015 7:28 AM
69	Convenient	6/11/2015 6:07 AM
70	hiking trails	6/10/2015 10:14 PM
71	Preserve farming land	6/10/2015 6:35 PM
72	variety of housing options	6/10/2015 2:51 PM
73	Bedroom community feel	6/5/2015 10:58 AM
74	Accessibility	6/2/2015 2:11 PM
75	Economic Powerhouse	5/31/2015 5:20 PM
76	less traffic congestion	5/31/2015 4:19 PM
77	Limit dense development (residential or commercial)	5/29/2015 10:03 AM
78	recreation	5/28/2015 11:19 PM
#	[3.] Q5: 84041	Date
1	Public Transportation	6/4/2015 9:06 AM
2	Keep layton clean	6/2/2015 6:41 PM
3	Variety	7/22/2015 6:42 PM
4	Parks and Rec	7/20/2015 11:57 AM
5	RECYCLING	7/13/2015 3:19 PM
6	Peaceful area	7/13/2015 12:10 PM
7	Parks and Recreation	7/13/2015 9:32 AM
8	Restricting commercial truck traffic to certain roadways so citizens are not disturbed	7/3/2015 8:38 AM
9	transportation	7/2/2015 1:50 PM
10	Commercial in West Layton	6/29/2015 12:37 AM
11	Open spaces out west	6/25/2015 12:21 PM
12	enhance a country lifestyle	6/23/2015 5:10 PM
13	3	6/23/2015 9:34 AM
14	3	6/23/2015 8:31 AM
15	3	6/23/2015 8:19 AM
16	3	6/23/2015 8:16 AM
17	3	6/23/2015 8:04 AM
18	3	6/23/2015 7:59 AM
19	3	6/23/2015 7:52 AM
20	3	6/23/2015 7:30 AM
21	3	6/23/2015 7:27 AM
22	3	6/23/2015 7:17 AM
23	3	6/22/2015 7:07 PM
24	3	6/22/2015 7:05 PM
25	3	6/22/2015 7:00 PM

Public Workshop Survey

SurveyMonkey

26	3	6/22/2015 6:51 PM
27	3	6/22/2015 6:50 PM
28	3	6/22/2015 6:37 PM
29	3	6/22/2015 6:25 PM
30	3	6/22/2015 6:18 PM
31	3	6/22/2015 6:16 PM
32	3	6/22/2015 5:49 PM
33	3	6/22/2015 5:48 PM
34	3	6/22/2015 5:37 PM
35	3	6/22/2015 5:36 PM
36	3	6/22/2015 5:33 PM
37	3	6/22/2015 5:32 PM
38	3	6/22/2015 5:26 PM
39	3	6/22/2015 4:58 PM
40	3	6/22/2015 4:52 PM
41	3	6/22/2015 4:49 PM
42	Outdoor spaces	6/22/2015 3:04 PM
43	daybreak type communities (well planned)	6/22/2015 12:46 PM
44	Highlighting our history	6/22/2015 12:13 PM
45	clean kept updated housing	6/22/2015 11:39 AM
46	Less Traffic	6/22/2015 11:37 AM
47	Stop cutting down the hollow	6/21/2015 8:09 PM
48	family activities	6/20/2015 12:49 PM
49	3	6/19/2015 4:43 PM
50	3	6/19/2015 4:09 PM
51	3	6/19/2015 4:05 PM
52	3	6/19/2015 3:56 PM
53	3	6/19/2015 3:55 PM
54	3	6/19/2015 3:47 PM
55	3	6/19/2015 3:41 PM
56	3	6/19/2015 3:35 PM
57	3	6/19/2015 3:26 PM
58	3	6/19/2015 3:24 PM
59	3	6/19/2015 3:03 PM
60	3	6/19/2015 3:00 PM
61	Historic buildings	6/19/2015 2:57 PM
62	3	6/19/2015 2:50 PM
63	3	6/19/2015 2:44 PM

Public Workshop Survey

SurveyMonkey

64	3	6/19/2015 2:42 PM
65	3	6/19/2015 2:40 PM
66	3	6/19/2015 2:35 PM
67	3	6/19/2015 1:12 PM
68	3	6/19/2015 1:08 PM
69	3	6/19/2015 1:01 PM
70	Open Space	6/17/2015 12:28 PM
71	Communicate to residents more effectively!!! And listen when residents communicate to the City!!! Make people want to live here!!	6/16/2015 11:23 PM
72	All other parks	6/16/2015 8:54 AM
73	Parks and recreation	6/16/2015 6:50 AM
74	Community theater access with large plays	6/15/2015 3:26 PM
75	Still keep bringing in new businesses	6/15/2015 1:30 PM
76	Ample park and rec opportunities	6/15/2015 10:44 AM
77	Safety	6/15/2015 10:35 AM
78	Ease of travel	6/15/2015 10:01 AM
79	Reputation for fiscal responsibility	6/15/2015 9:06 AM
80	fewer multi family housing units, including apartments and townhomes that are connected	6/11/2015 10:03 PM
81	Great Parks	6/11/2015 7:14 PM
82	Centralized Shopping areas	6/11/2015 9:40 AM
83	Utopia access	6/6/2015 8:02 PM
84	updating roads	6/5/2015 8:42 AM
85	Nice Homes	6/1/2015 10:38 PM
86	Appropriate road modifications to keep traffic moving smoothly	5/27/2015 4:33 PM
87	More placemaking in the development of new projects	5/19/2015 4:31 PM
#	[3.] Q5: 84040	Date
1	Better streets	7/26/2015 6:01 PM
2	Good roads to prevent traffic and more economic development	7/22/2015 5:07 PM
3	3	6/23/2015 8:27 AM
4	3	6/23/2015 8:25 AM
5	3	6/23/2015 8:21 AM
6	3	6/23/2015 8:14 AM
7	New Retail Business	6/23/2015 8:07 AM
8	3	6/23/2015 8:01 AM
9	3	6/23/2015 7:56 AM
10	3	6/23/2015 7:50 AM
11	3	6/23/2015 7:33 AM
12	3	6/23/2015 7:24 AM
13	3	6/23/2015 7:22 AM

Public Workshop Survey

SurveyMonkey

14	3	6/23/2015 7:19 AM
15	3	6/22/2015 7:18 PM
16	3	6/22/2015 7:17 PM
17	3	6/22/2015 7:08 PM
18	3	6/22/2015 6:59 PM
19	3	6/22/2015 6:57 PM
20	3	6/22/2015 6:56 PM
21	3	6/22/2015 6:54 PM
22	3	6/22/2015 6:46 PM
23	3	6/22/2015 6:44 PM
24	3	6/22/2015 6:40 PM
25	3	6/22/2015 6:35 PM
26	3	6/22/2015 6:32 PM
27	3	6/22/2015 6:30 PM
28	3	6/22/2015 6:23 PM
29	3	6/22/2015 6:19 PM
30	3	6/22/2015 5:31 PM
31	3	6/22/2015 5:29 PM
32	3	6/22/2015 4:55 PM
33	3	6/22/2015 4:16 PM
34	open spaces/ nature preserves	6/22/2015 2:51 PM
35	economic stability	6/22/2015 11:47 AM
36	Downtown Main Street	6/21/2015 9:01 PM
37	3	6/19/2015 4:41 PM
38	3	6/19/2015 4:11 PM
39	3	6/19/2015 3:52 PM
40	3	6/19/2015 3:50 PM
41	3	6/19/2015 3:39 PM
42	3	6/19/2015 3:38 PM
43	3	6/19/2015 3:36 PM
44	3	6/19/2015 3:33 PM
45	3	6/19/2015 3:32 PM
46	3	6/19/2015 3:28 PM
47	3	6/19/2015 3:06 PM
48	3	6/19/2015 3:05 PM
49	3	6/19/2015 2:55 PM
50	3	6/19/2015 2:47 PM

Public Workshop Survey

SurveyMonkey

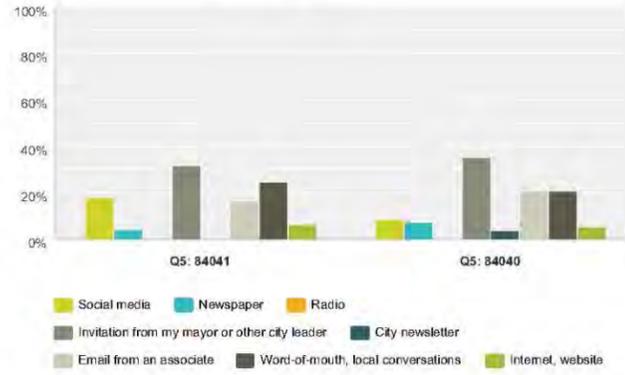
51	3	6/19/2015 2:38 PM
52	Parking improvements for Adams Canyon access	6/19/2015 2:18 PM
53	3	6/19/2015 1:05 PM
54	3	6/19/2015 12:57 PM
55	Many small businesses	6/18/2015 1:47 PM
56	Transportation	6/18/2015 12:22 PM
57	Diversity of businesses	6/15/2015 8:39 PM
58	Recreational Activities	6/15/2015 12:51 PM
59	Open spaces, recreation areas, etc. throughout the city	6/15/2015 12:48 PM
60	Quality of Life	6/15/2015 11:53 AM
61	Responsible growth	6/12/2015 6:21 PM
62	Viewsheds	6/11/2015 11:21 AM
63	Clean	6/11/2015 10:51 AM
64	road maintenance	6/11/2015 7:28 AM
65	Clean	6/11/2015 6:07 AM
66	enhance internet	6/10/2015 10:14 PM
67	Enhance parks and running trails	6/10/2015 6:35 PM
68	safe environment	6/10/2015 2:51 PM
69	Low crime rate and access to major highways	6/5/2015 10:58 AM
70	Beauty	6/2/2015 2:11 PM
71	Best parks and trails	5/31/2015 5:20 PM
72	more bike friendly through the entire city	5/31/2015 4:19 PM
73	Height limit on commercial/industrial development	5/29/2015 10:03 AM
74	security	5/28/2015 11:19 PM

Public Workshop Survey

SurveyMonkey

Q2 How did you hear about Envision Layton?

Answered: 181 Skipped: 0



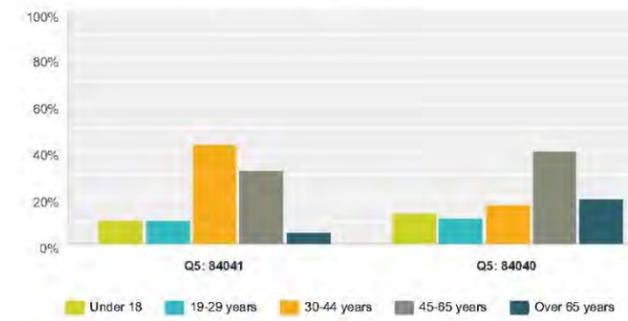
15 / 38

Public Workshop Survey

SurveyMonkey

Q3 How old are you?

Answered: 181 Skipped: 0



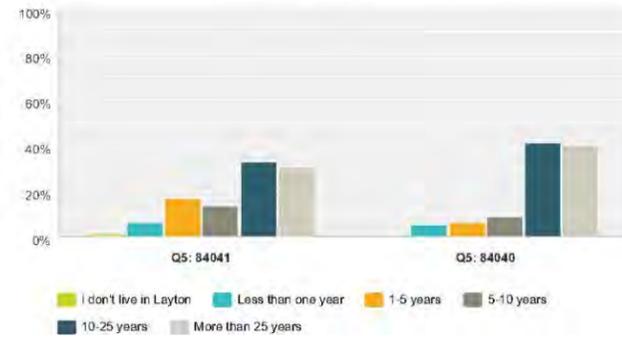
16 / 38

Public Workshop Survey

SurveyMonkey

Q4 How long have you lived in Layton?

Answered: 181 Skipped: 0



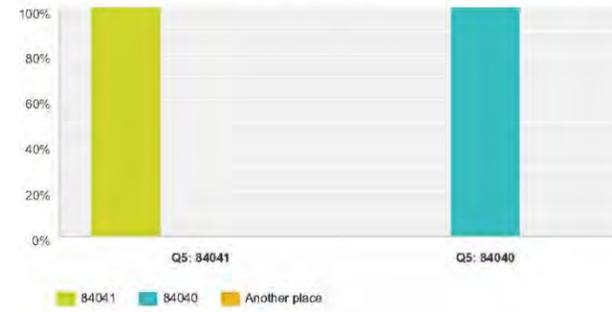
17 / 38

Public Workshop Survey

SurveyMonkey

Q5 What is your zip code?

