

**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 August 18, 2016.**

**AGENDA ITEMS:**

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

- A. Minutes of Layton City Council Work Meeting - July 21, 2016
- B. Minutes of Layton City Council Meeting - July 21, 2016

**2. MUNICIPAL EVENT ANNOUNCEMENTS:**

**3. VERBAL PETITIONS AND PRESENTATIONS:**

**4. CITIZEN COMMENTS:**

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

- A. Bid Award – Hidden Peak Electric – Project 16-57 – The Construction of the Pedestrian Crossings and Traffic Signals – Resolution 16-53 – Various Locations Throughout the City
- B. Betterment Agreement between Layton City and Utah Department of Transportation (UDOT) for the SR-232 (Hill Field Road) and I-15 Interchange Modification, Project No. S-0232(8)0 – Resolution 16-58
- C. Exemption to the Relocation Requirements of the Layton City’s Franchise Requirements for Utilities Located within the City’s Right-of-Way, in Conjunction with the Utah Department of Transportation Project Identified as Layton I-15 Crossing – Limited to and Identified as the Area Known as Midtown Crossing - Resolution 16-51 - Approximately 1425 North from Main Street (SR-126) to North Hill Field Road (SR-232)
- D. Appointment of George Wilson as an Alternate Member of the Planning Commission – Resolution 16-62
- E. Preliminary Plat – Fiddler’s Creek Meadows Planned Residential Unit Development (PRUD) – Approximately 255 South Fairfield Road
- F. Final Plat – Harmony Place Planned Residential Unit Development (PRUD) Phases 2 and 3 – Approximately 2500 West 400 South
- G. Final Plat – The Vineyards Subdivision Phase 4 – Approximately 1200 North 2200 West
- H. Final Plat – Windmill Subdivision Phases 2A and 2B – Approximately 200 South 3300 West

**6. PUBLIC HEARINGS:**

**7. PLANNING COMMISSION RECOMMENDATIONS:**

**8. NEW BUSINESS:**

**9. UNFINISHED BUSINESS:**

**10. SPECIAL REPORTS:**

**ADJOURN:**

Notice is hereby given that:

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

**Date:** \_\_\_\_\_ **By:** \_\_\_\_\_  
**Thieda Wellman, City Recorder**

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

## **Citizen Comment Guidelines**

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

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

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

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

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

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

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

Thank you.

# ***D R A F T***

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**JULY 21, 2016; 5:37 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, STEVE GARSIDE, BILL WRIGHT,  
KEM WEAVER 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:**

## **UPDATE ON LAYTON ANTELOPE DRIVE COMMUNITY DEVELOPMENT PROJECT AREA**

Bill Wright, Community and Economic Development Director, said Staff wanted to give the Council a final update on the Antelope Drive CDA before action was taken on August 4th to adopt the CDA, participation agreements and interlocal agreements. Bill displayed a map of the property that identified how the RC Willey building would be located on the property. He said the City would make the property that had been purchased from UDOT available to RC Willey and the leased property would also be available for their use.

Bill reviewed information that had been presented to the various taxing entities to solicit their participation. He indicated that on August 4th the City would sign an agreement with the RDA to allow for the tax increment to go to the RDA. Bill said the current annual revenue generated by the property was \$1,170; over the 15 year period the taxing entities would be receiving \$1,469,445 at 50%. He said this was an incredible return on their investment. Bill said the other taxing entities would be giving up 50% of the tax increment for 15 years; the City would give up 85%. He indicated that over the 15 year period, \$1,775,000 would go to RC Willey; a small portion of 4% would stay with the RDA for administrative costs. Bill said if the \$1,775,000 was achieved in less than 15 years the agreement would sunset; this was the maximum amount RC Willey would receive in tax increment. Bill said the City would participate additionally at \$2,209,218 through impact fees, the frontage road, the property that was being given to RC

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Willey, and in infrastructure. He said the participation agreement coming to the Council on August 4th would explain this in detail.

## **Councilmember Davis arrived at 5:44 p.m.**

Bill reviewed the summary of benefits to the taxing entities that was presented at the various taxing entity meetings.

Councilmember Day asked about the total benefit package to RC Willey.

Bill said it would be about 4.2 million dollars. He said approximately 1.7 million dollars was coming from the CDA through tax increment; 2.2 million was coming from the City through property, infrastructure, etc; and the County was committed to put \$300,000, in addition to the tax increment, toward the project.

Bill said on August 4th there would be an RDA meeting to adopt the CDA project area plan and budget, and there were six interlocal agreements with the various taxing entities indicating that they would be sharing 50% of the increment. He said there was a participation agreement between the RDA and RC Willey for the 1.7 million dollars they would be receiving from the City. The agreement outlined the requirements RC Willey would be required to meet in order to receive that benefit. Bill said those were post performance. He said RC Willey was obligated to be in business by August 2021; however, they planned to open at the end of 2018 or the beginning of 2019.

## **Councilmember Freitag arrived at 5:49 p.m.**

Bill said RC Willey was required to purchase the property, which they had already done. He said they closed on the property on July 8th. They also had an obligation to stay in business for 10 years; if they closed for a period of 30 days or longer, unless it was for renovation, the agreement would end. They would be required to pay the City back any of the money they had received from the City and the property would revert back to the City.

Bill said at the City Council meeting on August 4th, the Council would adopt the CDA plan and budget, and the participation agreement with RC Willey.

Councilmember Brown asked if the impact fees would be paid by the City and not waived.

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Bill said yes; impact fees had to be paid. The City would be paying the impact fees.

Councilmember Freitag mentioned an article that was in the Davis Clipper about RC Willey coming to Layton.

Bill said hopefully RC Willey would be making a public announcement after the August 4th meeting. He said this had been a fairly complicated process.

## **REZONE REQUEST – CRAIG’S CORNER TOWNHOMES PRUD – R-1-8 TO R-2 PRUD – 985 NORTH RAINBOW DRIVE – ORDINANCE 16-34**

Bill said this rezone request was to rezone property from R-1-8 to R-2 PRUD. The property was part of a triangle piece of property located between Gordon Avenue on the north and Rainbow Drive on the east. Mr. Craig was working with Ed Green to develop some townhomes on the property. Bill said there was some single family and multi-family zoning in the area. He displayed a copy of the conceptual plan for the property and indicated that there would be two private drives off of Rainbow Drive. He said there would be a total of 15 units along with some open space.

## **REZONE REQUEST – SUNRIVER TOWNHOMES PRUD – A TO R-M1 PRUD – APPROXIMATELY 2187 NORTH HILL FIELD ROAD – ORDINANCE 16-27**

Bill said this was a rezone request for the Sunriver Townhomes located on north Hill Field Road just south of Beyond Spa. He displayed a map of the area and identified the property, which contained approximately 6 acres of vacant ground. Bill said the property was encumbered by a Davis Weber Canal easement that ran through the property; the canal was covered in this area. He said the idea was to build a trail on the canal easement.

Bill said the General Plan called for this area to be mixed use; there was a variety of commercial, office space and housing in the area; the proposal was consistent with the General Plan. He said the property was across the street from Northridge High School. Bill displayed a conceptual layout of the property. The proposal was to have a major access off of Hill Field Road across from an entry into the high school property. The proposal included a variety of attached units from 2 to 10 units. He said there was a proposal for a second access to the north that would come through property owned by the City that contained a detention basin. In order to do that there needed to be an accommodation for the storm

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drainage going into that detention basin. The proposal was to build a new detention basin on the southern portion of the property.

Bill said the Parks Department was looking to develop a trailhead on the old detention basin property.

Councilmember Freitag said other towns had put in pedestrian bridges across major roads such as Hill Field Road. He said he would like to look at a feasibility study for doing that in this area.

Alex Jensen, City Manager, said Staff was already looking at that in this area. He said the City had preliminary discussions with UDOT and the School District about that. Alex said the City was also looking at an overpass on Antelope Drive in front of Lincoln Elementary.

Councilmember Freitag asked if there could be additional parking made available to the businesses in the area near the old detention basin property. There were always cars parked on the street.

Mayor Stevenson said Beyond Spa would not allow their employees to park in the parking lot; some of the cars on the street were probably from their employees.

Bill said additional parking could be explored.

Mayor Stevenson said when storm water was run to the new lower detention basin, would they meet their elevations by going under the canal.

Aaron Mueller, developer, said yes. He said it didn't seem to be a problem.

Councilmember Brown said she assumed that the three stories would have to fit within the height limit of the zone, and that the two car garages on some units would be stacked two deep.

Bill said the units would have to meet the height limit.

Mr. Mueller said the garages would only be tandem garages on the center unit of the five-plex units; all others would be side by side garages.

Councilmember Freitag asked if there was something on the undeveloped piece to the south.

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Bill said the Planning Commission recently approved development of that property. The property owner had been seeking tenants and was in the process of constructing one of the buildings; there would be two small buildings on the property.

Bill displayed a conceptual drawing showing more detail of the canal trail through the property. He mentioned that a homeowner to the west had contacted the office about landscaping and fencing along the western border.

Mr. Mueller said they planned for extra parking stalls along that area.

Bill said view restricting fencing would be required. Landscaping could be explored at a later date in the process.

## **REZONE REQUEST AND CONCEPTUAL SUBDIVISION PLAT (SENSITIVE LANDS) – EASTSIDE VILLAGE PRUD – R-S TO R-1-10 PRUD – APPROXIMATELY 798 NORTH EASTSIDE DRIVE –ORDINANCE 16-32**

Bill said this was a rezone request for 7.23 acres of property on the east side of the City. The property was currently zoned R-S and the proposal was to rezone the property to R-1-10 PRUD. Bill said the property suited itself well to the PRUD overlay; there were geotechnical slopes on the property and it fronted a major highway. Bill said the proposal was for 25 single family lots. He said there was some R-M1 zoning to the south and R-1-10 to the west across the highway.

Councilmember Petro asked how the expansion of Highway 89 would impact this property.

Bill said it wouldn't; Eastside Drive would remain in place and remain two directional.

Councilmember Day asked if the gravel pit had a lot of life left in it; would the mountain be cut down quite a bit.

Bill said somewhat.

Mayor Stevenson said they could take the pit all the way to Adams Canyon; they would have to get permission from the County to do that as it was controlled by the County.

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Bill displayed a conceptual plan for the development and indicated that the lots would range from 5,000 square feet and 12,000 square feet. He said the development would be accommodating a Weber Basin aqueduct easement that ran through the property; no structures could be on the easement with the exception of a road. Bill said there were steep slopes to the east of the property, and fault lines ran through the property. Geotechnical studies had been conducted and reviewed by the City and by a separate third party geotechnical firm. He said the plan was feasible and could mitigate the geotechnical impacts on the property.

Bill said when a fault line was identified, a setback review process was required. This property had setbacks of 28 to 35 feet. He said the proposal had been reviewed by the Planning Commission and they recommended approval of the rezone.

Councilmember Petro asked if the property would be identified as sensitive lands for future homebuyers, similar to what was done for the project on Antelope Drive.

Bill said Staff could make sure it was noted on the plat.

Councilmember Freitag asked when the geotechnical studies were done.

Mr. Phil Holland, developer, said the studies were done in November and they had been going back and forth with the City's consultant and their consultant over the past seven months. He said it had been a fairly intense geotechnical and geological study.

Councilmember Freitag said some of the studies done in the past had been done over multiple years.

Mr. Holland said they chose GSH to do the studies on this particular project because their geologists had done the project to the south near Adams Canyon that had been there for over 15 years. He said GSH was also hired by Craythorne to do studies for their gravel pit. Mr. Holland said for a number of years GSH had been the expert in this area.

Councilmember Freitag asked what recommendations there were that needed to be considered.

Bill said in the geotechnical recommendations the setbacks for the fault lines, and as this went through the subdivision process there would be more details.

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Mayor Stevenson said development of each lot would probably have to be reviewed.

Bill said the Planning Commission brought up concerns with landscaping in regard to the wildland urban interface. He said those requirements would be applied as this went through the subdivision process.

Councilmember Freitag said there was a gravel pit between this development and the real fire danger.

Bill said that was correct. He said it might not be as significant, but there were always issues on the east side relative to wildland fires.

Councilmember Freitag asked if there were comments at the Planning Commission meeting.

Bill said an owner abutting to the south spoke in favor of the development.

## **MAYOR'S REPORT**

Councilmember Freitag said for the concert last night they closed the road. He asked if this was the first time that had been done and why.

Mayor Stevenson said the road was blocked from Constitution Circle to the High School to allow for safe movement with people coming out of the concert.

Alex said in talking with the Police Department and the Parks Department, there was a lot of positive feedback.

Councilmember Brown said people cheered at the concert when it was announced.

Councilmember Brown asked about the parade on Saturday.

Councilmember Petro said they would be staging by the tennis courts and going around Constitution Circle. She indicated that she had lighted outfits for everyone to wear. They would be handing out glow sticks and encouraging everyone to go to the park area to enjoy the festivities.

Council discussed participation from the community, logistics of the parade, and getting people out of the concert.

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Mayor Stevenson asked if Council would be available for a follow-up meeting with UTOPIA.

Alex said UTOPIA would be available on July 28th if that would work for Council.

Discussion suggested that Councilmembers Davis and Brown would be gone on the 28th. After further discussion it was determined to begin the work meeting on August 4th at 4:00 p.m. to allow UTOPIA time to make their presentation.

Alex indicated that last month had the highest number of new subscribers for UTOPIA; over 200 signed up. He said they expected there to be 250 this month.

Council and Staff discussed areas of the City where UTOPIA was available.

**The meeting adjourned at 6:54 p.m.**

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Thieda Wellman, City Recorder

# ***D R A F T***

**MINUTES OF LAYTON CITY  
COUNCIL MEETING**

**JULY 21, 2016; 7:00 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, STEVE GARSIDE, BILL WRIGHT,  
TERRY COBURN, KEM WEAVER 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 Work Meeting – June 16, 2016; and  
Layton City Council Meeting – June 16, 2016.**

The vote was unanimous to approve the minutes as written.

**MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Brown indicated that the City's July 24th celebration would be held on Saturday, July 23rd. She mentioned three events: the Taste of the Town that was sponsored by the Davis Chamber of Commerce; the Riders In The Sky free concert that would be held in the amphitheater at 8:00 p.m.; and the Electric Light Parade that would be held after the concert. Councilmember Brown said the concert was a good family oriented concert.

Councilmember Brown said on August 18th Davis County would be sponsoring a flag retirement ceremony. She said flags could be dropped off at any fire station.

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Councilmember Petro gave more detail about the Electric Light Parade. She indicated that anyone could be a part of the parade, but they were asking everyone to be illuminated. Councilmember Petro said the Parade would begin south of the High School tennis courts and travel to Constitution Circle where there would be refreshments.

Mayor Stevenson read a letter presented to the Council by Charlene Nelson expressing her gratitude for being recognized as the Grand Marshall of the Parade.

## **PRESENTATIONS:**

### **YEARS OF SERVICE AWARDS**

Alex Jensen, City Manager, said as the Council was aware, the City recognized employees that had more than 20 years of service with the City at a Council Meeting. He said the City had a good mix of seasoned and new employees. Alex recognized Mr. Brett Perkins for having 20 years of service with the City in the Public Works Department. He said one of the reasons for the City's success was the good people that worked for the City.

Mayor Stevenson indicated that he had coached Brett in little league many years ago.

## **CITIZEN COMMENTS:**

Tiffany Stockholm said she lived in the Fox Creek Apartments and her husband biked from their apartment to Hill Air Force Base to work. She indicated that there weren't very many bike paths in the City or public transportation options. Ms. Stockholm asked what the City was doing to improve sustainable transportation options.

Mayor Stevenson said tax revenues from Proposition 1 would bring more money into the City for transportation. He said there would be a bus route coming from the railroad station up Main Street through the hotel area to the mall. This would be a free service. Mayor Stevenson said the City was trying to make improvements, but it was expensive and a slow process.

Ms. Stockholm encouraged the City to make it a priority.

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## **CONSENT AGENDA:**

### **BID AWARD – CACHE VALLEY ELECTRIC – TRAFFIC SIGNAL IMPROVEMENTS FOR VARIOUS LOCATIONS THROUGHOUT THE CITY – RESOLUTION 16-52**

Terry Coburn, Public Works Director, said Resolution 16-52 authorized the execution of an agreement with Cache Valley Electric for the construction of traffic signal improvements. The project included improvements at four intersections throughout the City. All four locations would have a size 5 cabinet removed and replaced with a size 6 cabinet. The project would also include installation of a Wavetronix detection system and associated items at three of the four intersections. Terry said the project would improve traffic and movement through these intersections. Three bids were received with Cache Valley Electric submitting the lowest responsive, responsible bid of \$57,365.20; the engineer's estimate was \$68,000. He said Staff recommended approval.

### **INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY FOR UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT – APPROVAL AND ADOPTION OF THE CITY'S UPDATED STORM WATER MANAGEMENT PROGRAM (SWMP) – RESOLUTION 16-54**

Terry Coburn said in March 2016 the State of Utah, Department of Environmental Quality, Division of Water Quality, issued a revised edition of the general permit for discharges from small municipal separate storm sewer systems. The previous permit and the interlocal cooperation agreement with Davis County expired. The new permit required changes to the City's Storm Water Management Program, which was adopted in 2003. Terry said Resolution 16-54 authorized the Mayor to sign the interlocal cooperation agreement for Layton City to participate jointly with Davis County to satisfy the requirements of the Storm Water Management Program and adhere to the EPA's Storm Water Phase II Rule. Resolution 16-54 also authorized the adoption and approval of the City's SWMP, which was available for review in the Public Works Department or the office of the City Recorder. He said Staff recommended approval.

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## **ANNEXATION REQUEST – DESTINATION HOMES – ACCEPTANCE AND CERTIFICATION OF THE PETITION – APPROXIMATELY 1050 SOUTH ANGEL STREET – RESOLUTIONS 16-48 AND 16-49**

Bill Wright, Community and Economic Development Director, said Resolutions 16-48 and 16-49 related to an annexation request submitted by Destination Homes for property located at approximately 1050 South Angel Street. Bill identified the property on a map and indicated that the property contained 14.58 acres. The applicant would be coming forward in the near future with a proposal to rezone the property for a single family subdivision. He said Staff recommended approval.

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

### **PUBLIC HEARINGS:**

## **REZONE REQUEST – CRAIG’S CORNER TOWNHOMES PRUD – R-1-8 TO R-2 PRUD – 985 NORTH RAINBOW DRIVE – ORDINANCE 16-34**

Bill Wright said Ordinance 16-34 was a rezone request submitted by Randy Craig for property located at approximately 985 North Rainbow Drive. He said the property was located in a triangle shaped area south of Gordon Avenue and east of Rainbow Drive. Bill said the request was to rezone the property from R-1-8 to R-2 PRUD to accommodate a townhome development. He said the property was vacant property that was adjacent to a Rocky Mountain Power substation. The proposal was for 15 townhome units.

Bill displayed a conceptual drawing of the project and indicated that there would be two private drives off of Rainbow Drive. He said the rezone was consistent with the General Plan for the area. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

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

**MOTION:** Councilmember Brown moved to close the public hearing and approve the rezone request as presented, Ordinance 16-34. Councilmember Day seconded the motion, which passed unanimously.

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## **REZONE REQUEST – SUNRIVER TOWNHOMES PRUD – A TO R-M1 PRUD – APPROXIMATELY 2187 NORTH HILL FIELD ROAD – ORDINANCE 16-32**

Bill Wright said Ordinance 16-32 was a rezone request for property located at approximately 2187 North Hill Field Road. The request was to change the zoning from A to R-M1 PRUD. He said the property fronted Hill Field Road and contained 6.07 acres. The property was located north of the Seasons of Layton Apartments and south of BP zoned property where Beyond Spa was located. There was single family residential to the west. Bill indicated that the General Plan called for mixed use in this area, which was west of Northridge High School; the proposal was consistent with the General Plan.

Bill said with the rezone came a conceptual PRUD plan. He displayed a copy of the conceptual plan. He said the townhomes would be a for sale project. More detail would be developed as the plan moved forward. The proposal was for 87 townhomes, which would be a density of 14.33 units per acre. The units would be three stories and have two car garages. Bill identified the location of visitor parking on the site.

Bill said a Davis Weber Canal pipeline ran through the property and had a 45-foot easement. He said the City's Master Plan showed a trail on top of the canal easement through this area. Bill said the trail was being accommodated in the development plan. He said Staff and the applicant were working on a way for the trail to cross Hill Field Road and continue to the east. Bill showed some conceptual drawings of the units.

Bill said there would be a second access to the north that would cross City property that contained a detention basin. The basin would be relocated to the south as part of the development. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

### **Mayor Stevenson opened the meeting for public input.**

William Wright, 541 West 2275 North, said he owned a home that was bordered on two sides by this project. There would be some large structures looking into his backyard, and there would be some parking stalls adjacent to his fence.

Bill identified the location of the homes and the parking stalls. He said the tallest structure would be 30 feet, which was similar to a single family home.

Mr. Wright said he would like to see a landscape buffer along his property to provide some privacy.

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Mayor Stevenson said tonight the decision only involved the rezone of the property. He said those items would be decided at a later date.

Barbara Jensen, 2276 North 500 West, asked about parking along the street; would more parking be provided.

Mayor Stevenson said that had been discussed in detail in the earlier Work meeting. He said there might be more parking where the old detention basin was located.

Ms. Jensen mentioned flooding in her front yard.

**MOTION:** Councilmember Petro moved to close the public hearing and approve the rezone request as presented, Ordinance 16-27. Councilmember Freitag seconded the motion, which passed unanimously.

**REZONE REQUEST AND CONCEPTUAL SUBDIVISION PLAT (SENSITIVE LANDS) – EASTSIDE VILLAGE PRUD – R-S TO R-1-10 PRUD – APPROXIMATELY 798 NORTH EASTSIDE DRIVE – ORDINANCE 16-32**

Bill Wright said Ordinance 16-32 was a rezone request for property located at approximately 798 North Eastside Drive, on the east side of Highway 89. He said the request was to rezone the property from R-S to R-1-10 PRUD. The property contained 7.25 acres. Bill said the rezone was accompanied by a conceptual subdivision plat because of the sensitive lands in this area. He said the property was surrounded by R-S and R-M1 to the south; the Craythorne Gravel Pit was located to the east.

Bill said the General Plan for this area was for low density residential; the proposal was consistent with the General Plan. The proposal was for 25 lots, which was below the density range of the zone. Bill displayed a drawing of the conceptual plan. He said there were some encumbrances on the property including a 78-inch buried Weber Basin aqueduct that ran under the property; steep slopes on the east side of the property; and two fault lines on the eastern portion of the property. Bill said this had been studied by geotechnical firms, including a third party review process by an independent consultant. He said the lots ranged in size from 5,000 square feet to 12,000 square feet and would contain single family detached homes. Bill identified the fault lines on the property and explained the required setbacks. He said the Planning Commission recommended approval and Staff supported that recommendation.

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

**MOTION:** Councilmember Freitag moved to close the public hearing and approve the rezone request as presented, Ordinance 16-32. Councilmember Brown seconded the motion, which passed unanimously.

**The meeting adjourned at 7:44 p.m.**

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Thieda Wellman, City Recorder

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

**Item Number:** 5.A.

**Subject:**

Bid Award – Hidden Peak Electric – Project 16-57 – The Construction of the Pedestrian Crossings and Traffic Signals – Resolution 16-53 – Various Locations Throughout the City

**Background:**

Resolution 16-53 authorizes the execution of an agreement between Layton City and Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57. The project includes the construction of a traffic signal at Wasatch Drive and Fairfield Road, two pedestrian school crossings on Gordon Avenue and four HAWK crossings on the Denver and Rio Grande Rail Trail.

Three bids were received, with Hidden Peak Electric submitting the lowest responsive, responsible bid in the amount of \$292,625.00. The engineer's estimate was \$190,000.00.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 16-53 awarding the bid to Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57; 2) Adopt Resolution 16-53 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 16-53 awarding the bid to Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57 and authorize the City Manager to execute the agreement.

**RESOLUTION 16-53**

**AUTHORIZING AN AGREEMENT WITH HIDDEN PEAK ELECTRIC FOR THE CONSTRUCTION OF THE PEDESTRIAN CROSSINGS AND TRAFFIC SIGNALS, PROJECT 16-57**

**WHEREAS**, Layton City (hereinafter "City") has elected to construct street improvements to be known as The Construction of Pedestrian Crossings and Traffic Signals, Project 16-57; and

**WHEREAS**, the City received bids for construction of the referenced project on July 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 Hidden Peak Electric as the contractor for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57.

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

1. Hidden Peak Electric is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57. 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 Hidden Peak Electric 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 Pedestrian Crossings and Traffic Signals, Project 16-57.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Hidden Peak Electric has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Hidden Peak Electric shall constitute the offer of Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57, 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 Hidden Peak Electric and the formal award of the contract to Hidden Peak Electric for The Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57, 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 18<sup>th</sup> day of **August, 2016**.

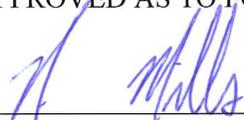
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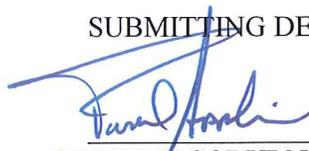
\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

\_\_\_\_\_  
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 Pedestrian Crossings and Traffic Signals, Project 16-57**

Bid Opening July 21, 2016, 10:00 a.m.

Engineer's Estimate: \$190,000

Schedule A: Overhead School Signals		Hidden Peak Electric	Cache Valley Electric	Hunt Electric				
	QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
A1	1	LS	\$1,500.00	\$1,500.00	\$800.00	\$800.00	\$4,107.27	\$4,107.27
A2	4	EA	\$2,600.00	\$10,400.00	\$3,903.00	\$15,612.00	\$3,206.40	\$12,825.60
A3	4	EA	\$5,000.00	\$20,000.00	\$3,750.00	\$15,000.00	\$1,072.35	\$4,289.40
A4	1	LS	\$900.00	\$900.00	\$10,840.00	\$10,840.00	\$16,753.42	\$16,753.42
A5	1	LS	\$3,200.00	\$3,200.00	\$4,125.00	\$4,125.00	\$5,001.32	\$5,001.32
A6	4	EA	\$700.00	\$2,800.00	\$1,654.00	\$6,616.00	\$703.26	\$2,813.04
A7	1	EA	\$3,500.00	\$3,500.00	\$3,180.00	\$3,180.00	\$2,591.05	\$2,591.05
A8	1	LS	\$4,000.00	\$4,000.00	\$2,435.00	\$2,435.00	\$5,603.90	\$5,603.90
<b>Schedule A Total:</b>				<b>\$46,300.00</b>		<b>\$58,608.00</b>		<b>\$53,985.00</b>

Schedule B: Denver and Rio Grande Trail HAWK Crossings		QTY	Unit	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)	(\$) Per	TOTAL (\$)
B1	Furnish and install the system power source and underground service pedestal	3	EA	\$3,500.00	\$10,500.00	\$6,666.00	\$19,998.00	\$6,659.81	\$19,979.43
B2	Construct 36in dia. Traffic signal pole foundation	6	EA	\$2,600.00	\$15,600.00	\$3,600.00	\$21,600.00	\$3,354.64	\$20,127.84
B3	Install Layton City furnished signal pole & mast arm	6	EA	\$1,500.00	\$9,000.00	\$1,270.00	\$7,620.00	\$1,082.09	\$6,492.54
B4	Remove existing signs and furnish and install new signs	1	LS	\$4,500.00	\$4,500.00	\$10,165.00	\$10,165.00	\$7,664.80	\$7,664.80
B5	Remove existing striping as needed and restripe roadway as shown	1	LS	\$1,400.00	\$1,400.00	\$4,620.00	\$4,620.00	\$6,206.46	\$6,206.46
B6	Construct Size-5 cabinet foundation	3	EA	\$2,000.00	\$6,000.00	\$1,520.00	\$4,560.00	\$2,520.43	\$7,561.29
B7	Install Size 5 cabinet with ASC3 TS2, Type 1 Econlite controller (furnished by Layton City).	3	EA	\$750.00	\$2,250.00	\$750.00	\$2,250.00	\$1,312.01	\$3,936.03
B8	Furnish and install hybrid beacon assembly	8	EA	\$2,000.00	\$16,000.00	\$1,330.00	\$10,640.00	\$3,278.22	\$26,225.76
B9	Install Layton City furnished luminaire extension, arm, & LED luminaire	8	EA	\$1,500.00	\$12,000.00	\$1,900.00	\$15,200.00	\$2,227.56	\$17,820.48
B10	Furnish and install pedestrain push button & R10-3A sign	6	EA	\$400.00	\$2,400.00	\$495.00	\$2,970.00	\$822.00	\$4,932.00
B11	Furnish and install LED pedestrain signals with countdown.	8	EA	\$700.00	\$5,600.00	\$612.00	\$6,496.00	\$1,073.03	\$8,584.24
B12	Provide traffic control	1	LS	\$18,000.00	\$18,000.00	\$2,435.00	\$2,435.00	\$7,411.60	\$7,411.60
B13	Furnish and install 6-2in PVC conduits (bored)	325	LF	\$65.00	\$21,125.00	\$67.70	\$22,002.50	\$140.57	\$45,685.25
B14	Furnish and install 6-2in PVC conduits (trench excavated)	200	LF	\$15.00	\$3,000.00	\$35.00	\$7,000.00	\$24.74	\$4,948.00
B15	Furnish and install fiber optics drop box from UTOPIA line. Ensure full connection to UDOT 12 system	4	EA	\$3,000.00	\$12,000.00	\$4,000.00	\$16,000.00	\$2,661.80	\$10,647.20
<b>Schedule B Total:</b>					<b>\$139,375.00</b>		<b>\$153,556.50</b>		<b>\$198,222.92</b>

**LAYTON CITY CORPORATION**  
**Construction of the Pedestrian Crossings and Traffic Signals, Project 16-57**

Bid Opening July 21, 2016, 10:00 a.m.

Engineer's Estimate: \$190,000

		Hidden Peak Electric		Cache Valley Electric		Hunt Electric		
Schedule C: Wasatch Drive and Fairfield Road Traffic Signal	QTY	Unit	(\$)	Per	TOTAL (\$)	(\$)	Per	TOTAL (\$)
C1 Furnish and install the system power source and underground service pedestal	1	EA	\$3,500.00	\$3,500.00	\$7,000.00	\$7,000.00	\$8,456.66	\$8,456.66
C2 Construct 36in dia. Traffic signal pole foundation	4	EA	\$2,600.00	\$10,400.00	\$3,600.00	\$14,400.00	\$3,555.50	\$14,222.00
C3 Install Layton City furnished signal pole & mast arm	4	EA	\$1,500.00	\$6,000.00	\$1,538.00	\$6,152.00	\$1,072.35	\$4,289.40
C4 Remove existing signs and furnish and install new signs	4	EA	\$500.00	\$2,000.00	\$663.00	\$2,652.00	\$332.41	\$1,329.64
C5 Remove existing striping as needed and restripe roadway as shown	1	LS	\$2,700.00	\$2,700.00	\$2,695.00	\$2,695.00	\$8,315.46	\$8,315.46
C6 Construct Size-6 cabinet foundation	1	EA	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,191.54	\$1,191.54
C7 Install Size 6 cabinet with ASC3 TS2, Type 1 Econolite controller (furnished by Layton City).	1	EA	\$750.00	\$750.00	\$750.00	\$750.00	\$1,432.53	\$1,432.53
C8 Furnish and install 6-2in PVC conduits (bored)	250	LF	\$80.00	\$20,000.00	\$80.50	\$20,125.00	\$88.86	\$22,215.00
C9 Install Layton City furnished luminaire extension, arm, & LED luminaire	4	EA	\$1,500.00	\$6,000.00	\$1,825.00	\$7,300.00	\$2,253.70	\$9,014.80
C10 Furnish and install pedestrian push button & R10-3A sign	8	EA	\$400.00	\$3,200.00	\$350.00	\$2,800.00	\$529.23	\$4,233.84
C11 Furnish and install LED pedestrian signals with countdown.	8	EA	\$700.00	\$5,600.00	\$590.00	\$4,720.00	\$827.53	\$6,620.24
C12 Furnish and install Type I, 12in 3 section traffic signal head w/LED lens modules	6	EA	\$1,000.00	\$6,000.00	\$875.00	\$5,250.00	\$1,403.04	\$8,418.24
C13 Furnish and install Type VI traffic signal head with LED lens modules	2	EA	\$1,400.00	\$2,800.00	\$1,062.00	\$2,124.00	\$1,976.88	\$3,953.76
C14 Furnish and install 3-M Opticom Priority Control System.	1	LS	\$12,000.00	\$12,000.00	\$4,800.00	\$4,800.00	\$9,541.17	\$9,541.17
C15 Install Layton City furnished Wavetronix Smart Sensor Radar Detection & associated equipment.	1	LS	\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00	\$5,127.08	\$5,127.08
C16 Install Layton City furnished Viccon CCTV, Teleste video encoder	1	LS	\$500.00	\$500.00	\$1,080.00	\$1,080.00	\$1,184.21	\$1,184.21
C17 Furnish and install fiber optics drop box from UTOPiA line. Ensure full connection to UDOT I2 system	1	LS	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$2,816.41	\$2,816.41
C18 Construct ADA ramp	3	EA	\$3,500.00	\$10,500.00	\$2,600.00	\$7,800.00	\$2,470.53	\$7,411.59
C19 Provide traffic control	1	LS	\$8,500.00	\$8,500.00	\$2,435.00	\$2,435.00	\$5,604.19	\$5,604.19
<b>Schedule C Total:</b>				<b>\$106,950.00</b>		<b>\$99,283.00</b>		<b>\$125,377.76</b>

**Project Total:**

**\$292,625.00**

**\$311,447.50**

**\$377,585.68**

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

**Item Number:** 5.B.

**Subject:**

Betterment Agreement between Layton City and Utah Department of Transportation (UDOT) for the SR-232 (Hill Field Road) and I-15 Interchange Modification, Project No. S-0232(8)0 – Resolution 16-58

**Background:**

Resolution 16-58 authorizes the execution of an agreement between Layton City and UDOT for a Betterment Agreement for the SR-232 and I-15 Interchange Modification, Project No. S-0232(8)0, (Project). The costs shown in this Agreement encompass the additional work associated with this Project.