Answered: 181 Skipped: 0



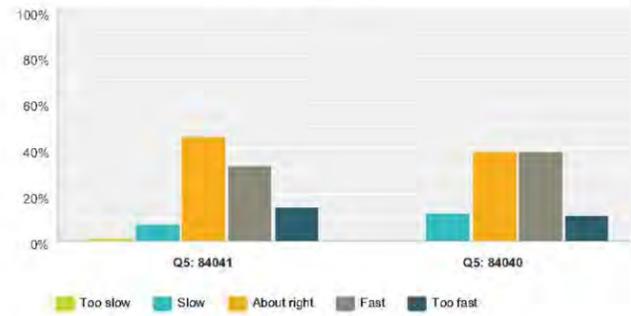
18 / 38

Public Workshop Survey

SurveyMonkey

Q6 How would you rate growth in Layton over the past five years?

Answered: 181 Skipped: 0



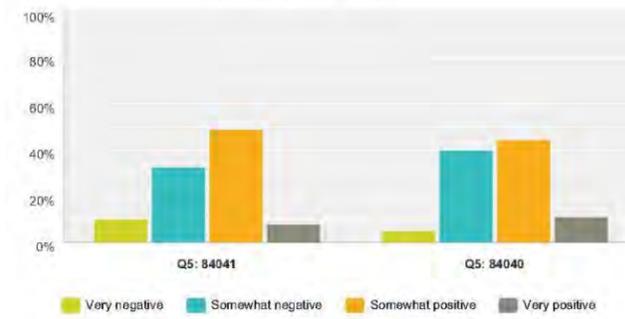
19 / 38

Public Workshop Survey

SurveyMonkey

Q7 With past growth in mind, how do you feel about the impacts of future growth on you and your family?

Answered: 181 Skipped: 0



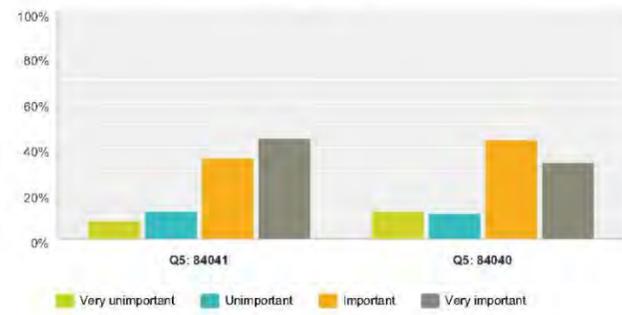
20 / 38

Public Workshop Survey

SurveyMonkey

Q8 How important is reasonably priced housing for our children and the workforce?

Answered: 131 Skipped: 0



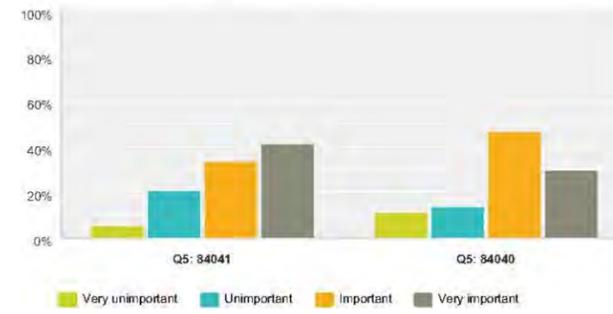
21 / 38

Public Workshop Survey

SurveyMonkey

Q9 How important is it to reduce travel times?

Answered: 180 Skipped: 1



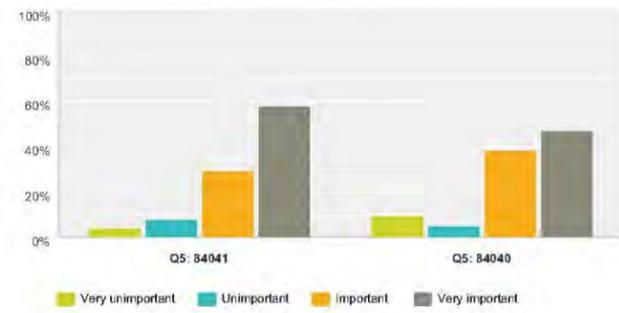
22 / 38

Public Workshop Survey

SurveyMonkey

Q10 How important is open space?

Answered: 181 Skipped: 0



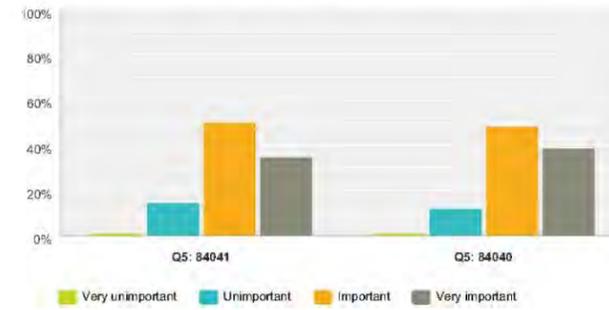
23 / 38

Public Workshop Survey

SurveyMonkey

Q11 How important is it for job growth to take place at existing employment centers?

Answered: 181 Skipped: 0



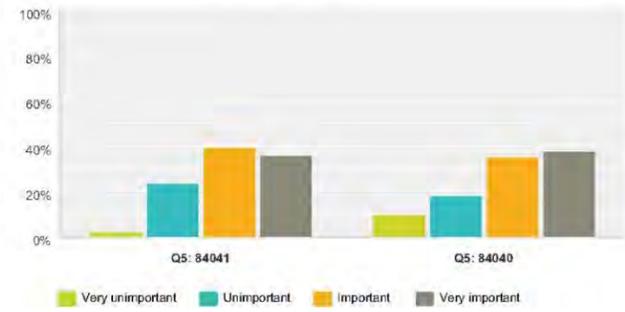
24 / 38

Public Workshop Survey

SurveyMonkey

Q12 How important is it to provide more opportunities for walk/bike commutes?

Answered: 181 Skipped: 0



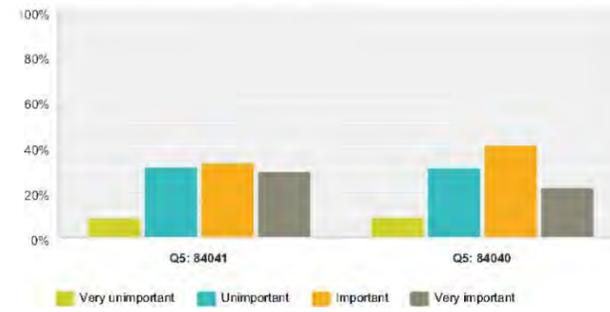
25 / 38

Public Workshop Survey

SurveyMonkey

Q13 How important is it to spread residential growth out across Layton?

Answered: 181 Skipped: 0



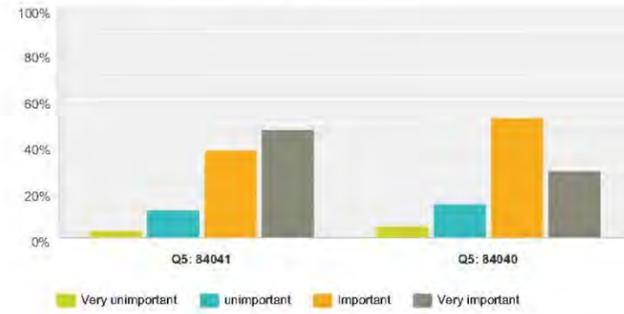
26 / 38

Public Workshop Survey

SurveyMonkey

Q14 How important is agriculture?

Answered: 181 Skipped: 0



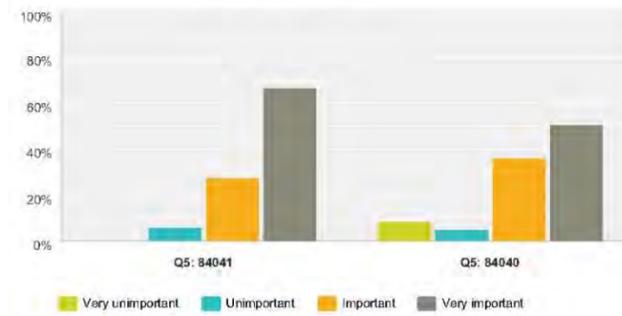
27 / 38

Public Workshop Survey

SurveyMonkey

Q15 How important is it to reuse underutilized land and buildings (infill and redevelopment)?

Answered: 181 Skipped: 0



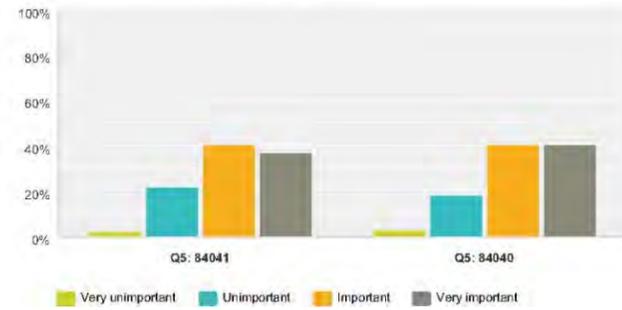
28 / 38

Public Workshop Survey

SurveyMonkey

Q16 How important is convenient and reliable public transportation?

Answered: 181 Skipped: 0



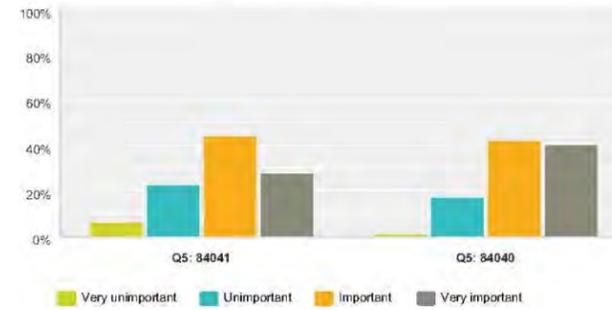
29 / 38

Public Workshop Survey

SurveyMonkey

Q17 How important is it to create new employment centers?

Answered: 181 Skipped: 0

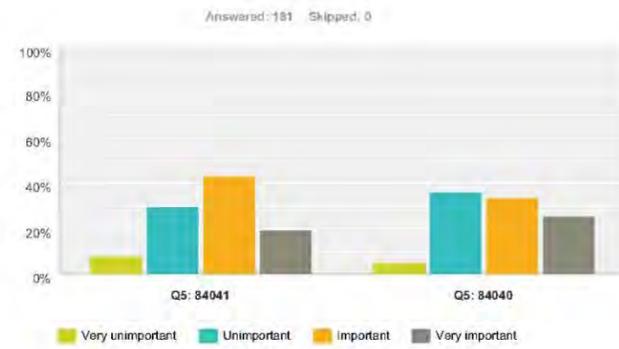


30 / 38

Public Workshop Survey

SurveyMonkey

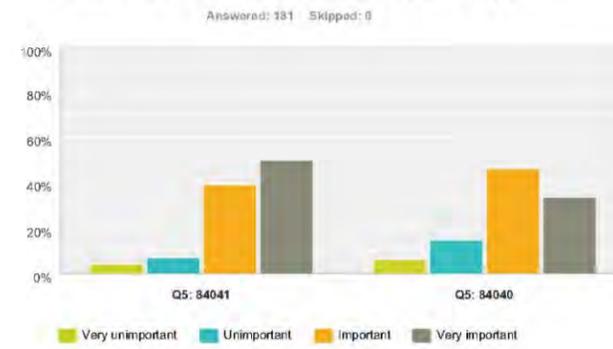
Q18 How important is focusing residential development around the commuter rail station?



Public Workshop Survey

SurveyMonkey

Q19 How important is community identity?

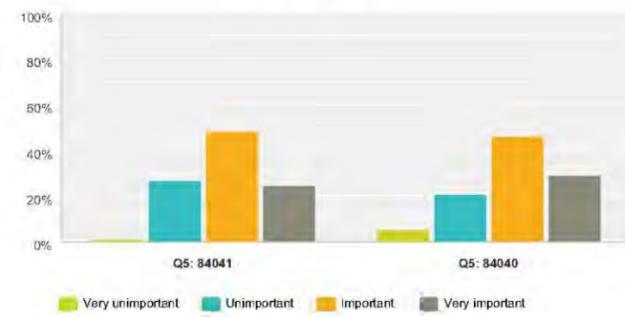


Public Workshop Survey

SurveyMonkey

Q20 How important is a variety of housing choices?

Answered: 181 Skipped: 0

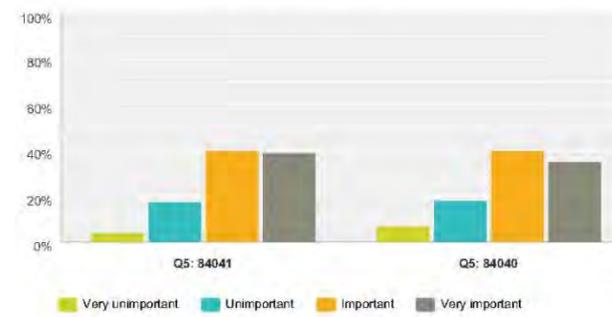


Public Workshop Survey

SurveyMonkey

Q21 How important is a strong downtown?

Answered: 181 Skipped: 0

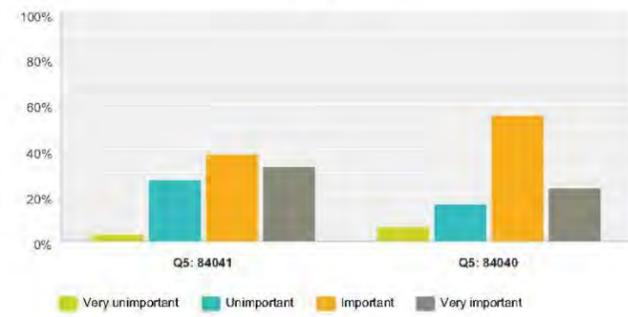


Public Workshop Survey

SurveyMonkey

Q22 How important are distinct neighborhood with convenient services?

Answered: 180 Skipped: 1

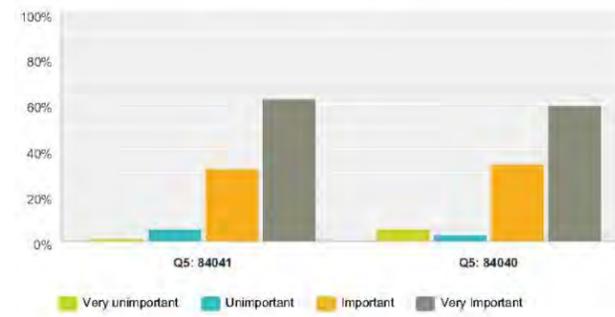


Public Workshop Survey

SurveyMonkey

Q23 How important are family-sustaining jobs?

Answered: 181 Skipped: 0

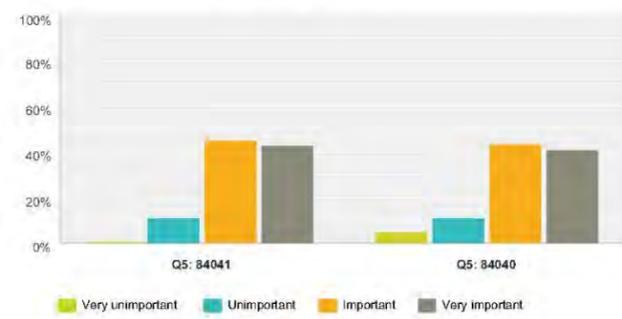


Public Workshop Survey

SurveyMonkey

Q24 How important is a trail network?

Answered: 181 Skipped: 0

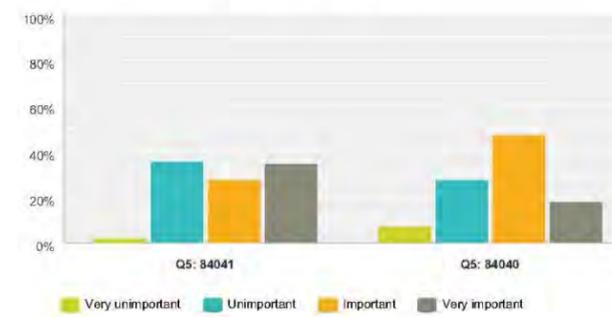


Public Workshop Survey

SurveyMonkey

Q25 How important is focusing growth at new highway interchanges?

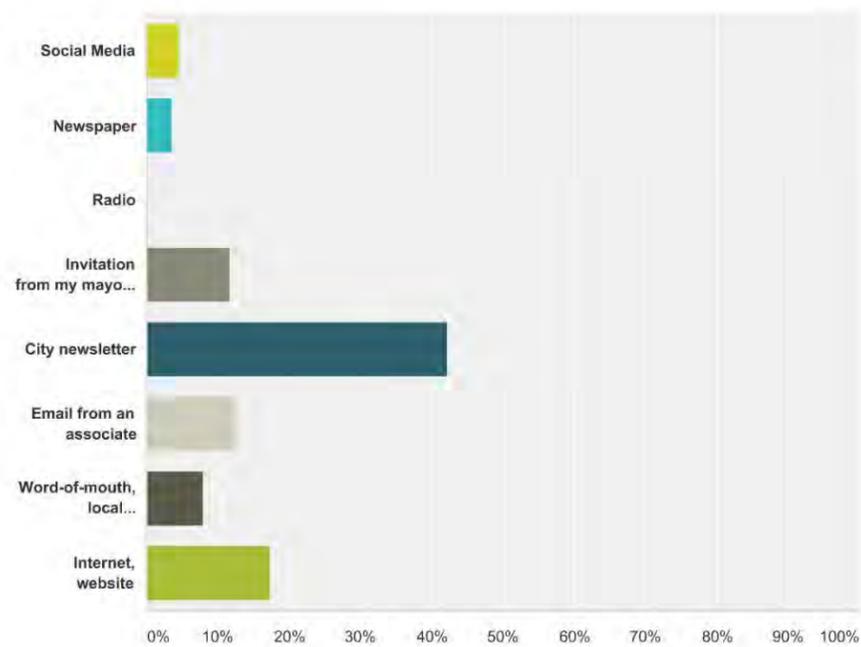
Answered: 181 Skipped: 0



Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q1 How did you hear about Envision Layton?



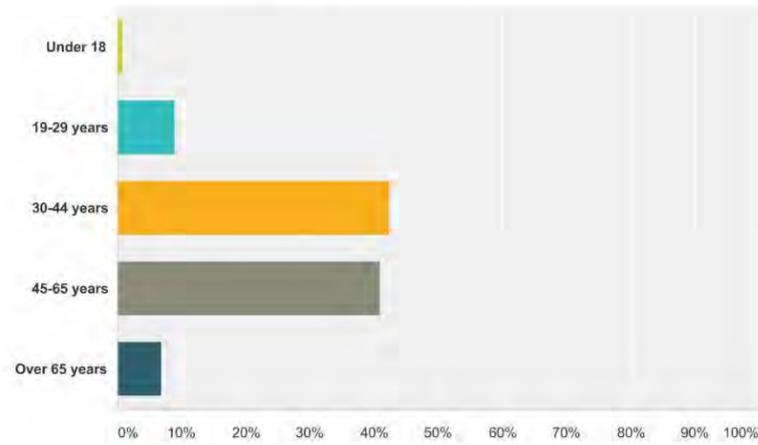
Answer Choices	Responses
Social Media	4.51% 21
Newspaper	3.65% 17
Radio	0.21% 1
Invitation from my mayor or other city leader	11.59% 54
City newsletter	42.27% 197
Email from an associate	12.45% 58
Word-of-mouth, local conversations	7.94% 37
Internet, website	17.38% 81
Total	466

The results from a Survey Monkey survey from the Envision Layton project follows. The survey was part of the town hall meetings held in the Fall to determine the top desirable qualities of life, top two “big ideas”, transportation investments and deciding the direction citizens desire for future development. Four scenarios were presented: Scenario A – Trends Continue, Scenario B – Nearby Neighborhoods, Scenario C – Urban Centers, Rural Edges, or Scenario D – Regional Centers.

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q2 How old are you?

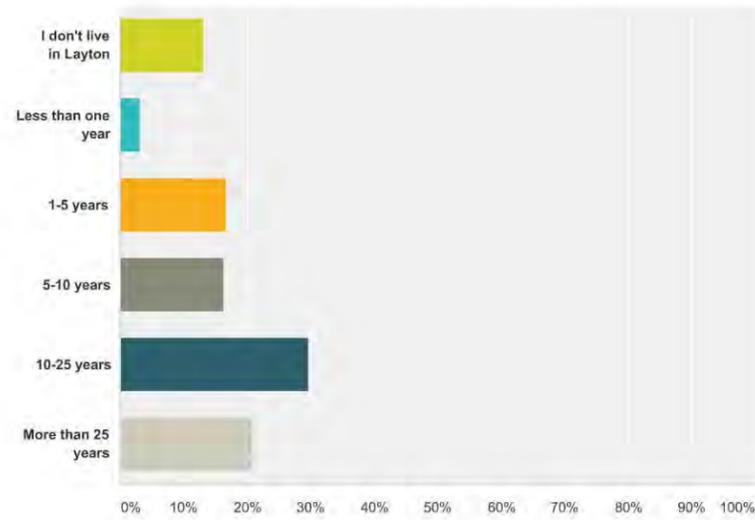


Answer Choices	Responses	
Under 18	0.86%	4
19-29 years	8.99%	42
30-44 years	42.40%	198
45-65 years	40.90%	191
Over 65 years	6.85%	32
Total		467

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q3 How long have you lived in Layton?

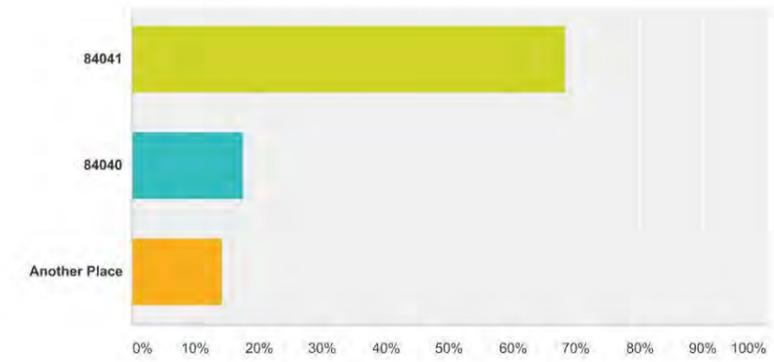


Answer Choices	Responses	
I don't live in Layton	13.12%	61
Less than one year	3.23%	15
1-5 years	16.77%	78
5-10 years	16.34%	76
10-25 years	29.68%	138
More than 25 years	20.86%	97
Total		465

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q4 What is your zip code?

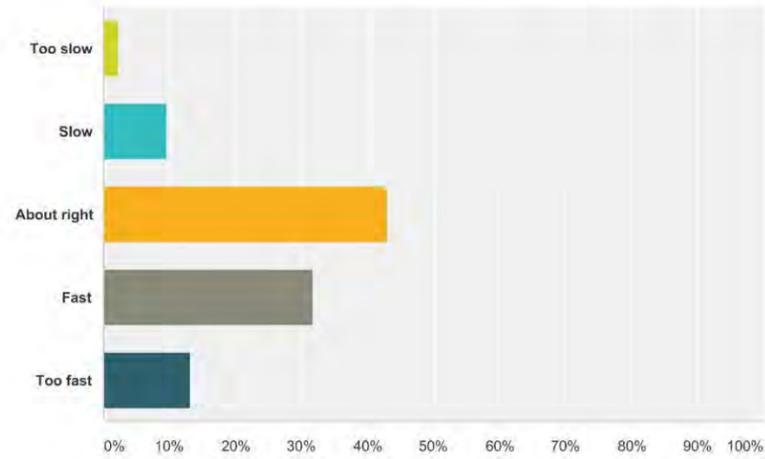


Answer Choices	Responses	
84041	68.24%	318
84040	17.60%	82
Another Place	14.16%	66
Total		466

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q5 How do you rate growth in Layton over the past five years?