The betterments will include decorative light poles, provided by the City to be used at the Hill Field Road and I-15 Interchange, moving the City's water line on Hill Field Road to avoid storm drain conflicts, various conduit, wire and powder coating of signal poles, as well as landscaping and aesthetics in the area.

Resolution 16-58 will incorporate and replace Resolution 16-10, which was passed and adopted by the Council on February 18, 2016, in the form of credit of \$48,000.00, for water line maintenance and construction, to be deducted from the betterments referenced in this agreement.

Subject to the attached provisions, the City agrees to reimburse UDOT for these betterment items in the amount of \$119,766.22.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 16-58 approving the Betterment Agreement between Layton City and Utah Department of Transportation for the SR-232 and I-15 Interchange Modification, Project No. S0232(8)0; 2) Adopt Resolution 16-58 with any amendments the Council deems appropriate; or 3) Not Adopt Resolution 16-58 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 16-58 approving the Betterment Agreement between Layton City and Utah Department of Transportation for the SR-232 and I-15 Interchange Modification, Project No. S-0232(8)0 and authorize the City Manager to execute the agreement.

**RESOLUTION 16-58**

**A RESOLUTION ADOPTING AND APPROVING A BETTERMENT AGREEMENT WITH THE STATE OF UTAH DEPARTMENT OF TRANSPORTATION FOR THE SR-232 (HILL FIELD ROAD) AND I-15 INTERCHANGE MODIFICATION.**

**WHEREAS**, Layton City (hereinafter "City") and Utah Department of Transportation (hereinafter "UDOT") desire to enter into a Betterment Agreement for the SR-232 (Hill Field Road) and I-15 Interchange Modification, Project No. S-0232(8)0 (hereinafter "Project"); and

**WHEREAS**, Resolution 16-10 was passed and adopted by the City Council on February 18, 2016; and

**WHEREAS**, Resolution 16-58 will incorporate and replace Resolution 16-10; and

**WHEREAS**, UDOT in conjunction with the Project will advertise and administer construction of the work; and

**WHEREAS**, the costs shown in this Agreement encompass the additional work associated with this PROJECT; and

**WHEREAS**, the City will, at no cost to UDOT and the Project, provide on-call support to correct or clarify issues during construction and perform the necessary inspection of the work installed; and

**WHEREAS**, the parties have agreed to the terms and conditions contained in the Agreement; and

**WHEREAS**, it is deemed to be in the best interest of the citizens of Layton City to adopt and approve the Betterment Agreement with the State of Utah Department of Transportation for the SR-232 (Hill Field Road) and I-15 Interchange Modification.

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

1. That Resolution 16-10 be rescinded and that the Betterment Agreement with the State of Utah Department of Transportation, which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the City Manager is authorized to sign the necessary documents.

**PASSED AND ADOPTED by the City Council of Layton, Utah, this 18<sup>th</sup> day of August, 2016.**

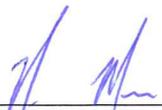
ATTEST:

\_\_\_\_\_  
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



**State of Utah**  
**Department of Transportation**

<b>Betterment Agreement          Local Agency          Modification to          Federal Aid Agreement          No. _____ (If applicable)</b>	Project Description: SR-232 & I-15; Hill Field Rd. Interchange Modification  Local Agency: <b>LAYTON CITY</b>	Estimated Value of Betterment  <b>\$ 119,766.22</b>
PIN Number <b>11946</b> FINET/CID Number <b>71720</b> FMIS Number	Project Number <b>S-0232(8)0</b> Project Name <b>SR-232 &amp; I-15; Hill Field Rd. Interchange modification</b>	Agreement Number (Assigned By Comptrollers)  Date Executed

**THIS AGREEMENT**, made and entered into the date shown below, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “**UDOT**”, and **LAYTON CITY** a political subdivision of the State of Utah, hereinafter referred to as the “**Local Agency**,”

Subject to the attached provisions, **UDOT** will include the following betterment work items into the above referenced Project. In conjunction with the Project, **UDOT** will advertise these items for bid and will administer construction of the work covered herein. Upon signing this agreement, the **Local Agency** agrees that the costs shown below are estimates only and that the **Local Agency** will be responsible for paying the actual costs associated with these betterment items, based on Contract Unit Bid Prices, and actual quantities placed.

**LAYTON CITY** requested that decorative light poles be used on Hillfield Road and **LAYTON CITY** provided those Light poles. **LAYTON CITY** agreed to move their waterline on Hillfield Road to avoid storm drain conflicts. **UDOT** agrees to reimburse **LAYTON CITY** for the cost of the decorative light poles up to the amount **UDOT** would have spent on standard light poles and for moving their water line. **UDOT** agreed to pay **\$200,000** above baseline for landscaping items. **LAYTON CITY** has requested an additional **\$97,768.42** in landscaping betterment items above **UDOT** approved baseline aesthetic treatment. Other items of work covered in this betterment are 2” conduit and wire and powder coating poles

Below is a summary of the Betterment Items added to this project, the summary includes description of items, the unit of measurement for each item, the quantity of each item placed on the project and the total cost to perform each item of work.

**DOCUMENT WAS  
 RECEIVED FROM  
 OUTSIDE SOURCE**

## Hill field Road Betterments

	2" conduit in feet	Pull Wire in feet	Decorative poles	State Furnished	Total Cost
East U turn	185	185			\$3,400.20
Hill field and Gordon	400	400			\$5,568.00
Hill field and Main	435	435			\$6,880.20
West U turn	200	200			\$4,434.00
North U turn	135	135			\$1,879.20
South U turn	265	265			\$4,513.80
Layton City provided water line work to avoid storm drain on Hillfield					-\$48,000.00
UDOT's cost for standard Lighting Material			8		-\$12,552.00
Landscaping and aesthetics					\$97,768.42
signal pole powder coating					\$55,874.40
				<b>Total</b>	<b>\$119,766.22</b>

**LAYTON CITY** provided water line work and they purchased decorative light poles. **LAYTON CITY** is being credited back **\$48,000** for the water line work they did and **\$12,552** for the cost **UDOT** would have spent for standard lighting. This is being shown as a credit back to **LAYTON CITY**.

### Total Estimated Reimbursement to UDOT is \$ 119,766.22

The total estimated cost of the betterment work shall be deposited with **UDOT** upon the signing of this agreement. The **Local Agency** shall deposit said amount with **UDOT's** Comptroller's Office located at **UDOT/COMPTRROLLER, 4501 South 2700 West, Box 141500, Salt Lake City 84119-1500**

In the event the actual betterment costs are higher, the **Local Agency** shall pay the additional amount required within 30 days of receiving an invoice from **UDOT**. In the event the actual betterment costs are lower, **UDOT** will refund the balance of the amount deposited within 30 days of determining the final cost of the betterment work.

#### Provisions

**(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)**

**UDOT** has prepared plans, specifications and estimates of costs for the construction of the project, hereinafter referred to as the "Project."

The **Local Agency** desires to include the betterment work items described herein in the Project contract work.

**UDOT** is agreeable to include the **Local Agency's** requested betterment work in the Project contract providing that the **Local Agency** pay the actual additional costs incurred. The **Local Agency** agrees that **UDOT's** Project will not be delayed as a result of adding these betterments, and that no betterments will be added to the bid package until this agreement has been signed by both parties.

The **Local Agency**, at no cost to the Project, shall provide on-call support from **Local Agency's** Design Engineer or appropriate

representative to correct or clarify issues during construction and to perform the necessary inspection for the **Local Agency** work installed by the contractor. The **Local Agency** engineer and/or inspector shall work with and through **UDOT's** Project Manager or Resident Engineer and shall give no orders directly to **UDOT's** Contractor unless authorized in writing to do so. It is agreed that **UDOT's** Contractor will accomplish the work covered herein on **Local Agency's** facilities in accordance with the plans and specifications provided by the **Local Agency**, including changes or additions to said plans and specifications which are approved by the parties hereto. The **Local Agency**, through their inspection of said work, will provide **UDOT's** Project Manager or Resident Engineer with information covering any problems or concerns the **Local Agency** may have with acceptance of said facilities upon completion of construction.

Any periodic plan and specification review or construction inspection performed by **UDOT** arising out of the performance of the project does not relieve the **Local Agency** of its duty in

the performance of this project or to ensure compliance with acceptable standards.

Except in cases of emergency It is understood that access for maintenance and servicing of the **Local Agency** facilities located on State right of way will be by permit issued by **UDOT** to the **Local Agency**, and that the **Local Agency** will obtain said permit and abide by the conditions thereof for policing and other controls in the conformance with Utah Administrative Rules.

#### **I. Indemnification:**

**UDOT** and the **Local Agency** are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement, and from and against all claims, suits, and costs, including attorneys' fees for injury or damage of any kind. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

#### **II. Termination:**

This agreement may be terminated as follows:

- a. By mutual agreement of the parties, in writing
- b. By either **UDOT** or the **Local Agency** for failure of the other party to fulfill their obligations as set forth in the provisions of this agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.

- c. By **UDOT** for the convenience of the State upon written notice to the **Local Agency**.
- d. Upon satisfactory completion of the provisions of this agreement.

#### **III. Maintenance:**

The **Local Agency** agrees that, upon completion and final inspection of the Project construction, to accept, own and maintain the betterment work covered herein at no further cost to **UDOT**.

#### **IV. Payment and Reimbursement to UDOT:**

The **Local Agency** shall be responsible for all actual costs associated with these betterment items.

The **Local Agency** agrees that if it modifies or cancels this betterment agreement at any time after it has been signed, the **Local Agency** agrees to pay any cancellation penalties or costs incurred by **UDOT** as a result of the betterment work scope being modified or cancelled. In the event the **Local Agency** fails to reimburse **UDOT** for the costs included in this betterment agreement, funding for other **Local Agency** projects or B&C road funds may be withheld until the entire payment is made.

#### **V. Change in Scope and Schedule:**

The **Local Agency** recognizes that if their project scope or schedule changes from the original intent of this agreement, the **UDOT** Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by **UDOT** as a result of these scope or schedule changes will be the responsibility of the **Local Agency**.

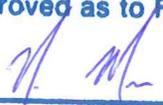
In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this agreement, a modification to this agreement approved in writing by the parties hereto is required prior to the start of work on said changes or additions.

#### **VI. Content Review:**

Language content was reviewed and approved by the Utah AG's office on July 19, 2012.

Local Agency				Utah Department of Transportation			
By		Date		By		Date	
Title/Signature of Official				Project Manager			
By		Date		By		Date	
Title/Signature of additional official if required				Program Manager			
By		Date		By		Date	
Title/Signature of additional official if required				Region Director			
By		Date		By		Date	
Title/Signature of additional official if required				Comptrollers Office			

Approved as to Form

By 

Date 8/8/16

**RESOLUTION 16-10**

**A RESOLUTION ADOPTING AND APPROVING A COOPERATIVE AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION FOR PARTICIPATION IN THE COST TO INSTALL THE NEW WATER LINE KNOWN BY LAYTON CITY AS THE HILL FIELD ROAD WATER LINE REPLACEMENT, PROJECT 15-05.**

WHEREAS, Utah Department of Transportation (hereinafter "UDOT") is engaged in a road rehabilitation project, known as Layton City Road Rehabilitation, Project F-0232(9)0: SR-232: I-15 to SR-193 in Davis County Utah; and

WHEREAS, the UDOT project would require looping the City's existing 12-inch water line at 4 locations to accommodate the installation of storm drain facilities; and

WHEREAS, in lieu of altering the configuration of this older line the installation of a new water line in a location that does not conflict with this PROJECT would be a more effective result; and

WHEREAS, the City has initiated such a project, known as The Hill Field Road Water Line Replacement, Project 15-05; and

WHEREAS, UDOT has agreed to participate with the City in the cost to install the new water line rather than loop the aging water line; and

WHEREAS, the parties have agreed to the terms and conditions contained in the Agreement; and

WHEREAS, it is deemed to be in the best interest of the citizens of Layton City to adopt and approve the Cooperative Agreement with the State of Utah Department of Transportation for the Participation in the Cost to Install the New Water Line Known by Layton City as The Hill Field Road Water Line Replacement, Project 15-05.

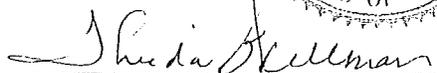
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:**

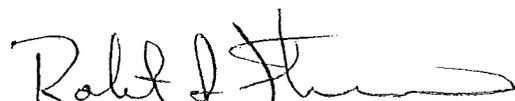
1. That the Cooperative Agreement with the State of Utah Department of Transportation, which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the City Manager is authorized to execute the necessary documents.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this 18th day of February, 2016.



ATTEST:

  
THIEDA WELLMAN, City Recorder

  
ROBERT J STEVENSON, Mayor

**COOPERATIVE AGREEMENT**

**THIS COOPERATIVE AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**", and **LAYTON CITY**, hereinafter referred to as the "**CITY**",

**WITNESSETH:**

**WHEREAS**, the **UDOT** is engaged in a road rehabilitation project, known as Project F-0232(9)0; SR-232; I-15 to SR-193 in Davis County, Utah, and;

**WHEREAS**, the **UDOT** project needs to loop the **CITY'S** existing 12 inch water line at 4 locations in order to install storm drain, and;

**WHEREAS**, the **CITY** does not want to loop this older line but would rather install a new water line in a location that does not conflict with this project, and;

**WHEREAS**, the **UDOT** and the **CITY** propose to enter into this **COOPERATIVE AGREEMENT** to establish the terms and conditions the **UDOT** and the **CITY** will be bound to in regard to this agreement; and,

**NOW THEREFORE**, it is agreed by and between the parties hereto as follows:

1. The **CITY** will design and install a new water line before May 15, 2016. This new water line will be designed and installed at a location that will not conflict with the proposed storm drain improvements.
2. The **UDOT** will participate in the cost to install this new water line, up to the cost that **UDOT** would have spent to loop the existing 12 inch water line 4 times. The estimated cost of each loop is \$12,000 for a total to be paid to the **CITY** of **\$48,000**.
3. The **UDOT** shall pay the **CITY** **\$48,000** and send the check to **LAYTON CITY** at 437 N. Wasatch Dr. Layton, UT 84041 upon execution of this agreement.

4. The **UDOT** and the **CITY** are both governmental entities subject to the Utah Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of the negligent acts, errors or omissions of the indemnifying party's officers, agents, contractors or employees in the performance of this Agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any provision of the Utah Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.
5. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. This Agreement shall become effective when each Party hereto shall have received a counterpart hereof signed by the other Party hereto.
6. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
7. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture or other association between the Parties.
8. This Agreement contains the entire agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid.
9. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained, shall not affect the remaining portions hereof, or any part thereof.
10. Each party represents that it has the authority to enter into this Agreement.