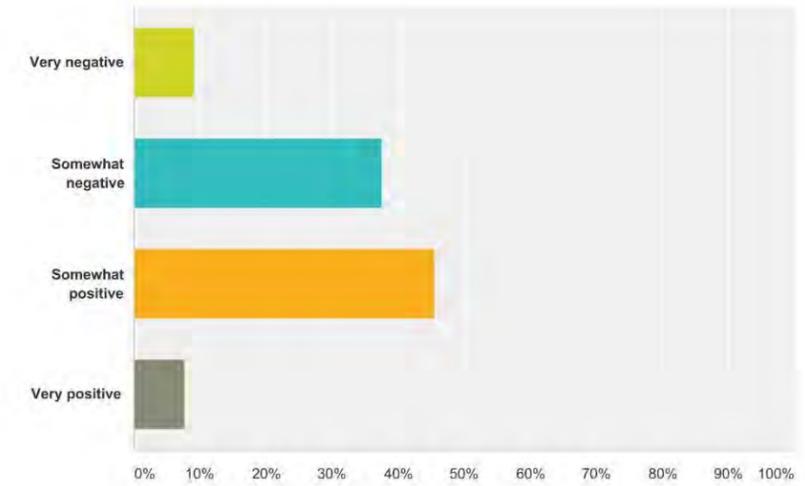


Answer Choices	Responses	Count
Too slow	2.38%	11
Slow	9.52%	44
About right	43.07%	199
Fast	31.82%	147
Too fast	13.20%	61
Total		462

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q6 With past growth in mind, how do you feel about the impacts of future growth on you and your family?

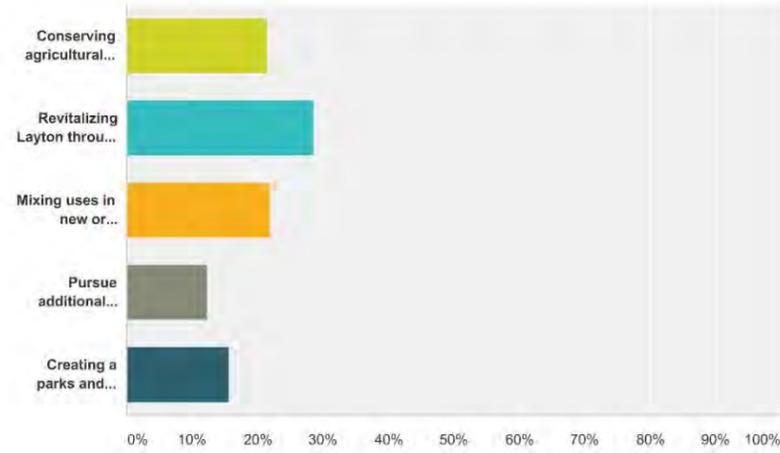


Answer Choices	Responses	Count
Very negative	9.09%	42
Somewhat negative	37.66%	174
Somewhat positive	45.45%	210
Very positive	7.79%	36
Total		462

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q7 Which of the "big ideas" are you most excited about? (top pick)

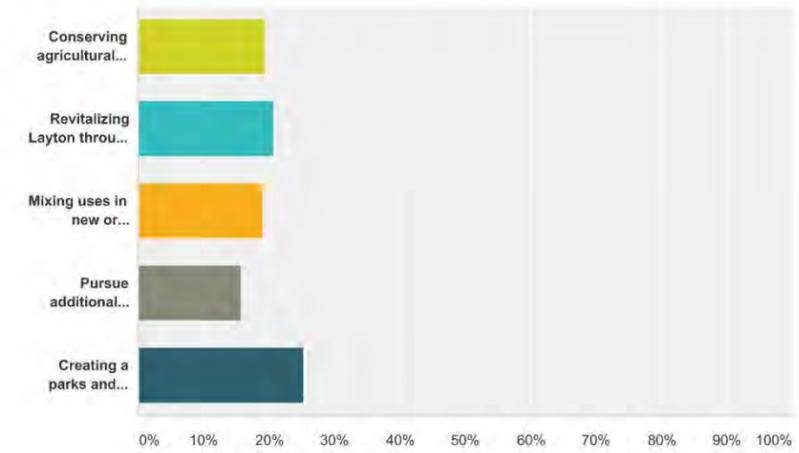


Answer Choices	Responses
Conserving agricultural open land to grow food close to home and enjoy a rural feel	21.41% 100
Revitalizing Layton through infill and redevelopment of old commercial/retail areas	28.69% 134
Mixing uses in new or redeveloped areas to create walkable neighborhoods with homes that we and future generations can afford	21.84% 102
Pursue additional family sustaining jobs so future generations will have more economic opportunities	12.42% 58
Creating a parks and trails network that links the mountains and the lake to our community	15.63% 73
Total	467

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q8 Which of the "big ideas" are you most excited about? (second pick)

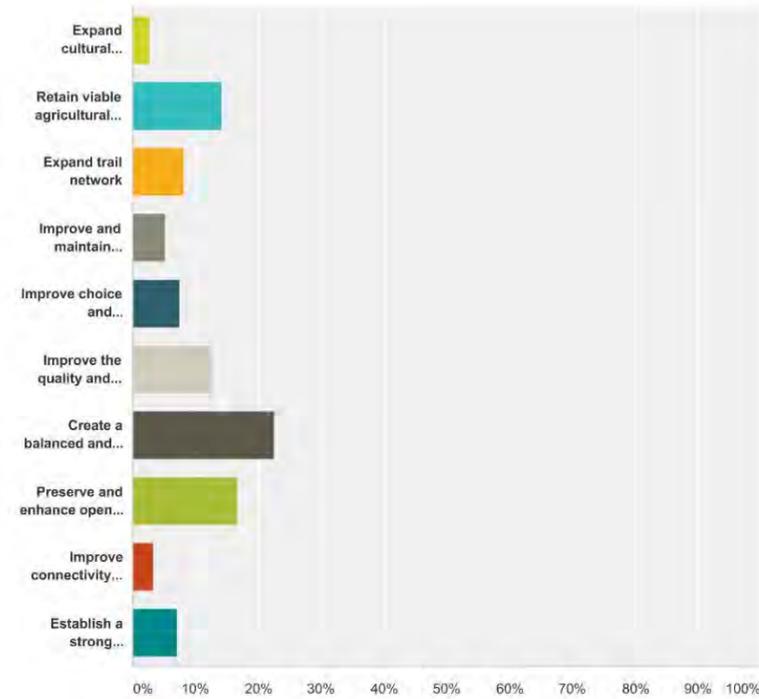


Answer Choices	Responses
Conserving agricultural open land to grow food close to home and enjoy a rural feel	19.31% 90
Revitalizing Layton through infill and redevelopment of old commercial/retail areas	20.60% 96
Mixing uses in new or redeveloped areas to create walkable neighborhoods with homes that we and future generations can afford	19.10% 89
Pursue additional family sustaining jobs so future generations will have more economic opportunities	15.67% 73
Creating a parks and trails network that links the mountains and the lake to our community	25.32% 118
Total	466

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q9 Which quality of life goals are most important to you? (top pick)

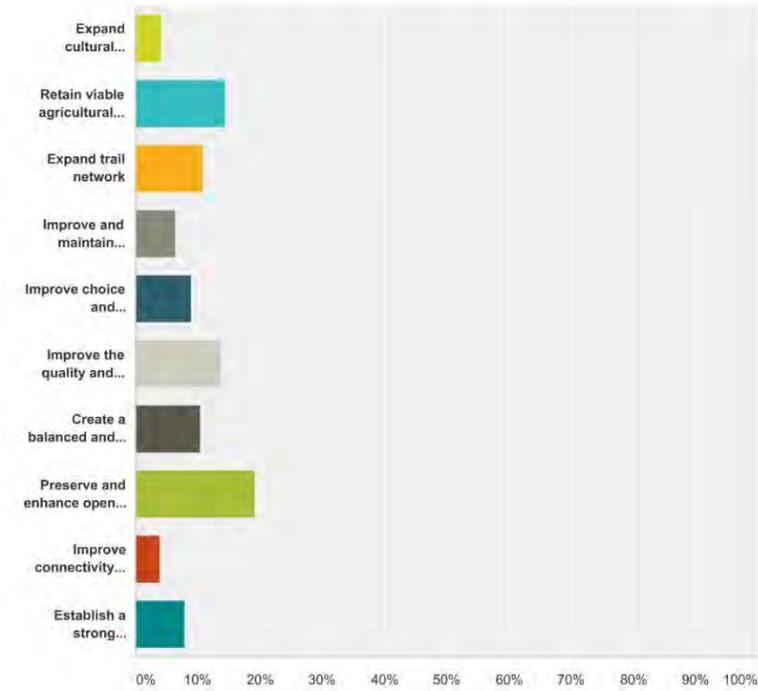


Answer Choices	Responses
Expand cultural opportunities	2.78% 13
Retain viable agricultural land	14.13% 66
Expand trail network	8.14% 38
Improve and maintain transportation access	5.14% 24
Improve choice and affordability of housing	7.49% 35
Improve the quality and amount of family sustaining jobs	12.63% 59
Create a balanced and sustainable economy	22.48% 105
Preserve and enhance open space	16.70% 78
Improve connectivity of transit system	3.43% 16
Establish a strong community identity	7.07% 33
Total	467

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q10 Which quality of life goals are most important to you? (second pick)

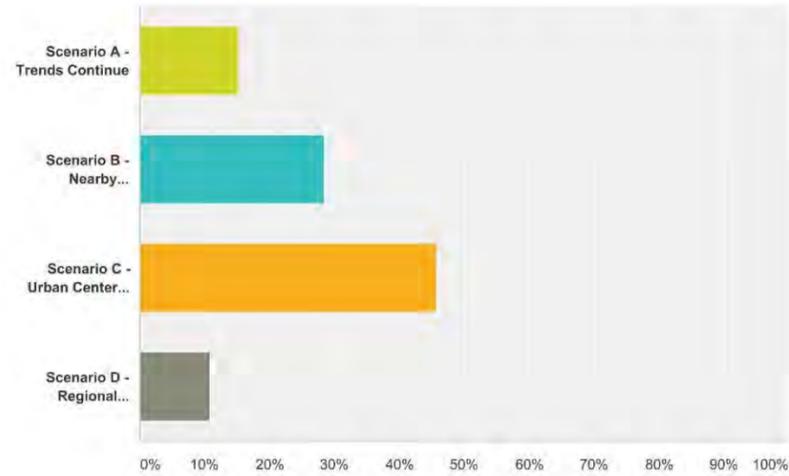


Answer Choices	Responses
Expand cultural opportunities	4.09% 19
Retain viable agricultural land	14.41% 67
Expand trail network	10.75% 50
Improve and maintain transportation access	6.45% 30
Improve choice and affordability of housing	9.03% 42
Improve the quality and amount of family sustaining jobs	13.76% 64
Create a balanced and sustainable economy	10.54% 49
Preserve and enhance open space	19.14% 89
Improve connectivity of transit system	3.87% 18
Establish a strong community identity	7.96% 37
Total	465

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q11 Which scenario provides me and my family with the range of transportation options we need?

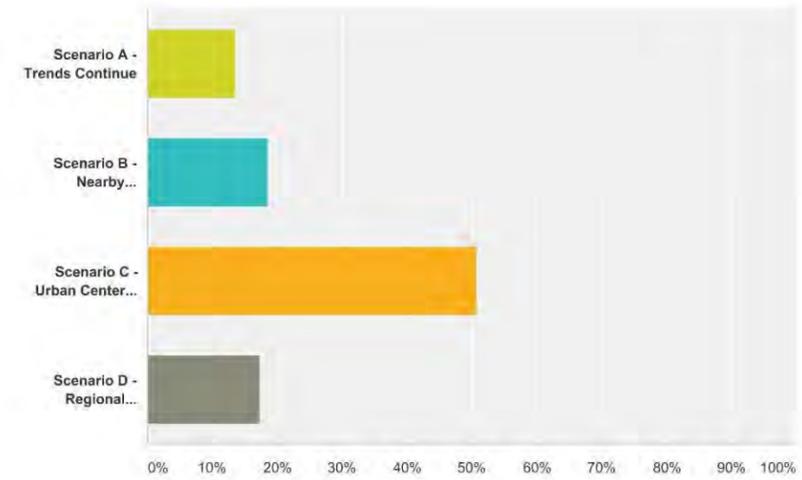


Answer Choices	Responses
Scenario A - Trends Continue	15.22% 72
Scenario B - Nearby Neighborhoods	28.33% 134
Scenario C - Urban Centers, Rural Edges	45.67% 216
Scenario D - Regional Centers	10.78% 51
Total	473

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q12 Which scenario expands my access to good-paying jobs within the city?

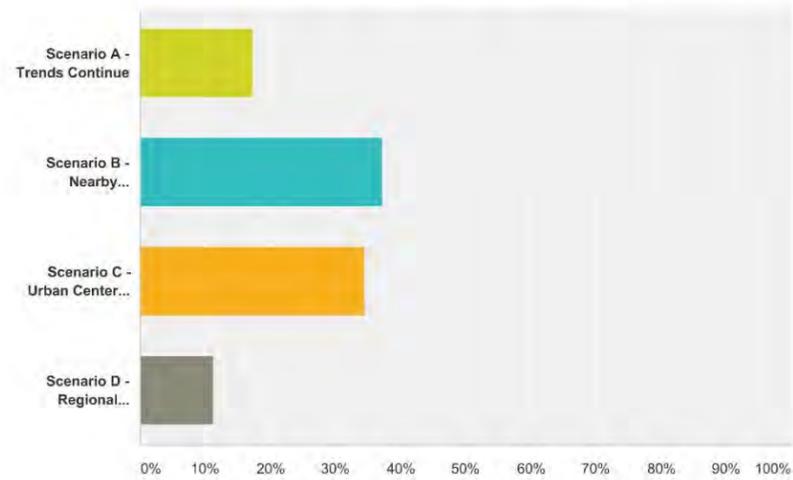


Answer Choices	Responses
Scenario A - Trends Continue	13.58% 63
Scenario B - Nearby Neighborhoods	18.53% 86
Scenario C - Urban Centers, Rural Edges	50.65% 235
Scenario D - Regional Centers	17.24% 80
Total	464

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q13 Which scenario builds the kind of housing options that I need?

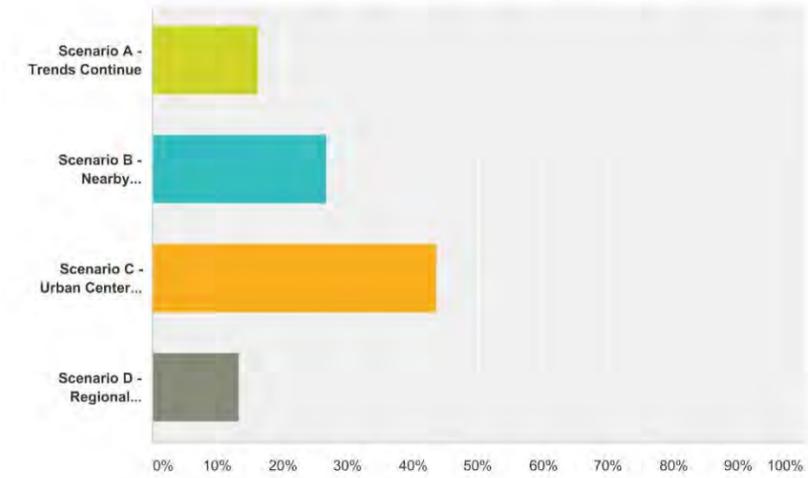


Answer Choices	Responses
Scenario A - Trends Continue	17.24% 80
Scenario B - Nearby Neighborhoods	37.07% 172
Scenario C - Urban Centers, Rural Edges	34.48% 160
Scenario D - Regional Centers	11.21% 52
Total	464

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q14 Which scenario provides housing and jobs that make it financially possible for me and my family to stay in Layton?

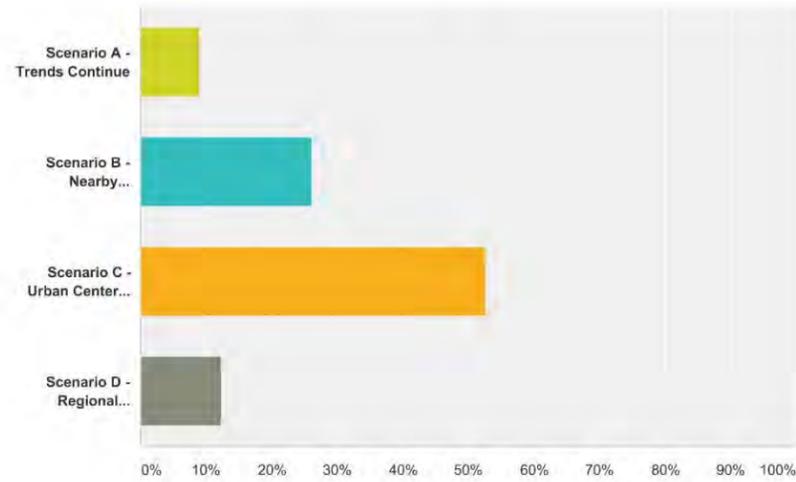


Answer Choices	Responses
Scenario A - Trends Continue	16.23% 75
Scenario B - Nearby Neighborhoods	26.62% 123
Scenario C - Urban Centers, Rural Edges	43.72% 202
Scenario D - Regional Centers	13.42% 62
Total	462

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q15 Which scenario creates a lively and interesting city that attracts and keeps young people here?

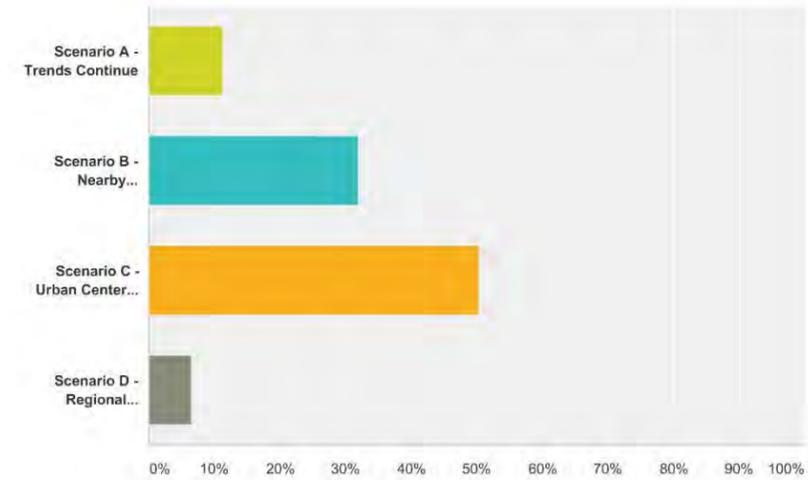


Answer Choices	Responses
Scenario A - Trends Continue	8.91% 41
Scenario B - Nearby Neighborhoods	26.09% 120
Scenario C - Urban Centers, Rural Edges	52.61% 242
Scenario D - Regional Centers	12.39% 57
Total	460

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q16 Which scenario makes it easy for me to access parks, trails and open space?

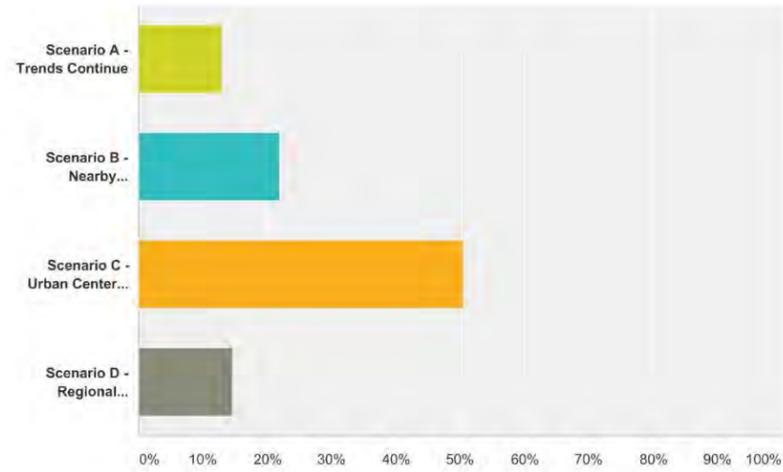


Answer Choices	Responses
Scenario A - Trends Continue	11.30% 52
Scenario B - Nearby Neighborhoods	31.96% 147
Scenario C - Urban Centers, Rural Edges	50.22% 231
Scenario D - Regional Centers	6.52% 30
Total	460

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q17 Which scenario provides the cultural and educational opportunities that my family needs and enjoys?

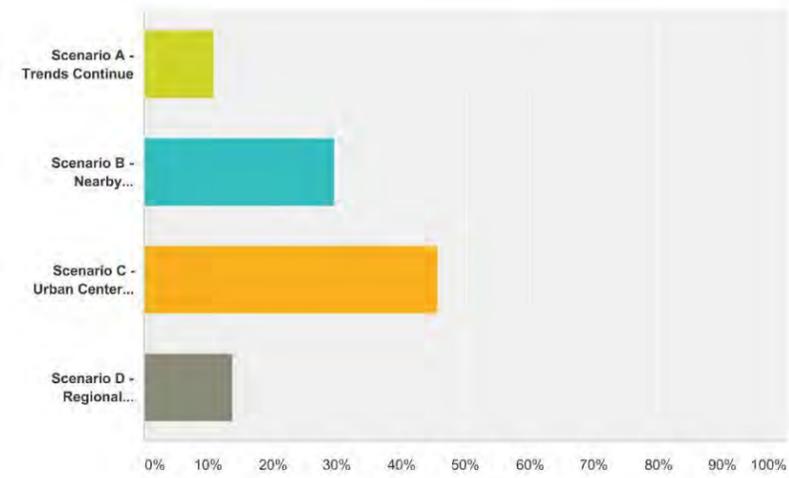


Answer Choices	Responses
Scenario A - Trends Continue	12.85% 59
Scenario B - Nearby Neighborhoods	22.00% 101
Scenario C - Urban Centers, Rural Edges	50.54% 232
Scenario D - Regional Centers	14.60% 67
Total	459

Town Hall - Public Scenario Choosing Meeting Survey

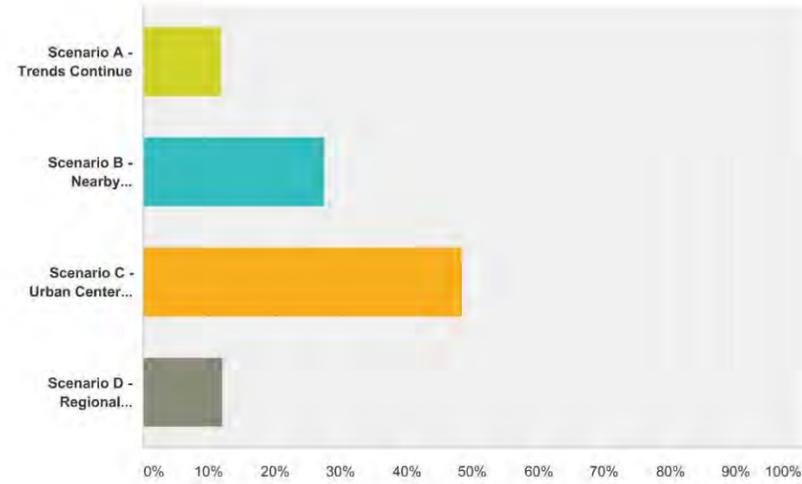
SurveyMonkey

Q18 Which scenario provides convenient access to shopping and services?



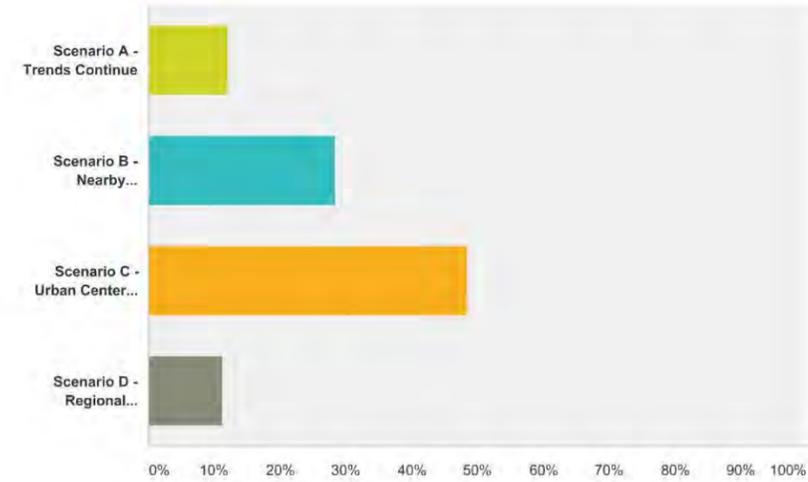
Answer Choices	Responses
Scenario A - Trends Continue	10.84% 49
Scenario B - Nearby Neighborhoods	29.65% 134
Scenario C - Urban Centers, Rural Edges	45.80% 207
Scenario D - Regional Centers	13.72% 62
Total	452

Q19 Which scenario results in a future for Layton that I am excited about and would help support?