Project No. F-0232(9)0  
SR-232; I-15 to SR-193  
**LAYTON CITY**  
Road Rehabilitation Project  
CID 54216 PIN 12279

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

**ATTEST:**

Shirley Kellman

**LAYTON CITY**

By [Signature]

Title: City Recorder

Title: City Manager

Date: February 18, 2016  
(IMPRESS SEAL)

Date: 2/18/16



APPROVED AS TO FORM  
BY [Signature] 2/18/2016

\*\*\*\*\*

**RECOMMENDED FOR APPROVAL:**

**UTAH DEPARTMENT OF TRANSPORTATION**

\_\_\_\_\_  
Region Utilities and Railroads  
Engineering Coordinator

By \_\_\_\_\_  
Region Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

**UDOT COMPTROLLER'S OFFICE:**

\_\_\_\_\_  
Contract Administrator

Date: \_\_\_\_\_

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

**Item Number:** 5.C.

**Subject:**

Exemption to the Relocation Requirements of the Layton City's Franchise Requirements for Utilities Located within the City's Right-of-Way, in Conjunction with the Utah Department of Transportation Project Identified as Layton I-15 Crossing – Limited to and Identified as the Area Known as Midtown Crossing - Resolution 16-51 - Approximately 1425 North from Main Street (SR-126) to North Hill Field Road (SR-232)

**Background:**

Resolution 16-51 grants an exemption to the utility companies known as Rocky Mountain Power, Questar Gas, Comcast, CenturyLink and UTOPIA (Utilities) in conjunction with the Utah Department of Transportation (UDOT) Project identified as Layton I-15 Crossing, S-I15-7(329)332 (Project). This exemption prevents the Utilities from having to bear the costs, now or in the future, of having to relocate and acquire new private utility easements for the new location of their utilities, limited to the Project's duration and parameters, as well as the area detailed in the Project Area Description Map of Resolution 16-51 Exhibit A. This exemption will also assist in expediting UDOT's acquisition of property and construction of the new road extension over I-15.

Some of these Utilities have existing franchise agreements with the City and others do not. Granting an exemption to the City franchise requirements to the Utilities, limited to the Project area parameters, regardless of whether a franchise agreement with the City exists, will benefit UDOT by expediting several of the processes within their Project. This will also benefit the Utilities by reducing paperwork and maintaining consistency for all of the utility companies involved, all of which will benefit the City and its citizens.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 16-51 providing for an exemption to the relocation requirements of the City's franchise requirements for utilities located within the City's Right-of-Way, in conjunction with UDOT's Layton I-15 Crossing Project; 2) Adopt Resolution 16-51 with any amendments the Council deems appropriate; or 3) Not Adopt Resolution 16-51 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 16-51 providing for an exemption to the relocation requirements of the City's franchise requirements for utilities located within the City's Right-of-Way, in conjunction with UDOT's Layton I-15 Crossing Project

**RESOLUTION 16-51**

**A RESOLUTION PROVIDING FOR AN EXEMPTION TO THE RELOCATION REQUIREMENTS OF THE CITY'S FRANCHISE REQUIREMENTS FOR UTILITIES LOCATED WITHIN THE CITY'S RIGHT-OF-WAY IN CONJUNCTION WITH THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT, IDENTIFIED AS LAYTON I-15 CROSSING, S-I15-7(329)332.**

**WHEREAS**, the Utah Department of Transportation (hereinafter "UDOT") is in the process of developing a project identified as Layton I-15 Crossing, S-I15-7(329)332 (hereinafter "Project"); and

**WHEREAS**, the City desires to assist UDOT in the construction and completion of this Project to the extent of allowing for and providing a waiver for utilities that may be, prior to construction, located in their own private easements, but that would be required to be relocated into public easements within the City's right-of-way; and

**WHEREAS**, the City desires to exempt these utility companies from having to bear the cost, now or in the future, of having to relocate and acquire new private utility easements for the purpose of relocating their utilities, limited to the Project's duration and parameters, as well as the area detailed in the Project Area Description Map of Resolution 16-51 Exhibit A; and

**WHEREAS**, some utility companies have existing franchise agreements with the City, while others may not; and

**WHEREAS**, the City desires to provide an exemption to Rocky Mountain Power, Questar Gas, Comcast, CenturyLink, and UTOPIA, limited to the Project area parameters, regardless of whether a franchise agreement with the City exists, in order to maintain consistency; and

**WHEREAS**, this exemption will provide for an expedited process for UDOT's acquisition of property and construction of the new road extension over I-15, known as Midtown Crossing; and

**WHEREAS**, the Mayor and City Council of Layton City deem it to be in the best interest of the City and its citizens, to advance this Project, by providing a waiver, limited to the Project duration, parameters and specified area, to the relocation requirements of the City's franchise requirements to the utility companies identified in this resolution and to adopt and approve the documentation necessary in order to complete the same.

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

1. Unless the City elects to pay to relocate these utilities, the City hereby grants to Rocky Mountain Power, Questar Gas, Comcast, CenturyLink, and UTOPIA a perpetual right to relocate within the City's right-of-way, limited to the Project's duration and parameters, as well as the area detailed in the Project Area Description Map of Resolution 16-51 Exhibit A.

2. That the City, in conjunction with and limited to the construction of the above mentioned Project, will not now, or in the future, require any of these utilities to relocate into private easements, unless the easements are acquired and the relocation is paid for by the City.

3. That the appropriate amendments to the existing franchise agreements between Layton City and Rocky Mountain Power, Questar Gas, Comcast, and UTOPIA, consistent with the exemption granted, are hereby adopted and approved.

4. That the Mayor be hereby authorized to execute the documents necessary, in order to accomplish the purposes contained herein.

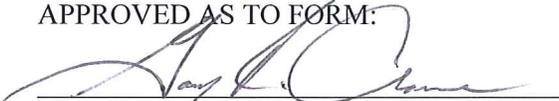
**PASSED AND ADOPTED by the City Council of Layton, Utah, this 18<sup>th</sup> day of August, 2016.**

ATTEST:

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

\_\_\_\_\_  
ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:



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GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:



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*For:* TERRY COBURN, Public Works Director

# Layton I-15

Crossing Project S-115-7(329)332

## Exhibit A Project Area Description



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

**Item Number:** 5.D.

**Subject:**

Appointment of George Wilson as an Alternate Member of the Planning Commission – Resolution 16-62

**Background:**

There is an opening on the Planning Commission caused by the resignation of Randy Pulham, one of the alternate Planning Commission members.

Candidates have been interviewed and Mayor Stevenson recommends that George Wilson be appointed as an alternate member of the Planning Commission for the remainder of Commissioner Pulham's term. Mr. Wilson is a long time Layton resident and has a background in distribution management with Smith's Distribution Center. Background information for Mr. Wilson is attached for reference. George Wilson will serve the balance of a term as an alternate member of the Planning Commission that will expire July 1, 2017.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 16-62 confirming the appointment of George Wilson as an alternate member of the Planning Commission with a term to expire July 1, 2017; or 2) Not adopt Resolution 16-62.

**Recommendation:**

Mayor Stevenson recommends the Council adopt Resolution 16-62 confirming the appointment of George Wilson as an alternate member of the Planning Commission with a term to expire July 1, 2017.

Staff supports the recommendation of the Mayor.

**RESOLUTION 16-62**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF GEORGE WILSON AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION FOR A TERM EXPIRING ON JULY 1, 2017.**

**WHEREAS**, pursuant to Layton City Ordinance, there are to be seven members of the Planning Commission and two alternate members; and

**WHEREAS**, a need has arisen to fill one vacant alternate position on the Planning Commission; and

**WHEREAS**, it is in the best interest of the City to have all positions on the Planning Commission filled to best provide for a full voting quorum at their meetings; and

**WHEREAS**, the Mayor has recommended that George Wilson be appointed as an alternate member of the Planning Commission.

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

1. That George Wilson serve as an alternate member of the Layton City Planning Commission to a term that will end July 1, 2017.

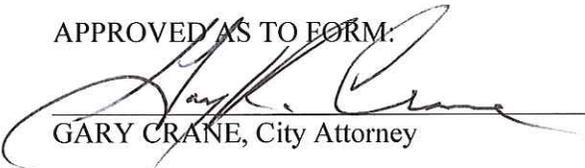
**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **18th day of August, 2016.**

\_\_\_\_\_  
ROBERT J STEVENSON, Mayor

ATTEST:

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
GARY CRANE, City Attorney

SUBMITTING DEPARTMENT:

  
\_\_\_\_\_  
WILLIAM T. WRIGHT, Director  
Community & Economic Development

## APPLICATION FOR LAYTON CITY PLANNING COMMISSION VACANCY

Individuals interested in serving on the Layton City Planning Commission should return this application to the Layton City Offices, 437 N. Wasatch Drive, Layton, UT 84041 or email to Peter Matson, City Planner at pmatson@laytoncity.org.

If you have any questions, please contact Peter Matson, City Planner, at 801-336-3781 or pmatson@laytoncity.org.

Name: George Wilson

Address: 2817 North 2175 East, Layton, UT 84040

Home phone: 801-771-7149 Work phone: 801-552-3608

Cell phone: 801-628-8683 Email: gkw\_gw@comcast.net

Education BS Manufacturing Engineering Technology

Occupation: Warehouse Manager

How long have you lived in Layton City? 28 Yrs

What has been your involvement in the community? I am a participant in Kroger's Community Volunteer Program where we go to the chosen Elementary School for that year to help students improve their reading/gain confidence in their reading ability; I am involved in the annual planting and beautification at Layton Commons; and the Sub For Santa Program. Also, I am involved in the Neighborhood Watch; Summer Neighborhood Walk programs in my community; and I am a new member of the Layton Rotary Club.

Why are you interested in serving on the Layton City Planning Commission?

I want to become an active participant/contributor in matters relating to Layton City development planning, zoning, permits, appeals and recommendations, to attract new business and residential growth to sustain a vitalized and energized thriving city offering a high quality-of-life to its residents.

Specific skills, abilities and qualities you will bring to enhance the effectiveness of the Commission.

I have no prior experience as a commission member, but I do feel that I would contribute by utilizing my leadership and managerial skills; I am an active listener and can analyze ideas and compare them to my own experiences, I am objective and open to different opinions and work effectively in a team setting to bring about a consensus decision. Being a commission member gives one the unique and trusted role of ensuring issues of public concern are listened to carefully, analyzed and considered fairly without bias and decisions made equitably to be in the best interest of all concerned.

List three (3) issues relating to planning and development you consider important that the City should address, and briefly outline your concern and position on each issue.

Economic Development: Bringing technology companies, manufacturing industries to the city to diversify employment opportunities and provide higher salary jobs. (2) Growth management:

Consideration needs to be given for the preservation of land to be developed as park areas to balance the rapid rise of residential communities. (3)Traffic: Have solution for access to impact or total loss of income to the business ; make provisions for more major traffic roads to accommodate the explosive expansion of development on the west side of the city.

What do you believe is the main role of the Planning Commission?

To be the advisory group to the City Council regarding issues and policies related to land use planning and development that the citizens have concerns over. The planning commission's responsibility is to balance individual rights with the public welfare and ensure decisions made regarding community development projects and policies are done with the commitment of ensuring the best for the future of the community and city.

#### **LAYTON CITY PLANNING COMMISSION**

The Planning Commission consists of seven (7) regular members and two (2) alternate members who are appointed by the Mayor with the advice and consent of the City Council. Members must reside in Layton City.

The Commission meets on the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of each month beginning at 7:00 p.m. until business concludes. A work meeting is held at 6:00 (prior to each meeting) to review regular meeting agenda items and receive training. Members receive compensation of \$40 per meeting. All necessary authorities pursuant to Chapter 9 of Title 10 Utah Code Annotated and Layton Municipal Code Chapter 2.30 have been conferred on the Planning Commission.

All appointed Planning Commissioners are required to complete and submit a Conflict of Interest Form for disclosure compliance under the Municipal Officers' and Employees Ethic Act (Section 10-3-1301, et. seq., Utah Code Annotated, 1953 as amended).

The Planning Commission is established as a non-political planning body for the purposes of both long- range planning and current development review. The duties of the Planning Commission are generally as follows:

- General Plan review and recommendation to City Council
- Land Development Code review and recommendation to City Council
- Zoning Ordinance and Map review and recommendation to City Council
- Subdivision review and recommendation to the City Council
- Conditional Use Permitting

GEORGE WILSON  
2817 NORTH 2175 EAST  
LAYTON, UT 84040  
801-771-7149  
Email: [gkw\\_gw@comcast.net](mailto:gkw_gw@comcast.net)

### HIGHLIGHTS OF QUALIFICATIONS

- Over 30 years' experience in Supply
- Loyal employee/supervisor who has been with Smith's Distribution Center for 30+ years
- Supervisor over 60 employees
- Monitor supply relate system such as Warehouse Inventory Network (WIN)
- Developed the Power Group Process and Employee Grievance Process, Employee Attendance Points System
- Established the criteria for Employee of the Quarter selection and Reach and Jack Certification Training Guide
- Instructed employees on how to achieve budget

### Smith Distribution Center

Grocery Supervisor

Sept 2015 to Present

Supervisor: Robert Sanders Yes, you may contact

Annual Salary: \$81,000

Average Hours per Week: 50+

- Plans, directs, and coordinates division operations through subordinate team leaders.
- Ensure quality checks are performed regularly.
- Approves Quality Assurance personal checklist before they are sent to headquarters.
- Plans work for subordinates, setting and adjusting long and short-term priorities and preparing schedules for completion of work.
- Assigns work based on priorities, difficulty and requirements of assignments and capabilities of employees.
- Exercises significant responsibilities in dealing with officials of other organizations, and in advising high ranking management officials.
- Makes decisions on work and administrative problems presented by team leaders.
- Develops performance standards and assures reasonable equity of performance standards and rating techniques developed by subordinates.
- Evaluates work performance of team leaders and other subordinates.
- Makes and/or approves selections for subordinate positions including team leader positions.
- Approves leave.
- Hears and resolves employee complaints, including those which are serious, and group grievances.
- Reviews and approves serious disciplinary actions involving subordinates.
- Makes decisions about the storage space, staffing, material handling equipment, and related operating requirements
- Identifies training needs of employees and makes decisions on non-routine, costly training needs and requests.
- Approves expenses comparable to within-grade increases, extensive overtime, and employee travel and Recommends awards.
- Reviews position structure to determine if each position is necessary to accomplish operations and ensures duties are assigned and organized in the most economical and efficient manner.
- Approves content of position descriptions and recommends changes in position classification, subject to approval by higher level officials.
- Identifies and implements ways to eliminate or reduce bottlenecks and barriers to production and to improve work operations.
- Issues instructions concerning complex and non-routine assignments.
- Makes decisions on course of action when policies and/or procedures are not established or clear.
- Develops performance standards and completes performance appraisals.
- Interviews applicants and recommends selection for promotion, reassignment, and appointment.
- Identifies and arranges for training needs of employees.