Answer Choices	Responses
Scenario A - Trends Continue	11.89% 54
Scenario B - Nearby Neighborhoods	27.53% 125
Scenario C - Urban Centers, Rural Edges	48.46% 220
Scenario D - Regional Centers	12.11% 55
Total	454

Q20 Which scenario do you like the best, overall?

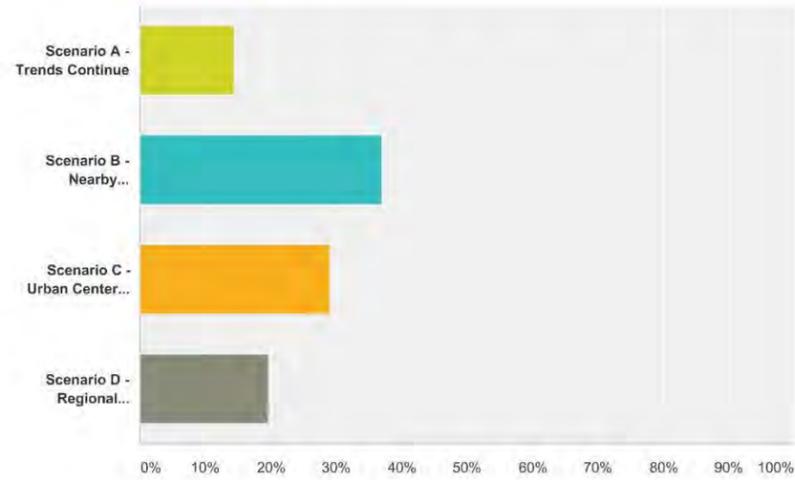


Answer Choices	Responses
Scenario A - Trends Continue	12.09% 55
Scenario B - Nearby Neighborhoods	28.35% 129
Scenario C - Urban Centers, Rural Edges	48.35% 220
Scenario D - Regional Centers	11.21% 51
Total	455

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q21 Which scenario do you like second best?

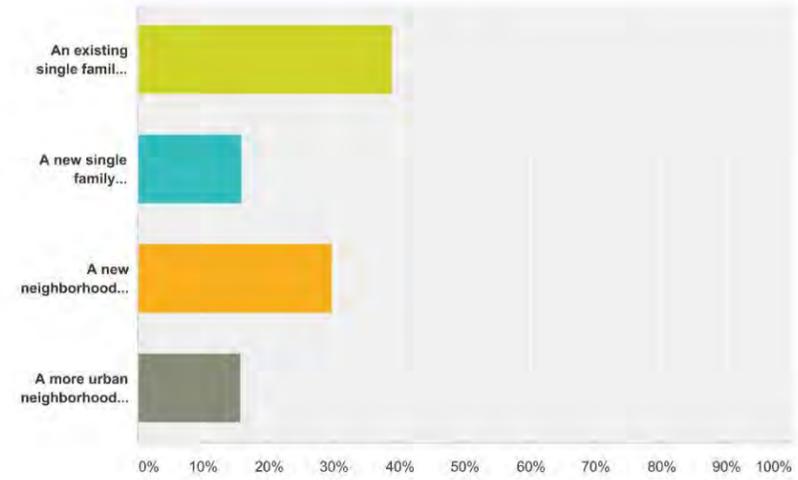


Answer Choices	Responses	Count
Scenario A - Trends Continue	14.44%	65
Scenario B - Nearby Neighborhoods	36.89%	166
Scenario C - Urban Centers, Rural Edges	29.11%	131
Scenario D - Regional Centers	19.56%	88
Total		450

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q22 What type of neighborhood would you most want to live in? Please select your favorite.

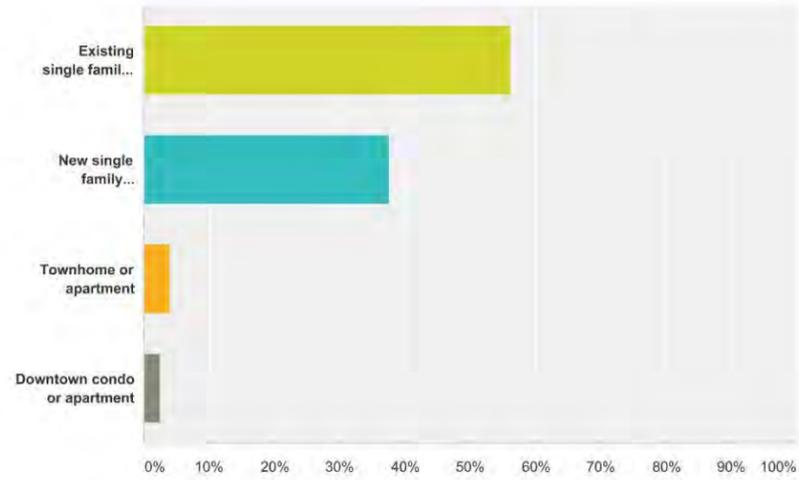


Answer Choices	Responses	Count
An existing single family neighborhood	38.78%	178
A new single family neighborhood	15.90%	73
A new neighborhood with a variety of house lots and types, and a small neighborhood center/ gathering place	29.63%	136
A more urban neighborhood with convenient access to shopping, services, and regional amenities	15.69%	72
Total		459

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q23 What type of housing would you most want to live in? Please select your favorite.

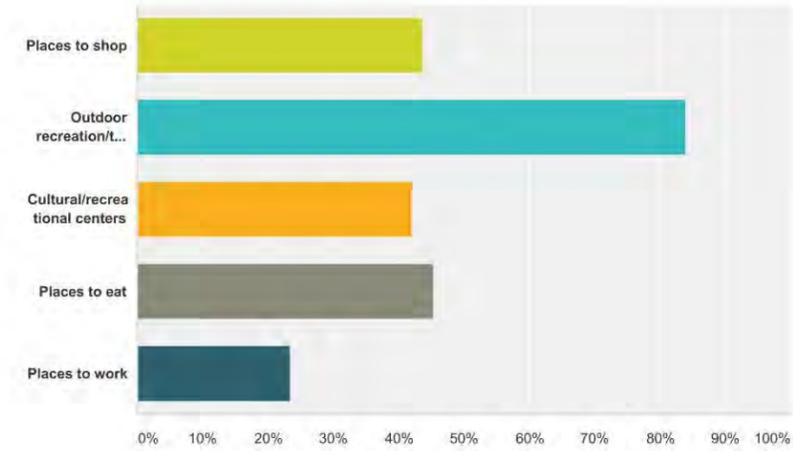


Answer Choices	Responses	Count
Existing single family neighborhood	56.11%	257
New single family neighborhood	37.55%	172
Townhome or apartment	3.93%	18
Downtown condo or apartment	2.40%	11
Total		458

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q24 What would you like to be able to walk to? Please select all that apply.

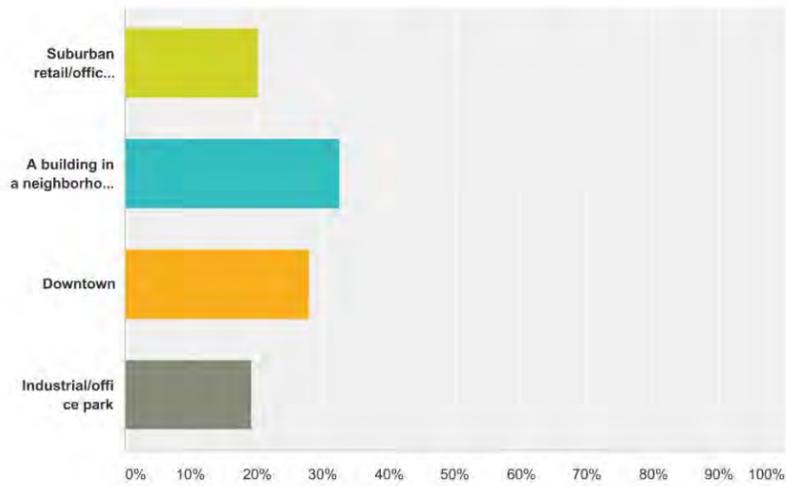


Answer Choices	Responses	Count
Places to shop	43.56%	196
Outdoor recreation/trails	84.00%	378
Cultural/recreational centers	42.00%	189
Places to eat	45.33%	204
Places to work	23.33%	105
Total Respondents: 450		

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q25 In what kind of place would you most like to work? Please select your favorite.

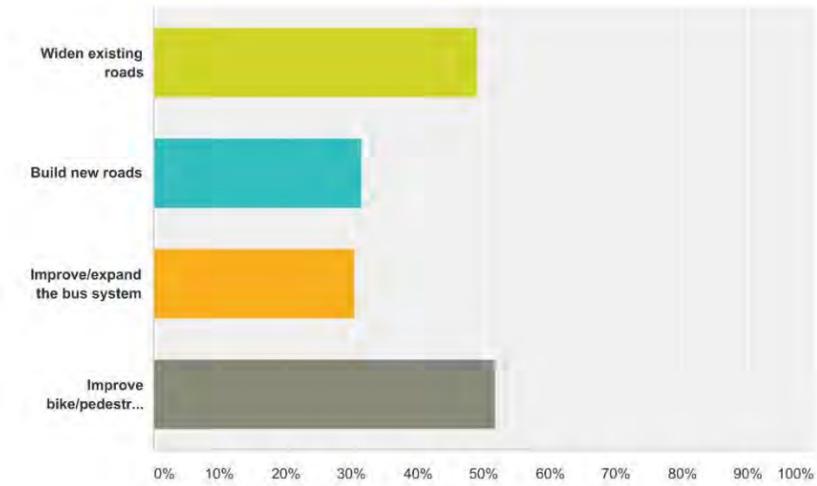


Answer Choices	Responses
Suburban retail/office development	20.31% 91
A building in a neighborhood or town center	32.59% 146
Downtown	27.90% 125
Industrial/office park	19.20% 86
Total	448

Town Hall - Public Scenario Choosing Meeting Survey

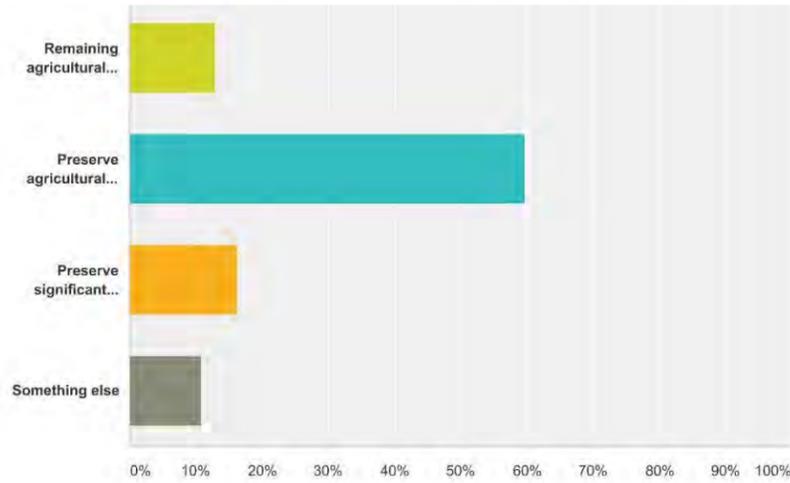
SurveyMonkey

Q26 What kind of transportation investments are important to you? Please select all that apply.