- Recommends, develops, and implements ways to improve work processes and increase the quality of the work of the branch.
- Forecasted the Demand for supplies to determine the future need
- Maintain 310 CPH average
- Update spreadsheets and weekly reports
- Update case report for year to year comparisons
- Update and monitor LP Plus Plan Process and review weekly payroll
- Complete and turn in monthly reports to the department manager
- Enforce company policies and guidelines
- Train and develop associates – track and evaluate performance to annotate on MOs
- Prepare appraisals for the department assistant, leads, and associates
- Update associates on daily performance related activities, work goals and safety issues
- Reinforce safety awareness and associate buy-in
- Continually execute and apply, reinforce and sustain the Green Leadership principles and objectives, emphasizing company core values and customer first strategies
- Perform above and beyond on Customer First Strategy by focusing on the importance of accurate and quality receiving
- Continue to practice the vision and values of the Kroger Inclusive Business Culture
- Know the Color Code of my peers, which help me in understanding their views on work related issues
- Monitor associate's Behavior Risk Improvement (BRI) indicators; attend and facilitate BRI meetings with core members
- Maintain 100% on-time delivery to the stores
- Maintain 100% on gate-in and gate-out
- Update safety and sanitation log books
- Monitor Cold Chain metrics and track them in the Cold Chain Report
- Monitor Purchase Requisition and Purchase Orders to determine if other means to supply assets needed to acquire.
- Research material available based on current and further demand.
- Prepare purchase orders, solicit bid proposals, and review requisitions for goods and services
- Monitor and follow applicable laws and regulations
- Monitor shipments to ensure that goods come in on time and resolve problems related to undelivered goods.
- Confer with staff, users, and vendors to discuss defective or unacceptable goods or services and determine corrective action.
- Maintain and review computerized or manual records of items purchased, costs, deliveries, product performance, and inventories.
- Analyze price proposals, financial reports, and other data and information to determine reasonable prices
- Thoroughly reviews and analyzes data products from both products from both production and supply systems ensuring overall supply effectiveness and compatibility of asset requisitions with end item requirements.
- Maintains continuous individual asset visibility and control over items causing work-stoppages, initiating requests to the Material Manager as needed to expedite item delivery.
- Reviews material support posture of items needed, identifying alternative sources to solve support problems
- Establishes good rapport with other personnel, supervisors and others within the immediate organization and/or related or support activities to resolve out-of-balance condition.
- Perform thorough and timely file maintenance to purify data.
- Make sure material requirements received and promptly determine the level of support that can be provided; assures that long-range planning is accomplished and that timely actions are initiated to preposition material for continuing support of assigned organization.
- Thoroughly review transactions to promptly identify and correct errors.
- Maintain awareness of high priority backordered supplies and effectively initiating procedures both to correct and prevent reoccurrence of inaccurate reporting.
- Provides timely and viable resolution to non-routine or unsupportable supply needs
- Read and interpret certain information on contracts to determine what type of oversight is over the vender and the surplus.
- Research delivery dates of contracts and expedite delivery if needed.

- Request local manufacturing of parts needed when overdue contracts exist or contract delivery date is too far out.
- Request bids from other outside vendors to obtain their extra assets for our missions.
- Purchases materials, equipment and services utilizing small purchases and other simplified purchase procedures.
- Reviews purchase request and contracts for completeness and accuracy of nomenclature.
- Request contract delivery is expedited by those citing high priorities.
- Deal in programs that include cost estimates, schedules, and performance supportability baseline requirements by applying known methods and procedures.
- Surveillance pre and post awards of contract from purchase requisition phases throughout the award phase, purchase order, until delivery of contract.
- Apply business rules to keep proposals and bids confidential.

#### EDUCATION

- University of Phoenix - Salt Lake City, Utah. 1989 - Completed course requirements for Master of Arts in Management Degree, Management/Human Resources and Organizational Behavior.
- Weber State University - Ogden, Utah. 1986 - Bachelor of Science, Manufacturing Engineering Technology.
- Weber State University - Ogden, Utah. 1986 - Associate of Applied Science, Mechanical Engineering Technology.
- Weber State University - Ogden, Utah. 1981 - Associate of Applied Science, Engineering Graphics.

#### EMPLOYMENT HISTORY @ Smith Distribution Center in Layton, Utah

- Produce Supervisor – June 2011 to Sept 2015
- Freezer Supervisor - May 2006 to June 2011
- Deli Assistant Supervisor - August 2003 to May 2006
- Produce Assistant Supervisor - March 2001 to August 2003
- Deli Lead - January 1999 to March 2001
- FDIC Lead - November 1998 to January 1999
- Grocery Lead - April 1996 to November 1998
- Driver/Loader/Receiver – Sept 1986 to April 1996

#### AWARDS

- Cash Award – 2015
- Safety Award – 2015
- Sanitation Award -2015
- Cash Award – 2014
- Safety Award – 2014
- Sanitation Award -2014
- Cash Award – 2013
- Safety Award – 2013
- Sanitation Award -2013
- Cash Award – 2012
- Safety Award – 2012
- Sanitation Award -2012
- Cash Award – 2011
- Safety Award – 2011
- Sanitation Award -2011

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

**Item Number:** 5.E.

**Subject:**

Preliminary Plat – Fiddler’s Creek Meadows Planned Residential Unit Development (PRUD) – Approximately 255 South Fairfield Road

**Background:**

The applicant, Elite Craft Homes represented by Jerry Preston, is requesting preliminary plat approval for property that contains 7.4 acres of vacant land located east of Fairfield Road. Agricultural property is to the east, existing single family subdivisions are located to the north, south and west.

On April 21, 2016, the City Council approved a rezone from Agriculture to R-1-6 PRUD for the applicant/builder, Elite Craft Homes.

The preliminary plat is proposing 30 single family detached units, which creates a density of 4 units per acre. Density bonuses were not required since the 4 units per acre meets the base density of the R-1-6 zone. The applicant did meet with the Design Review Committee (DRC), which was favorable towards the development.

**Alternatives:**

Alternatives are to 1) Grant preliminary plat approval to Fiddler’s Creek Meadows PRUD subject to meeting all DRC recommendations and Staff requirements; or 2) Deny granting preliminary plat approval to Fiddler’s Creek Meadows PRUD.

**Recommendation:**

On July 26, 2016, the Planning Commission unanimously recommended the Council grant preliminary plat approval to Fiddler’s Creek Meadows PRUD subject to meeting all DRC recommendations and 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

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

**Date:** August 18, 2016

**Re:** Fiddler's Creek Meadows PRUD Preliminary Plat

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**Location:** Approximately 255 South Fairfield Road

**Zoning:** R-1-6 PRUD (Single Family Residential – Planned Residential Unit Development)

**Description:**

The applicant, Elite Craft Homes represented by Jerry Preston, is requesting preliminary plat approval for property that contains 7.4 acres of vacant land located east of Fairfield Road. Agriculture property is to the east, existing single family residential subdivisions are located to the north, south and west.

**Background:**

On April 21, 2016, the City Council approved the rezone of 7.4 acres from Agriculture to R-1-6 PRUD for the applicant/builder, Elite Craft Homes.

The applicant has slightly modified the layout and number of units from the conceptual plan to the preliminary plat. The conceptual plan was approved showing 31 single family detached units, the original conceptual plan had 41 attached units. The preliminary plat is proposing 30 single family detached units. The size of the units will range between 1,979 to 3,360 square feet.

The proposed streets in the PRUD development are to be public and will provide necessary connection with the subdivisions to the north and south. There will be one private drive that will give access to three units adjacent to the east boundary line of the development.

The following provides a summary of the key elements of the preliminary plat and PRUD plan. The key elements include the density of the overall project and DRC recommendations for architecture of the single family homes and landscaping/open space.

**Density:**

With the number of units being reduced to 30, the density of the PRUD becomes 4 units per acre on 7.4 acres. The 4 units per acre meet the base density of the R-1-6 zone and therefore no density bonuses are required for the 30 units.

**Design Review Committee (DRC):**

The developer met with the City appointed Design Review Committee (DRC) to review the architectural concepts of the single family homes and the landscape/open space plans.

The DRC had the following recommendations to the Planning Commission and City Council.

- Wrap the front corner of the homes to the side with brick, rock and with a lintel for 18 to 24 inches.
- The house plans cannot repeat adjacent to each other. The architect will need to use color, mirror elevations and design elements on the front facades.
- Move a planned tree at the end of the private drive to allow for the snow storage that is being plowed from the private drive. The applicant has since changed the layout of the lots, which provides enough space for snow storage and tree plantings.

**Landscaping/Open Space:**

By ordinance, detached single family unit developments are required to have a minimum 30 percent landscaping/open space. The development is proposing 44.7 percent of landscaping/open space. Each home will be built on a pad with the area around the homes being common area and landscaped with grass and other plantings (see landscape plan). Other common areas include the landscape buffer requirement along Fairfield Road, detention basin, and minor open pockets of open space.

**Utilities and Streets:**

A storm drain system is required to outfall into the subdivision detention basin located at the southwest corner of the development. The storm water will then meter into the storm drain line in Fairfield Road. By connecting the two existing subdivisions with the proposed in-fill development, the public street system is enhanced as well as the utilities. Looping the water lines will create better pressure for fire flow. A land drain system is required throughout the development, which is to be designed to meet City standards and is required due to shallow ground water.

**Staff Recommendation:**

Staff recommends preliminary plat approval be granted subject to meeting all DRC recommendations and Staff requirements.

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 26, 2016, the Planning Commission voted unanimously to recommend the Council grant preliminary 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: Jerry Preston; jerry@elitecrafthomes.com  
Derrah B Wiggill Family Trust; patriciatrippetts@yahoo.com  
Cam Preston; cpreston@ensignutah.com

FROM: Amy Bean, Staff Engineer

CC: Fire Department/Community Planning and Development Department

DATE: July 13, 2016

RE: Fiddler's Creek Meadows (Formerly: Wiggill Estates) (Preliminary Review -2<sup>st</sup> submittal)  
275 South Fairfield Road

I have reviewed the preliminary plan received in engineering on July 5, 2016 for the proposed Fiddler's Creek Meadows, located at approximately 275 South Fairfield. The plans have been stamped "APPROVED AS CORRECTED." The following comments and corrections will need to be addressed prior to submitting for final.

1. The storm drain pipes numbered 1A, 2, 5, 7, 10, 12, and 14 will need to be sized for the 100 year storm with the current street slopes.
2. In the Pipe Design calculations, the flow from SD 1A is accounted for in the SD 1B flow and does not need to be included again in the calculation for SD2.
3. The cul-de-sac and the knuckle radius will need to be labeled. The radius of the asphalt will need to be 40' in the cul-de-sac.
4. The curb and gutter in the cul-de-sac and knuckles will need to slope at 1%.
5. The geotechnical report presents two pavement sections. The first is 18 inches of untreated base course and 3 inches of asphalt. The second is 8 inches of untreated base course, 14 inches of granular borrow, and 3 inches of asphalt. Either may be used. Your choice will need to be reflected in the street cross section on the plans.
6. Due to the length of the private drive, the units on the drive may be required to install fire suppression systems or a turnaround will need to be installed (see Dean Hunt's memo dated April 7, 2016, item 4). If you choose to install fire suppression systems, a note will need to be added to the plans and the dedication plat.
7. Cleanout boxes may be used in place of manholes on the storm drain system.
8. The storm drain manhole at the west side of the drive of unit 30 as well as the storm drain manhole north of Unit 27 may need to be shifted to avoid a conflict with the curb and gutter.
9. The 100 Year Rainfall Intensity in the Catchment Calculations is labeled "00 Year Rainfall Intensity".
10. The undeveloped land to the North is labeled as the "Wiggle Property". This will need to be corrected to the "Wiggill Property".

General Notes –

1. 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. Based on the current Layton, the preliminary water exaction is 11.5 acre feet. The exact amount of water to be dedicated to Layton City will be determined at the final review stage of the potential development.
2. Based on the city water model, the available fire flow is approximately 3,400 gpm with a static pressure of 116 psi.
3. The overhead power lines along Fairfield Road will need to be buried with the development of the parcel.
4. A few feet of existing asphalt on Indian Springs Drive will need to be removed and repaved to provide a good connection.
5. The portion of the land that will be used for the bulb-out will need to be dedicated to the city for future use. The street improvements will need to be bonded for.
6. The culinary meter for the landscaping will need to be added to the final plans.
7. On the final plans, the existing elevations for the center of Fairfield, the west curb and gutter, and the east edge of asphalt will need to be indicated to verify the design elevations of the new curb and gutter design.
8. The developer will be required to pay for the purchase and installation, by the City’s contractor, of all street lights. The fee amount will be determined at final.
  - a. Type SL-02: 4 street lights
  - b. Type SL-04: 2 street lights



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

## Memorandum

**To:** Cam Preston, Jerry Preston, Derrah B. Wiggill Family Trust  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 8, 2016  
**Re:** Fiddler's Creek Meadows (Wiggill Estates), Preliminary Approval II – Approx. 255 S. Fairfield Rd.

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The Fiddler's Creek Meadows (Wiggill Estates) located at approximately 255 S. Fairfield Road is within the service area of Chapel Park.

The Parks and Recreation Department has reviewed the plans resubmitted and has the following comments:

As a reminder, please include in the general notes on the final plat that any landscape buffers along Fairfield Road, open space parcels, common space, detention basin(s) and/or other amenities shall be maintained by the subdivision homeowner's association with specific maintenance responsibilities outlined within the subdivision CC&R's.

Provided with the comments above, the Parks and Recreation Department has no other comments or concerns regarding the preliminary plat submitted by Fiddler's Creek Meadows (Wiggill Estates).

***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.***





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City Manager • Alex R. Jensen  
Asst. City Manager • James S. Mason

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

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

## MEMORANDUM

TO: Community Development, Attention: Christy Wixom

FROM: Douglas K. Bitton, Fire Prevention Specialist

RE: Wiggill Estates (Preliminary) @ 255 South Fairfield Road

CC: 1) Engineering  
2) Cam Preston, [cpreston@ensignutah.com](mailto:cpreston@ensignutah.com)  
3) Jerry Preston, [jerry@elitecrafthomes.com](mailto:jerry@elitecrafthomes.com)  
4) Derrah B. Wiggill Family Trust, [patriciatippetts@yahoo.com](mailto:patriciatippetts@yahoo.com)

DATE: May 24, 2016

I have reviewed the preliminary site plan submitted on May 18, 2016 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. In a previous review memorandum dated April 7, 2016 by Fire Marshal Dean Hunt, he indicated that the length of street serving Lots #21 through #24 is greater than 150 feet. Therefore, a radius turn-around is required. An alternative is to provide NFPA 13d fire sprinklers systems to the proposed Lots #21 and #22. Provide documentation on the site and plat if fire sprinkler systems are to be provided.

Wiggill Estates (Preliminary)  
May 24, 2016  
Page 2

2. The proposed "No Parking" signage along the street with 26-foot road width appears to be acceptable. Ensure that a note is placed on the plat indicating that no parking will be allowed along this street.
3. The proposed fire hydrant placements appear to be acceptable.

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.

DKBWiggill Est Prelim S16-092:kn  
Plan # S16-092, District # 33  
Project Tracker #LAY 1601041581  
ERS# 9098

# CITY COUNCIL

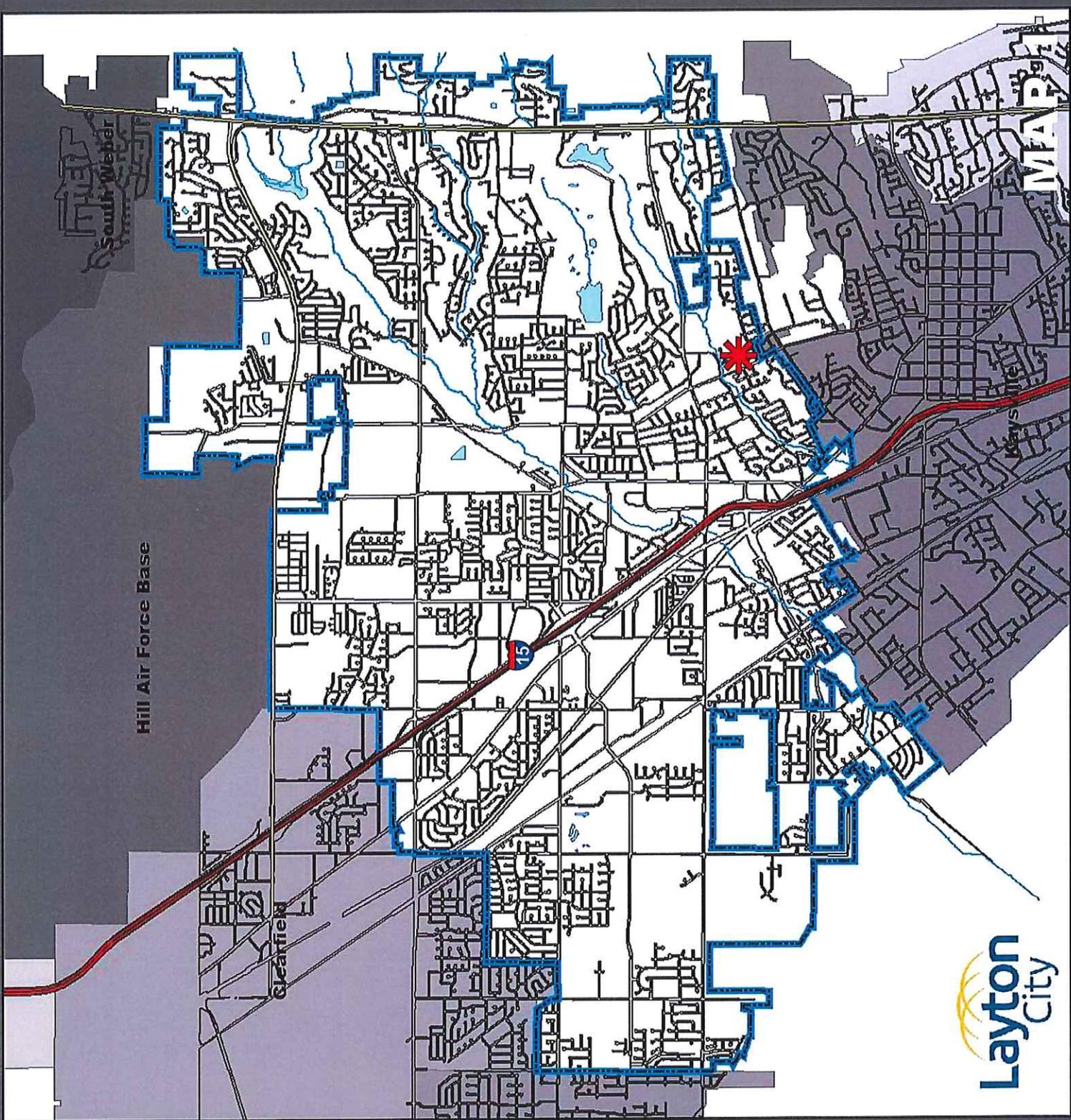
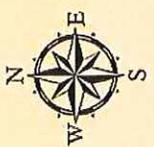
## Fiddler's Creek Meadows PRUD