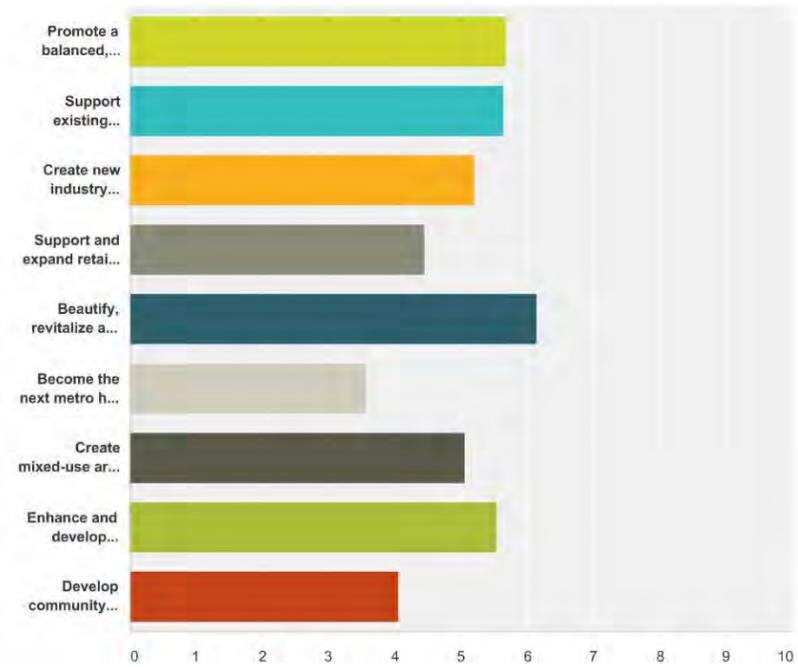
Answer Choices	Responses
Widen existing roads	49.02% 225
Build new roads	31.59% 145
Improve/expand the bus system	30.50% 140
Improve bike/pedestrian paths	51.85% 238
Total Respondents: 459	

Q27 What are your thoughts on agriculture?



Answer Choices	Responses
Remaining agricultural land can transition into housing developments	13.04% 60
Preserve agricultural history, heritage and small farming operations as part of housing and neighborhoods development	59.78% 275
Preserve significant remaining farmland by taxing ourselves to purchase development rights or land	16.30% 75
Something else	10.87% 50
Total	460

Q28 Layton City could embrace a number of different strategies to ensure an abundance of high quality jobs in the future. Which strategies seem most important to the future of our city? (Rank them in order of importance, with 1 being most important and 9 being least important).



	1	2	3	4	5	6	7	8	9	Total	Score
Promote a balanced, pro-growth attitude and business-friendly approach: Employ well-planned economic districts, a small business start-up/innovation center, incentives for revitalizing older areas, progressive zoning, business-friendly regulations.	20.38% 76	8.58% 32	11.80% 44	10.99% 41	13.94% 52	11.53% 43	8.85% 33	10.46% 39	3.49% 13	373	5.67
Support existing industry clusters of hospitality, military, manufacturing, agriculture, and trade and logistics: Promote and expand major industries to provide a range of job opportunities for family sustaining jobs and people of varying skills.	15.76% 61	13.95% 54	11.63% 45	12.14% 47	13.70% 53	9.56% 37	10.08% 39	6.20% 24	6.98% 27	387	5.64

Town Hall - Public Scenario Choosing Meeting Survey

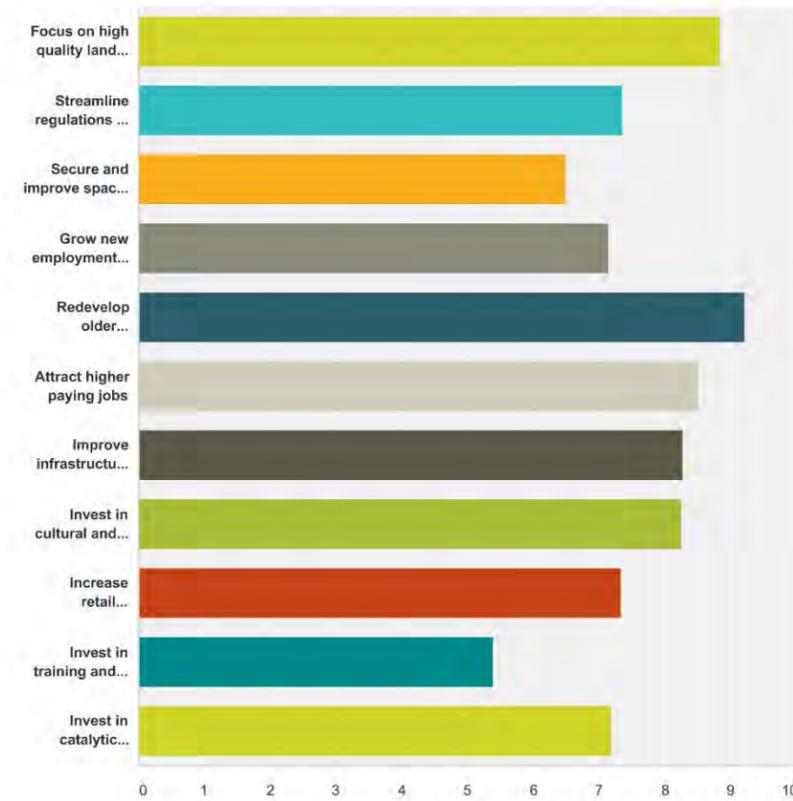
SurveyMonkey

Create new industry clusters, including professional/corporate, high tech and eco-clean companies: Secure space and expand and diversify job base for increased stability and family sustain jobs.	8.90% 34	14.40% 55	13.09% 50	9.42% 36	10.73% 41	13.09% 50	14.40% 55	10.47% 40	5.50% 21	382	5.19
Support and expand retail base: Encourage adaptation of existing retail to meet new demands, attract unique small businesses, entertainment and higher-end specialty stores and restaurants, and expand retail opportunities near more residents.	3.40% 13	6.81% 26	8.12% 31	18.32% 70	10.73% 41	14.66% 56	14.66% 56	13.35% 51	9.95% 38	382	4.45
Beautify, revitalize and restore older/historic areas, centers of commerce, and older neighborhoods: Increase appeal and enjoyment for current residents, younger generations, and diverse population.	15.94% 62	20.82% 81	14.40% 56	12.60% 49	10.80% 42	8.48% 33	9.00% 35	4.37% 17	3.60% 14	389	6.14
Become the next metro hub along the Wasatch Front (Provo, Salt Lake, Layton, Ogden): Build an economic development vision and community brand that leadership will proactively support, market and implement.	8.27% 32	3.62% 14	5.68% 22	6.72% 26	8.79% 34	10.34% 40	9.04% 35	13.44% 52	34.11% 132	387	3.57
Create mixed-use areas for living, working and playing: Provide a wider range of housing options blended into mixed use developments, especially near transit and existing retail/employment centers to attract and keep younger people in Layton.	10.85% 42	11.63% 45	11.11% 43	11.37% 44	10.85% 42	9.82% 38	14.99% 58	10.59% 41	8.79% 34	387	5.05
Enhance and develop community features that improve quality of life: Promote the arts, culture, and entertainment, rural character, as well as access to trails, recreation, nature and open space so residents can enjoy its unique natural environment	16.50% 66	12.75% 51	14.00% 56	10.25% 41	8.25% 33	9.75% 39	10.50% 42	14.00% 56	4.00% 16	400	5.54
Develop community culture and personality: Create environment of identifying, communicating and celebrating what is unique about Layton; a civic character and diversity expressed through unique streetscapes and public spaces.	2.95% 12	8.85% 36	11.30% 46	8.11% 33	11.55% 47	11.30% 46	8.35% 34	15.72% 64	21.87% 89	407	4.06

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Q29 Based on your ranking of priority strategies, which actions seem most important? (Rank your top 3, with 1 being the most important.)



	1	2	3	4	5	6	7	8	9	10	11	Total	Score
Focus on high quality land use planning and urban design	35.90% 84	20.51% 48	19.66% 46	2.99% 7	3.42% 8	3.85% 9	2.14% 5	1.71% 4	3.42% 8	2.14% 5	4.27% 10	234	8.84
Streamline regulations and processes for doing business in Layton	11.81% 17	20.14% 29	18.06% 26	9.03% 13	5.56% 8	6.25% 9	8.33% 12	5.56% 8	5.56% 8	2.78% 4	6.94% 10	144	7.35
Secure and improve space for job centers	8.87% 11	8.87% 11	18.55% 23	9.68% 12	7.26% 9	8.87% 11	9.68% 12	5.65% 7	7.26% 9	6.45% 8	8.87% 11	124	6.49

Town Hall - Public Scenario Choosing Meeting Survey

SurveyMonkey

Grow new employment centers to expand employment opportunities	14.69% 21	15.38% 22	16.08% 23	4.90% 7	9.09% 13	6.29% 9	7.69% 11	9.79% 14	6.29% 9	6.29% 9	3.50% 5	143	7.13
Redevelop older retail/commercial areas to meet new employment and residential needs	33.96% 91	25.37% 68	18.66% 50	5.60% 15	5.60% 15	3.36% 9	1.49% 4	1.12% 3	2.24% 6	0.37% 1	2.24% 6	268	9.21
Attract higher paying jobs	25.13% 49	21.54% 42	21.54% 42	6.15% 12	3.08% 6	5.13% 10	3.59% 7	6.67% 13	4.62% 9	1.54% 3	1.03% 2	195	8.50
Improve infrastructure for better mobility	16.15% 31	28.13% 54	21.88% 42	5.21% 10	3.13% 6	5.73% 11	8.33% 16	3.65% 7	3.13% 6	1.56% 3	3.13% 6	192	8.26
Invest in cultural and recreational opportunities to improve quality of life	23.15% 50	21.76% 47	23.15% 50	2.31% 5	3.70% 8	4.17% 9	5.09% 11	6.94% 15	4.17% 9	3.24% 7	2.31% 5	216	8.25
Increase retail opportunities and convenience to keep local dollars in Layton	12.90% 24	21.51% 40	20.43% 38	3.76% 7	6.45% 12	3.23% 6	5.38% 10	6.45% 12	8.06% 15	8.06% 15	3.76% 7	186	7.32
Invest in training and education to support existing and new industry clusters	3.73% 5	11.94% 16	14.93% 20	3.73% 5	6.72% 9	5.22% 7	4.48% 6	8.21% 11	8.96% 12	21.64% 29	10.45% 14	134	5.39
Invest in catalytic institutions that promote economic growth (Weber State, Hill Air Force Base)	13.98% 26	17.20% 32	23.12% 43	6.45% 12	5.38% 10	4.84% 9	3.76% 7	2.69% 5	3.76% 7	6.45% 12	12.37% 23	186	7.18

C - SCOPING MEETING NOTES

LAYTON PARKS, RECREATION, TRAILS, OPEN SPACE AND CULTURAL FACILITIES MASTER PLAN UPDATE

THE FOLLOWING ARE COMMENTS PROVIDED DURING THE PUBLIC OPEN HOUSE ON JULY 21st AT THE LAYTON CITY COMMUNITY BUILDING. COMMENTS AND INPUT ARE ORGANIZED BY GENERAL TOPIC:

PUBLIC SCOPING MEETING

April 21, 2015

COMMENTS/FEEDBACK:

PARKS AND AMENITIES

- The proposed Boynton Park on the central southern edge of the city (see map links on webpage) should have a variety of uses that appeal to both younger children (i.e playgrounds, splash pad) and older youth (i.e sport fields etc.).
- The neighborhood parks should have multi-use courts so a variety of sports can be played in a moderately sized park.
- There is a high demand for splash pads and should be built in areas that can handle the traffic demands due to their popularity.
- The residents want to see the proposed park designs before they get built. When the development is getting closer, the City will reach out to the residents for feedback on the park design. This will help determine what amenities actually go in the park.
- Boynton Park should have similar uses to Andy Adams Park. The residents want tennis, pickleball, a playground, open space and a splash pad.
- The City works with neighborhoods to create unique features for each new park.
- Splash Pads are a big need in Layton, a regional draw should be considered.
- Impact fees are put into a central account and are used throughout the city, but only for new facilities.
- How does the City determine when the parks get built? The timing is based on impact fees and development. Then the City Council approves the projects, this is a good time to get involved in knowing more about the proposed parks.
- The indoor Surf and Swim indoor pool is losing a lot of money in the winter because of the cover/heating needs (approximately half a million) and fewer users but it does service sport teams and seniors.

From Webpage:

- There should be garbage cans placed throughout the Layton Duck Park (Commons Park). I was appalled on Easter Sunday when my family went for a walk at how much trash people leave behind. We picked up trash that day as I was taught to leave it better than you found it and always take my trash with me. It is not that hard to take it out if you pack it in, but apparently a lot of people think that there are workers that will do it. It shouldn't be that way. Maybe if there were cans placed throughout then they would use them.

- I cannot attend the meeting but would really love to see more parks with swings and play areas a little more suitable and accessible for young children. It is difficult as a parent to keep a toddler safe on a playground you can barely get on with them and that is really designed for older children.
- I have lived in the east part of Layton for 25 years and have always been frustrated that there are not enough parks in our area. There is a park at the top of Oak Hills Drive that has been abandoned. I hope we can remedy this situation.
- I visit only Layton Commons Park. The other parks just don't seem as nice. I believe Layton city could use a nicer park in the East Layton area.
- There are some lots across from my home that could use some attention. I live in a subdivision where I have to cross Antelope to play at a park. By park I mean Lincoln Elementary which I cannot use during school. It is not very practical for mothers with small children. The lot across from us is oddly shaped. In speaking with nearby home owners surrounding the odd lots most are receptive to some type of park. We all understand it would just be a small park but it would be something. I would be happy to provide any additional information and perhaps, if needed volunteer my time, to help get something started. Any feedback would be very much appreciated.
- We frequently visit the main Layton City Park near LHS, Surf N Swim, and Andy Adams Park, since those are the closest to us. Also enjoy tennis courts at SandRidge Park near Hwy 193. Looking forward to future Snow Canyon Park, but have concerns that it not become a major hub for visitors to the nearby trails, mainly due to disrespect of current trails shown by patrons in recent years. Our concern is that the same treatment might be shown to a park in the area. The future park land is bordered by homes to the East. We like the quiet mountain feel of the area and would love to maintain that somehow.

RECREATION CENTERS AND PUBLIC/PRIVATE COOPERATIVE PARTNERSHIPS

- There should be a recreation center that is centralized. There is an upcoming proposed RAMP (Recreation, Arts, Museum and Parks) tax that will help make this more of a reality.
- The county can often build the biggest recreation centers depending on the system.
- A cooperative partnership with private entities is encouraged by the city in relationship to recreation programming etc. Central Davis Junior High is a good example of how well this worked when both the City and the school system each paid two million for the gymnasium where the school has day use and the city programs it at night.
- This public and private partnership will help minimize costs and help the residents save tax money.

From Webpage:

- We do not use any recreation programs except AYSO. Our city could definitely use a nicer pool and recreation facility. My family travels to Bountiful to use their recreation center and pool. I'd much rather stay in Layton.

TRAILS

- The roads in Layton need sidewalks so that walkers and runners are safe.
- There should be good trails that connect with the parks since many people like to bike or walk from their homes.
- A walking track running the perimeter of a park would get well used and would also keep good surveillance on the park which would help keep undesired uses out.
- The Legacy Highway alignment should be researched and connected to the trail system shown on the trails map.

- The proposed bike route on Gentile Street between Fairfield Avenue and Highway 89 is not sufficient enough for the amount of use this area experiences. A separate lane on the north side of the road here would be greatly used and should be a top priority. There is a proposed paved trail about a quarter mile north that would parallel this section that runs through open space just south of the Valley View golf course and then south of Holmes reservoir but would it be plowed in the winter?
- A designated pedestrian/bicycle trail should be established on the north side of Oak Hills Drive/SR 109 from the intersection of Oak Hills Drive and U.S. 89 west to the intersection with Oak Hills Drive/SR 109 and East Gentile Street. This area is dangerous and hazardous to bicycle riders and runners, particularly at the guard rail areas.
- I use Kays Creek parkway for a trail. We bike on Legacy Parkway, but can't access that from Layton. We need a LOT more easily accessible walking trails in Layton, especially in East Layton. We could also use some biking trails. There is not a great place to access the Rail Trail and park your car, since we'd have to drive to that trail first to use it. Please add more bike trails in East Layton as well.
- The proposed trails that are shown to the north of Layton Commons that would run all the way to Kays Creek Parkway will be difficult to implement because the property is not available.
- Does the Hobbs Reservoir trail link shown that makes a small/uphill connection to 3025 North really exist? (It may be dashed b/c it is such a small section). If not, it would be a great way for residents to access the reservoir.

From Webpage:

- Our family used Bonneville Shoreline trail & Adams Canyon trail frequently in the past. Those are the closest recreation areas to our neighborhood, since we live East of Hwy 89. The trails need some kind of up-keep/monitoring or no dogs allowed policy, because lately pet owners do not clean up after their dogs. So the trails are not very family/children friendly anymore.

ROAD CROSSINGS

- Highway 89 is in desperate need of road crossing in between the sparse traffic light crossings. Even the traffic light crossings feel dangerous but many residents have to sprint across because the BST (Bonneville Shoreline Trail) is right near their homes but there are no nearby crossings to the trail.
- UDOT has two proposed highway 89 overpasses that will be added to the trail map in order to see how much this helps.
- There is a very long fence on the east side of highway 89 that has no gaps or openings which makes it very hard to access the BST.
- Highway 89 is a state road so it is very important that the community works with them in collaboration to work on the crossing and fence issues. A policy should be created in this plan that advises the City to have a close relationship with the state in regards to highway 89.
- Hobbs Creek at Highway 89 needs a crossing, the cow fence here also presents a trail safety issue.
- There should be a broad look at the trails and getting around communities in relation to highway 89 safety, traffic and timing.
- A pedestrian overpass is needed at Gentile Street and Highway 89. It is extremely unsafe to cross here.
- The existing and proposed UDOT concrete barriers that are replacing the fences are a big issue in regards to crossing Highway 89 and accessing the BST safely/efficiently.

From Webpage:

- A pedestrian/bicycle overpass or underpass should be established at the intersection of Oak Hills Drive and U.S. 89. Currently, there is no safe way for bicycle riders or runners to safely cross U.S. 89 and access the

frontage roads or Bonneville shoreline trail. Establishment of the pedestrian overpass or underpass would increase the safety of runners and bikers, and would provide a direct access to the Bonneville Shoreline Trailhead, thus linking trail systems on the east side of U.S. 89 with those to the west of the highway.

ACCESS

- There is a concern over traffic issues at Boynton Park because there are only small residential streets to access it currently.
- Access is an important consideration in general and should have a balance between neighborhood and community needs. Larger sports parks should only be on arterial roads so that the traffic does not affect the quiet residential streets.
- A transportation map could be good that shows the hierarchy of street types in relation to types of parks proposed etc. Knowing the road classifications should help determine which parks should have which (high demand) amenities etc...
- A community park should be located on major/arterial streets so the traffic impact is minimal, whereas neighborhood parks could be on smaller (but not tiny) streets.
- Highway 89 is a massive barrier for connecting to the BST from the east and also when getting to parks that are on the west side if you live on the BST side.

CULTURAL AMENITIES

- One way to get ideas for new cultural elements in Layton would be to visit the high school civics classes, give them a presentation on the *Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan*, and then ask the students for their input, suggestions and feedback.

From Webpage:

- We spend all our time in Station Park in Farmington which offers classes, recreation and music in addition to shopping/dining. Layton could really use a place like that! Our businesses are all leaving to relocate there and our only "exciting" plans are to include a Winco which we are so not happy about them coming to town. We need some nightlife around here!

MISCELLANEOUS/GENERAL COMMENTS

- The demographics are young here and should be taken into consideration for the changing needs of the residents.
- Layton's money is well spent in relation to the Police department, Fire department, and Parks and Recreation. They are good about reaching out to the public.
- What can the community do to get involved with the parks, recreation and trails etc.? They can attend the city council/planning commission meetings and stay up to date on any other planning meetings that are posted on the city's website and Facebook page.
- This plan will likely be adopted sometime during August which will mean changes, improvements and enhancements to facilities.
- There should be facilities to accommodate more passive activities too.
- What is the philosophy of Layton? Every community is different in relation to prioritization and focus.

D - DRAFT PLAN OPEN HOUSE MEETING NOTES

LAYTON PARKS, RECREATION, TRAILS, OPEN SPACE AND CULTURAL FACILITIES MASTER PLAN UPDATE

THE FOLLOWING ARE COMMENTS PROVIDED DURING THE PUBLIC OPEN HOUSE ON JULY 21st AT THE LAYTON CITY COMMUNITY BUILDING. COMMENTS AND INPUT ARE ORGANIZED BY GENERAL TOPIC:

PUBLIC OPEN HOUSE July 21, 2015

COMMENTS/FEEDBACK:

Parks

- There is a very keen interest in having Boynton Park built soon (3 people).
- Greyhawk Park sounds like an exciting new park that we are looking forward to because it's in our neighborhood.
- I mostly use Commons Park, but it would be nice to have a playground closer to the Flint / Gentile area (or clarify if it is OK to use the elementary school playground).
- The City should be sure to check in with the surrounding neighborhoods of these proposed parks before they are built in order to get feedback on the design and amenities.

Amenities

- We need enough pickleball courts to be able to hold tournaments which would be a complex of 10-12 courts.
- Please put in pickleball courts! If you wonder about their use, visit the ones in Ogden, i.e Mt. Ogden park and Monroe park. They are always full!
- I would like to see Pickle ball courts somewhere in Layton. Either new courts or existing tennis courts converted to Pickle Ball. Most tennis courts seem underutilized. Pickle Ball is becoming very popular and Layton City should have courts.
- I would enjoy a disc golf location closer than Riverdale (possibly partner with WSU-Davis).

Trails

- Please finish the Kays Creek Trail in the Northeast and make a connection and crossing with Highway 89.
- Separate paved and dirt paths are preferable to striped bike lanes on the street. It is unfortunate that so many drivers meander onto the shoulder and bike lanes. But that's a driver education issue that won't be solved here; maybe not ever.
- A comment from a skinny tire road biker. Busy highway shoulders have a lot of tire puncturing debris. Cars going close by at 60 mph is disconcerting for all of us shoulder hopping users. I'm referring to the section of Hwy 193 between Hwy 89 and I-15. The master plan map shows a bike lane. What do you think about a widened sidewalk or separate path there. Especially between Church Street and Hillfield Road. The existing dirt use trail doesn't cut it. Pedestrians, runners and bikers would be better off for it. It would have to be kept clear in the winter. If it needs to be just a striped bike lane, how about running a street sweeper by once in a while so we pedal bikers can hug the curb.
- My guess is that funding constraints and especially private property issues make it difficult for separate paths to happen.
- I don't suppose a loop trail all the way around Hobbs Pond is feasible. But then, that might backfire and make the area too popular. Residents of 3025 N might object.
- I concur with your website Map 4 trail priorities.
- The internet is a nice invention, but I also like paper maps for reference. Trail maps should be readily available in all bike shops and other shops like Striders.
- The rail trail between Hill Field and Kaysville, and connecting sections near Layton Parkway should be finished. Hopefully bike lanes are part of the Hill Field / Main Street construction. Please keep enough space around the new WinCo for extra car lanes and bike lanes.
- The trails priorities map is awesome and very exciting to ponder all of the possible connections, recreation and fun that will be had when it's all built!

Road Crossings/ Access

- I'm all in favor of pedestrian bridges over Hwy 89 to connect with the east bench.

- The three UDOT proposed crossing over Highway 89 are so critical for safety.
- 2400 East on Highway 193 needs a pedestrian cross light because the new light does not help the safety of walkers etc... It is very automobile focused.
- Is anything being done to help connect those of us just on the west side of Hwy 89 to the trails (i.e., Bonneville Shoreline & Great Western) via Fernwood Rec Area?
- There are many of us who live close to the new Antelope Interchange that had been crossing 89 and using the easement directly across from Oak Lane to access Fernwood for trail running and mountain biking. Now the interchange has blocked our access to cross there, and we are forced to use the more dangerous option at the light so we can bypass the barbed wire.
- I had heard there would be access points (maybe in the form of pedestrian walkways or something) made to cross 89 at Adams Canyon and 193, but there are plenty of us right in the middle who would love to access Fernwood that way.

Cultural Amenities

- There should be a summer community theater that uses high schools while school is out.
- More visual art, murals and farmers/craft market type elements would be great in Layton.

Miscellaneous/ General Comments

- The proposed master plan is exciting to me and will help make Layton an example of a good quality of life. Well worth the effort and investment. Look out Ogden and Weber Pathways! Or better yet, let's hook up with them and the rest of Davis County.
- Please coordinate with WSU-Davis for programs related to college age activities.
- It would be great to see some money directed towards a nice Recreation Center for the City.