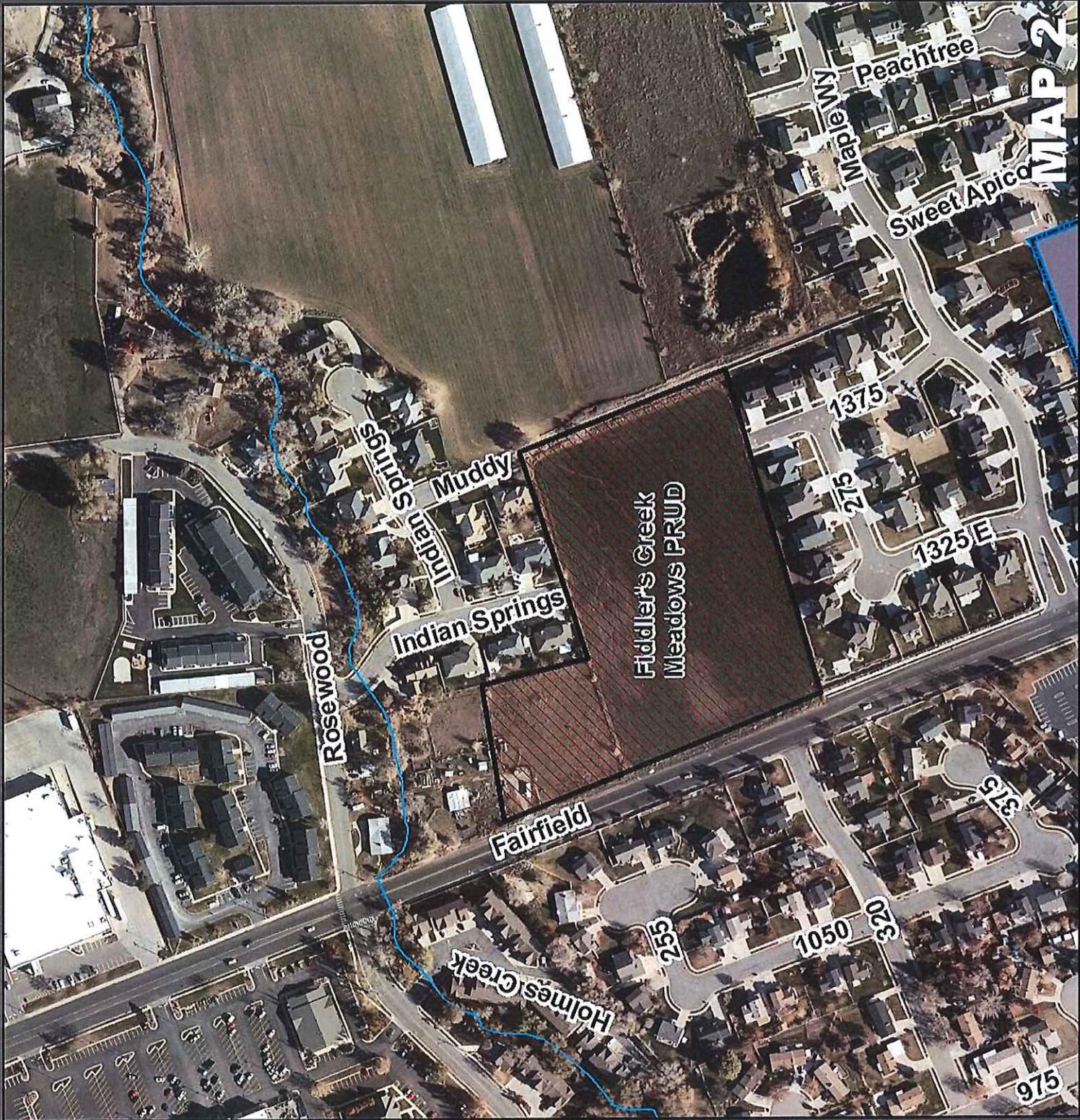
### Preliminary Plat

**Legend**

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

 - Project Site





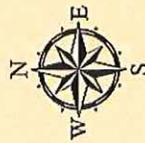
**CITY COUNCIL**

**Fiddler's Creek  
Meadows PRUD**

**Preliminary Plat**

**Legend**

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

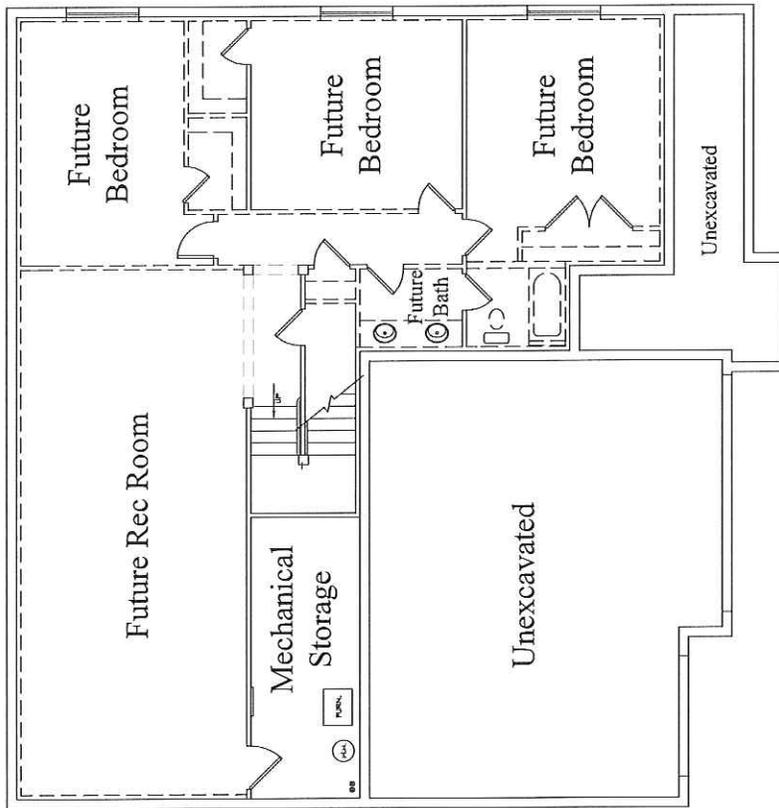




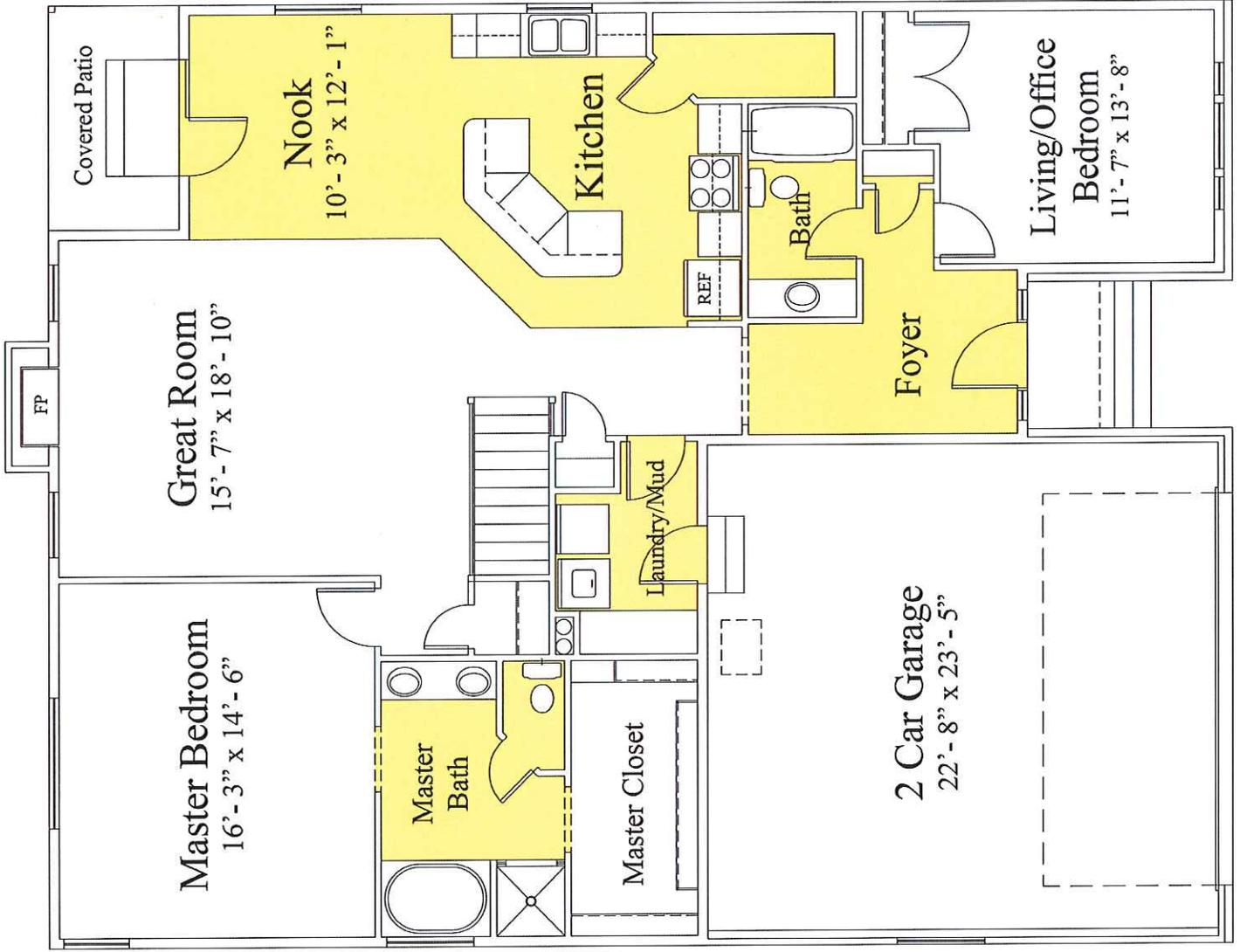


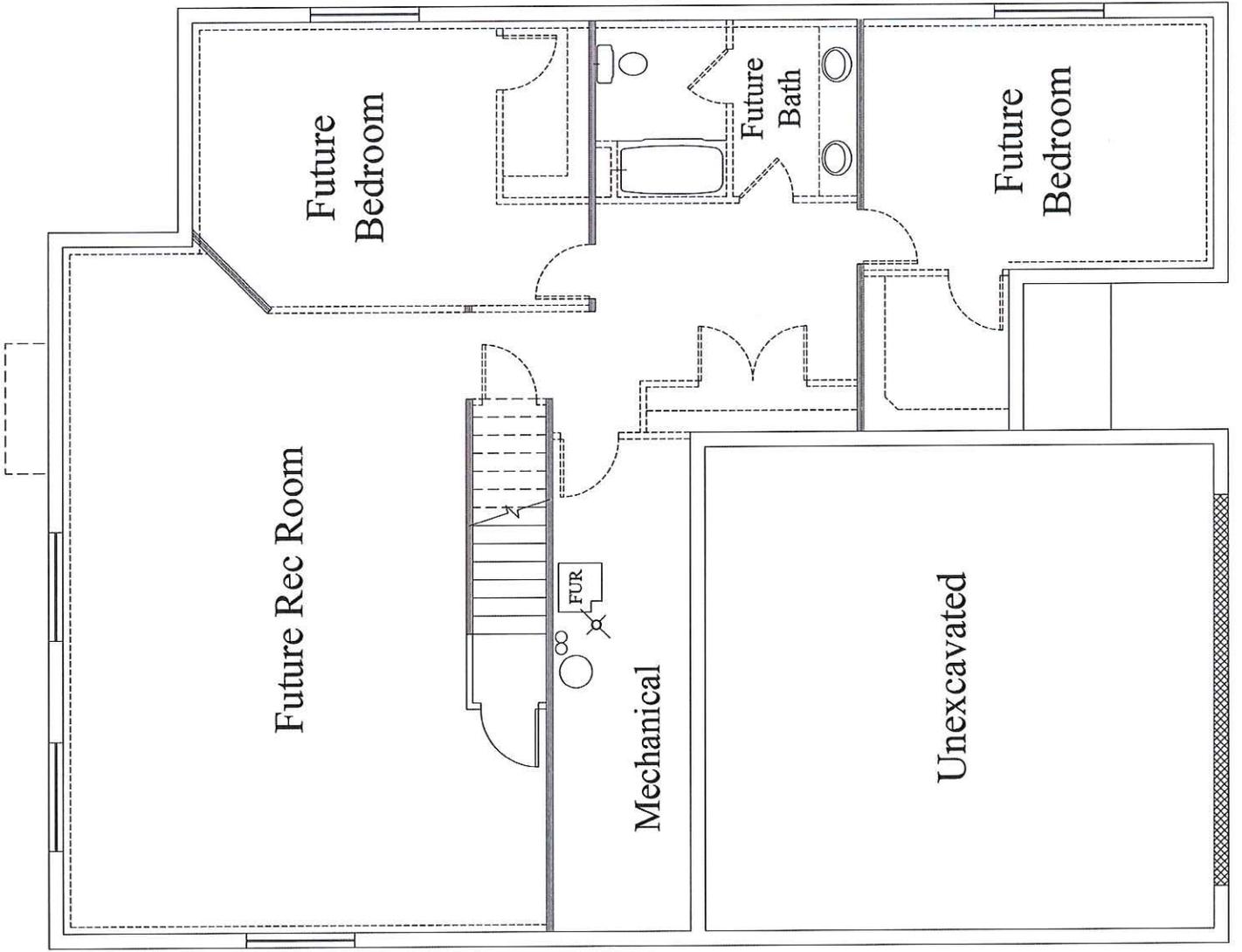




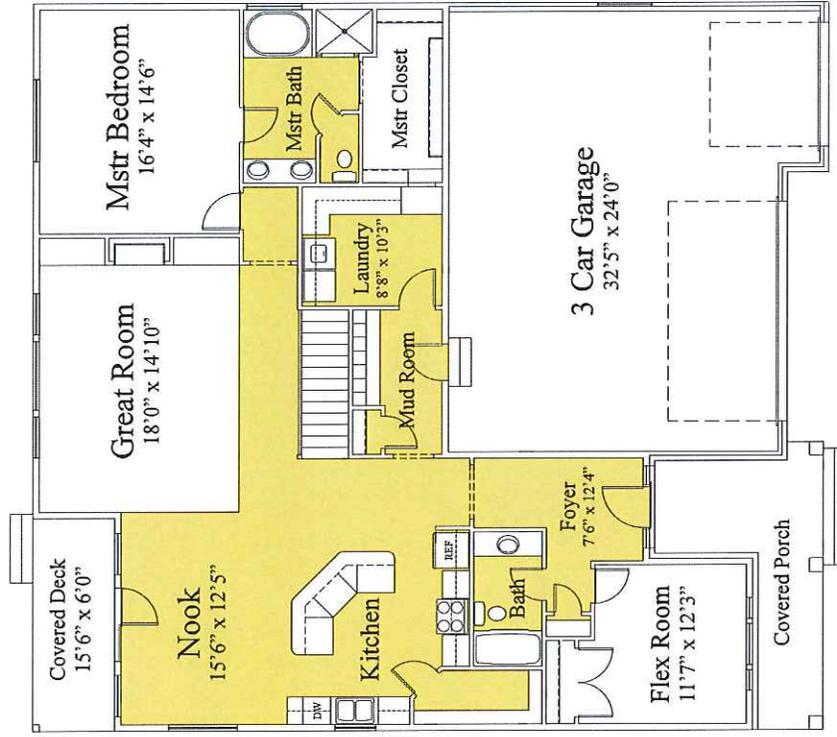


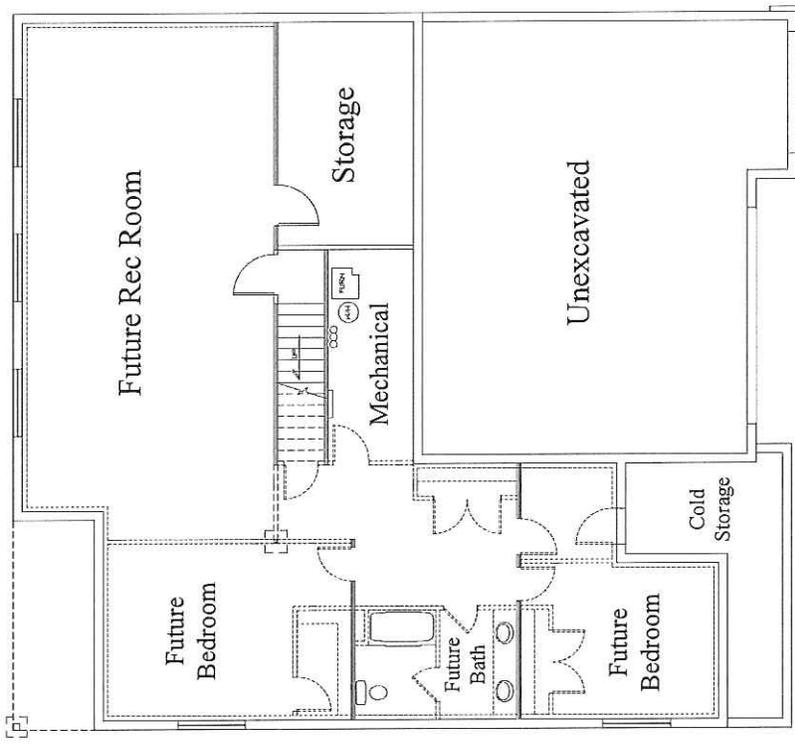












**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 5.F.

**Subject:**

Final Plat – Harmony Place Planned Residential Unit Development (PRUD) Phases 2 and 3 – Approximately 2500 West 400 South

**Background:**

The applicant, Perry Homes, is requesting final plat approval for Phases 2 and 3 of Harmony Place PRUD. The vacant property for Phase 2 contains 4.67 acres located south of Phase 1 and east of the future elementary school site. Agricultural property is located to the east and west of this phase of Harmony Place; and the Villas at Harmony Place is located to the southeast.

Phase 3 contains 4.53 acres located at the southwest portion of the overall Harmony Place PRUD subdivision. The phase is south from the elementary school site and north of the required detention basin. Agricultural property is to the west and the Villas at Harmony Place PRUD is to the east.

On October 15, 2015, the City Council approved the overall preliminary plat for Harmony Place PRUD.

**Alternatives:**

Alternatives are to 1) Grant final plat approval to Harmony Place PRUD Phases 2 and 3 subject to meeting all DRC recommendations and Staff requirements; or 2) Deny granting final plat approval to Harmony Place PRUD Phases 2 and 3.

**Recommendation:**

On July 26, 2016, the Planning Commission unanimously recommended the Council grant final plat approval to Harmony Place PRUD Phases 2 and 3 subject to meeting all DRC recommendations and 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:** August 18, 2016

**Re:** Harmony Place PRUD Phases 2 and 3 Final Plat

---

**Location:** Approximately 2500 West 400 South

**Zoning:** R-S PRUD (Residential Suburban – Planned Residential Unit Development)

**Description:**

The applicant, Perry Homes, is requesting final plat approval for Phases 2 and 3 of the Harmony Place PRUD. Phase 2 contains 4.67 acres located south of Phase 1 and east of the future elementary school site. Agricultural property is located to the east and west of this phase of Harmony Place; and the Villas at Harmony Place is located to the southeast.

Phase 3 contains 4.53 acres located at the southwest portion of the overall Harmony Place PRUD subdivision. The phase is south from the elementary school site and north of the required detention basin. Agricultural property is to the west and the Villas at Harmony Place PRUD is to the east.

**Background:**

On October 15, 2015, the City Council approved the overall preliminary plat for Harmony Place PRUD. Phase 2 is proposed to have 16 single family detached lots that will front onto the future Sunburst Drive (2425 West). The proposed density is 3.43 units per acre for this phase. Common areas will be located along the street frontages of 225 South and 2500 West.

Phase 3 is proposed to have 16 single family detached lots that will front onto Sunburst Drive and a cul-de-sac called Harmony Court (2575 West). The proposed density is 3.53 units per acre for this phase. Common areas will be located along the street frontage of 2500 West and at the end of the cul-de-sac, which provides access to the landscaped regional detention basin that counts towards a large percentage of the development's open space.

Phases 2 and 3 are important for the extension of the future infrastructure for this development and the future elementary school site. A storm drain system is required to outfall into the regional detention basin located west of the Villas at Harmony Place PRUD and south of the proposed Harmony Place PRUD. The City has been working with the applicant of Harmony Place PRUD and other developers in the Villas at Harmony Place PRUD to schedule the grass seeding of the detention basin and irrigation.

A land drain system is required throughout the development, which is to be designed to meet City standards and is required due to shallow ground water. A culinary water line and sewer line will be looped and connect with the development of the Harmony Place PRUD and the existing Villas at Harmony Place PRUD. The looping of the culinary water line will enhance fire flow pressure for both developments.

**Staff Recommendation:**

Staff recommends final plat approval be granted subject to meeting all Staff requirements.

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 26, 2016, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public 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:** Dan Reeve; [dreeve@perryhomesutah.com](mailto:dreeve@perryhomesutah.com)  
Andy Hubbard; [andyh@greatbasineng.com](mailto:andyh@greatbasineng.com)

**FROM:** Ryan Bankhead

**CC:** Building/Community Development Department/Fire

**DATE:** July 14, 2016

**RE:** Harmony Place PRUD No. 2 (Final Plan 3rd review)

I have reviewed the Final Plans and Dedication Plat, the landscape plans were not reviewed by this office, submitted on July 1, 2016, and received by the Engineering Department on the July 5, 2016 for Harmony Place PRUD Ph 2 located at approximately 225 South 2375 West. The final plans have been stamped "**APPROVED AS CORRECTED**". The following comments and concerns will need to be addressed prior to scheduling a preconstruction meeting:

### Lighting

1. The developer will be required to pay for the street lights and installation. The lights will be purchase by the City and the installation will be done by the City's contractor. The lights in phase 2 will need to be labeled as installed by others. The cost for the lights is \$6,000 and installation is \$3,625 (\$9,625 total) for Phase 2. The lights will need to be paid for prior to scheduling a preconstruction meeting.

### Bonding

2. A cost estimate will need to be submitted for all public improvements. The Developer will be required to bond for these improvements.

### Water Exactions

3. Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares to Layton City. This is required for all development; the number exaction required is 7 acre-feet. Water shares will need to be submitted prior to scheduling a pre-construction meeting. If secondary water is available at the time of the preconstruction meeting, this amount will be reduced to 2.5 acre-feet with proof of payment for connections being submitted.

### General Notes

4. An electronic copy (PDF) and a paper copy of 11X17 utility plans must be submitted for approval. These plans will be submitted to the Division of Drinking Water for approval. See

section 4 – Culinary Water Section item VII (D) located at:  
<https://www.laytoncity.org/public/Depts/PubWorks/downloads.aspx>

5. 5 Sets of corrected drawings that have been stamped and signed by a P.E. and incorporate the following changes and an electronic copy in AutoCAD will need to be submitted.
6. A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Drinking Water will need to be submitted prior to scheduling a preconstruction meeting. The existing NOI for phase 1 can be expanded.
7. A letter of approval from Kayscreek Irrigation for the secondary water will need to be submitted.
8. Based on the water model, the available fire flow is 4,400 gpm with a static pressure of 106 psi.
9. A description for the temporary turn-a-round will need to be submitted for review. Once approved, the description will need to be inserted into the attached template with the proper signatures for recording.
10. Prior to scheduling a preconstruction meeting the following items will need to be addressed:
  - a. A landscape plan will need to be submitted for approval by the Planning Department for the regional detention basin.
  - b. A cost estimate for the landscaping of the required open space, including the pond, will need to be submitted for approval. Once approved a bond for the proportionate share of the landscaping costs of the pond and required open space will need to be in place.
  - c. The open space encompassing the detention basin will need to be dedicated to the HOA.
11. Once the improvements for the development are installed, the regional detention basin will need to be landscaped prior to recording the plat and receiving building permits.

Sheets 1,2 & 3

12. The fire hydrant located at the common lot line of 207 & 208 will need to be relocated to the common lot line of 208 & 209.
13. Per the Layton City Inspector all gravity fed laterals were installed with the installation of the main lines. Due to the potential impacts to the existing system the engineering department has decided to allow the laterals and main line system to remain as installed. Manholes will no longer need to be placed within the “knuckle” for services. The lateral location for Lots 205-206 will need to be updated to reflect their installed locations. The waterline will need to be installed as per plan.



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City Manager • Alex R. Jensen  
Asst. City Manager • James S. Mason

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

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

## MEMORANDUM

TO: Community Development, Attention: Christy Wixom

FROM: Douglas K. Bitton, Fire Prevention Specialist 

RE: Harmony Place PRUD (Final) @ 225 South 2375 West Gentile

CC: 1) Engineering  
2) Great Basin Engineering, Andy Hubbard [andyh@greatbasineng.com](mailto:andyh@greatbasineng.com)  
3) Perry Development, [dreeve@perryhomesutah.com](mailto:dreeve@perryhomesutah.com)

DATE: June 9, 2016

I have reviewed the site plan submitted on June 8, 2016 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The proposed temporary turn-around on Sunbrook Way near Lot #212 appears to be acceptable.
2. Ensure that the hydrant distance going into Phase 3 meets the necessary spacing requirements of 250 feet, as that is being developed.

Harmony Place PRUD (Final)  
June 9, 2016  
Page 2

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.

DKB\Harmony Place S16-103:kn  
Plan #S16-103, District # 42  
Project Tracker #LAY 1605091617  
ERS# 9199



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

## Memorandum

**To:** Great Basin Engineering - Andy Hubbard, Perry Development, LLC – Dan Reeve  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 8, 2016  
**Re:** Harmony Place PRUD No. 2, Final Approval III – 225 South 2375 West

---

The Harmony Place PRUD No. 2 to be located at 225 South 2375 West is within the future service area of Harmony Place Park. Our primary interests remain with the 6.734 acres of open space that is planned as a future neighborhood park within this PRUD. We will continue to monitor our interest as the property develops.

The Parks & Recreation Department has reviewed the plans resubmitted on July 1, 2016 and **asks that an additional note be included on the plat for Harmony Place PRUD No. 2, under Note #4 to include “detention basins” in the sentence for additional clarification.**

Provided this change is made, the Parks and Recreation Department has no other comments or concerns regarding the approval of Harmony Place PRUD 2.

***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.***





*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:** Dan Reeve; [dreeve@perryhomesutah.com](mailto:dreeve@perryhomesutah.com)  
Andy Hubbard; [andyh@greatbasineng.com](mailto:andyh@greatbasineng.com)

**FROM:** Ryan Bankhead

**CC:** Building/Community Development Department/Fire

**DATE:** July 14, 2016

**RE:** Harmony Place PRUD No. 3(Final Plan 2<sup>nd</sup> review)

I have reviewed the Final Plans and Dedication Plats submitted on July 1, 2016, received July 5, 2016 for Harmony Place PRUD Ph 3 located at approximately 225 S. 2375 West. The final plans have been stamped “**APPROVED AS CORRECTED**”. The following comments and concerns will need to be addressed prior to scheduling a preconstruction meeting:

### Lighting

1. The developer will be required to pay for the street lights and installation. The lights will be purchase by the City and the installation will be done by the City’s contractor. The cost for the lights is \$6,000 and installation is \$4,910 (\$10,910 total) for Phase 3. The lights will need to be paid for prior to scheduling a preconstruction meeting.

### Bonding

2. A cost estimate will need to be submitted for all public improvements. The Developer will be required to bond for these improvements.

### Water Exactions

3. Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares to Layton City. This is required for all development; the number exaction required is 7 acre-feet. Water shares will need to be submitted prior to scheduling a pre-construction meeting. If secondary water is available at the time of the preconstruction meeting, this amount can be reduced to 2.5 acre-feet with proof of payment for connections being submitted.

### General

4. An electronic copy (PDF) and a paper copy of 11X17 utility plans must be submitted for approval. These plans will be submitted to the Division of Drinking Water for approval. See section 4 – Culinary Water Section item VII (D) located at:  
<https://www.laytoncity.org/public/Depts/PubWorks/downloads.aspx>

5. 5 Sets of corrected drawings that have been stamped and signed by a P.E. and incorporate the following changes and an electronic copy in AutoCAD will need to be submitted.
6. A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Drinking Water will need to be submitted prior to scheduling a preconstruction meeting. The existing NOI for phase 1 can be expanded to include this phase.
7. A letter of approval from Kayscreek Irrigation for the secondary water system will need to be submitted.
8. Based on the water model, the available fire flow is 4,400 gpm with a static pressure of 106 psi.
9. Prior to scheduling a preconstruction meeting the following items will need to be addressed:
  - a. A landscape plan will need to be submitted for approval by the Planning Department for the regional detention basin.
  - b. A cost estimate for the landscaping of the required open space, including the pond, will need to be submitted for approval. Once approved a bond for the proportionate share of the landscaping costs of the pond and required open space will need to be in place.
  - c. The open space encompassing the detention basin will need to be dedicated to the HOA.
10. Once the improvements for the development are installed, the regional detention basin will need to be landscaped prior to recording the plat and receiving building permits.

#### Plat

11. Comments from the Layton City Attorney will need to be addressed.
12. Note for the R designation shall indicate that these lots will not be issued building permits until 400 South (Sunburst Drive) is stubbed through and the temporary turn-a-round improvements have been replaced with permanent improvements to match the through street.

#### Sheet 1

13. Fire hydrants will need to be relocated to the southeast corner of the intersection of 400 S and 2500 W, and the southeast corner of the intersection of 400 S and 2650 W. The hydrant located on the north side across from lots 303 & 302 will need to be removed.
14. There will not be curb and gutter around the perimeter of the temporary turn-a-round. Mountable curb will need to be placed in the future curb and gutter location.

#### Sheet 3

15. The new improvements installed with the regional detention basin will need to be surveyed and included to verify potential conflicts with the proposed outfall.
16. The floor of the proposed junction box detail will need to be raised to the FL of the existing SD pipe. The steel casing will need to be integrated into the floor of the structure, not extending more than 6" within the floor. Depending on the amount of separation between the existing SD and the proposed LD in the field the junction box may not be needed. This will be communicated the contractor in the pre-construction meeting.



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City Manager • Alex R. Jensen  
Asst. City Manager • James S. Mason

• Fire Department •  
Kevin C. Ward • Fire Chief  
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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: Harmony Place PRUD Phase III Final Approval @ 2650 West Sunbrook Way

CC: 1) Engineering  
2) Andy Hubbard, [andyh@greatbasineng.com](mailto:andyh@greatbasineng.com)  
3) Perry Development LLC, [dreeve@perryhomesutah.com](mailto:dreeve@perryhomesutah.com)

DATE: June 24, 2016

I have reviewed the site plan submitted on June 8, 2016 for the above referenced project. The Fire Prevention Division of this department has no further comments or concerns at this time regarding 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\Harmony Place S16-109:kn  
Plan # S16-109, District #42  
Project Tracker #LAY 1605091618  
ERS #9200



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

## Memorandum

**To:** Great Basin Engineering - Andy Hubbard, Perry Development, LLC – Dan Reeve  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 8, 2016  
**Re:** Harmony Place PRUD No. 3, Final Approval III – 2650 West Sunbrook Way

---

The Harmony Place PRUD No. 3 to be located at 2650 West Sunbrook Way is within the future service area of Harmony Place Park. Our primary interests remain with the 6.734 acres of open space that is planned as a future neighborhood park within this PRUD. We will continue to monitor our interest as the property develops.

The Parks & Recreation Department has reviewed the plans resubmitted on July 1, 2016 and has no comments or concerns regarding the approval of Harmony Place PRUD No. 3.

***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

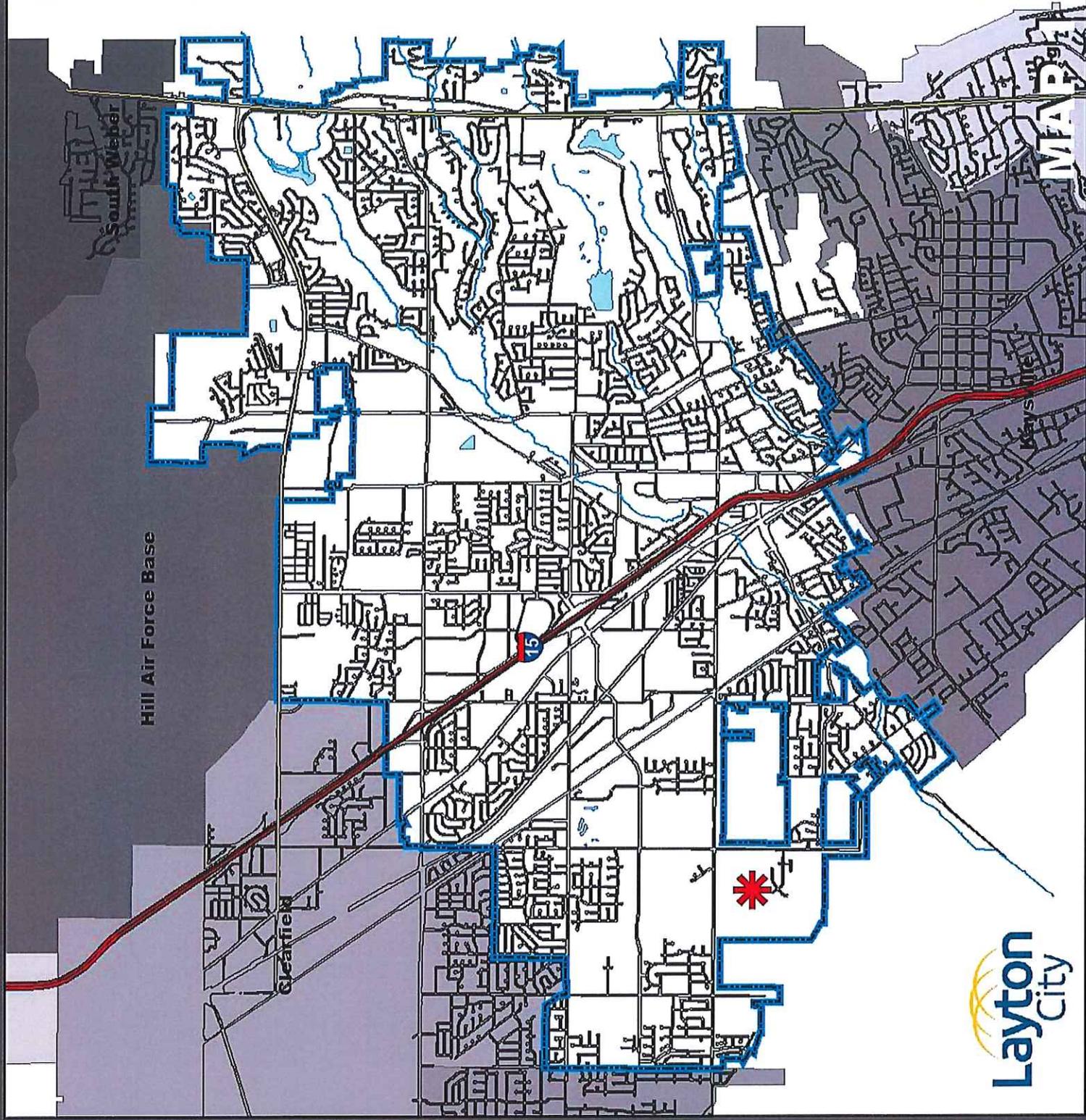
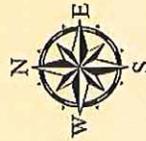
## Harmony Place PRUD Phase 2 and 3

### Final Plat

#### Legend

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

 - Project Site



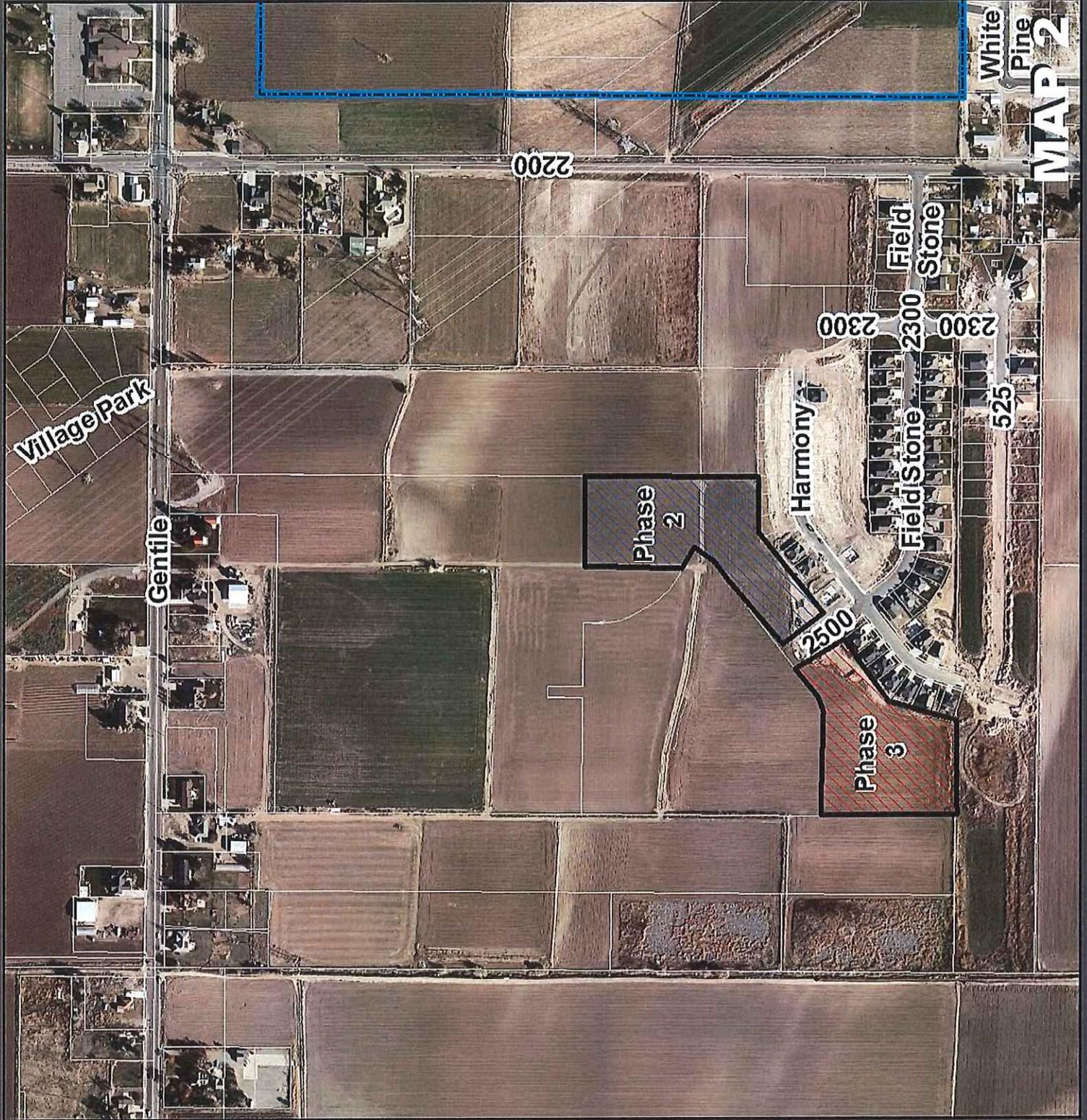
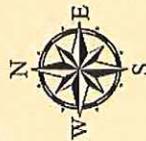
# CITY COUNCIL

## Harmony Place PRUD Phase 2 and 3

### Final Plat

#### Legend

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



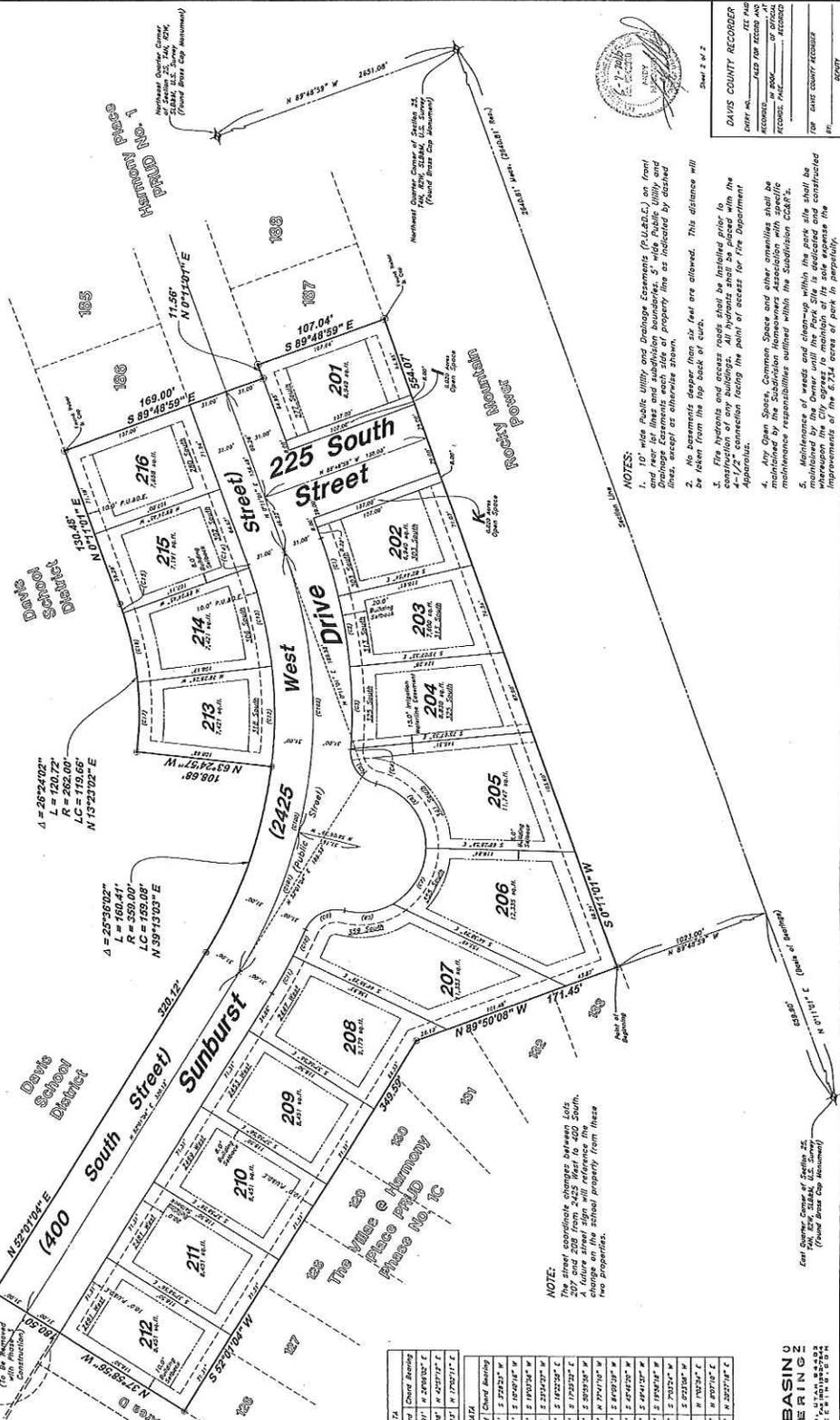
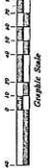
# Harmony Place PRUD No. 2

A part of the Northeast Quarter of Section 25, T4N, R2W, SLB&M, U.S. Survey  
Layton City, Davis County, Utah  
June 2016

Future Harmony  
Place PRUD No. 3

**Legend**

- 5' Public Right of Way
- 10' Public Right of Way
- 15' Public Right of Way
- 20' Public Right of Way
- 25' Public Right of Way
- 30' Public Right of Way
- 35' Public Right of Way
- 40' Public Right of Way
- 45' Public Right of Way
- 50' Public Right of Way
- 55' Public Right of Way
- 60' Public Right of Way
- 65' Public Right of Way
- 70' Public Right of Way
- 75' Public Right of Way
- 80' Public Right of Way
- 85' Public Right of Way
- 90' Public Right of Way
- 95' Public Right of Way
- 100' Public Right of Way



**NOTE:**  
The street coordinate changes between lots 201-212, 203-206, 207-210, 211-212, and 213-214. A future street sign will reference the change on the school property from these two properties.

**NOTES:**

- 10' wide Public Utility and Drainage Easements (P.U.D.E.) on front and rear lot lines and subdivision boundaries. 5' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines. No other easements shown.
- 10' wide easement from front yard set back from the lot back corner. This distance will be taken from the lot back corner.
- The hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be installed with the 4-1/2" connection facing the point of access for Fire Department Apparatus.
- Any Open Space, Common Space and other amenities shall be maintained by the Owner within the subdivision. The Owner shall be responsible for the maintenance of the Open Space and other amenities within the subdivision.
- Maintenance of weeds and cleanup within the park shall be maintained by the Owner until the Park Site is dedicated and constructed whereupon the City agrees to maintain of its sole expense the improvement of the 2.75-acre area of park in perpetuity.



DAVIS COUNTY RECORDER  
 BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_  
 RECORD NO. \_\_\_\_\_  
 FILE NO. \_\_\_\_\_  
 DATE OF RECORD \_\_\_\_\_  
 COUNTY \_\_\_\_\_

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C10)	31.5000°	100.00'	157.08'	100.00'	N 29.6962° E
(C11)	107.04°	100.00'	169.00'	100.00'	N 89.4859° E
(C12)	171.50°	100.00'	171.50'	100.00'	N 171.50° E
(C13)	107.04°	100.00'	169.00'	100.00'	S 89.4859° E
(C14)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C15)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C16)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C17)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C18)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C19)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C20)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C21)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C22)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C23)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C24)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C25)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C26)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C27)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C28)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C29)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C30)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C31)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C32)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C33)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C34)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C35)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C36)	171.50°	100.00'	171.50'	100.00'	S 171.50° W
(C37)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C38)	31.5000°	100.00'	157.08'	100.00'	S 29.6962° W
(C39)	107.04°	100.00'	169.00'	100.00'	S 89.4859° W
(C40)	171.50°	100.00'	171.50'	100.00'	S 171.50° W

**GREAT BASING ENGINEERING**  
 2744 N. 10000 EAST, SUITE 100, LAYTON, UT 84040  
 801-467-1234  
 www.greatbasing.com



GENTILE STREET



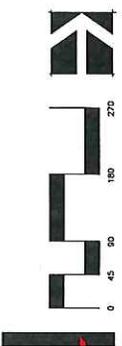
City Park  
6.73 Acres

Elementary School  
12.18 Acres

PHASE 2

PHASE 3

- Pedestrial Trail / Sidewalk
- Common Open Space
- Limited-common Open Space



PRELIMINARY PLAT

# Harmony Place PRUD

2375 West & Gentile Street, Layton, UT

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

**Item Number:** 5.G.

**Subject:**

Final Plat – The Vineyards Subdivision Phase 4 – Approximately 1200 North 2200 West

**Background:**

The applicant, Elda Stevenson, is requesting final plat approval for six lots on 1.87 acres for the fourth phase of The Vineyards Subdivision, which is zoned R-1-8. Single Family residential is located to the east, north and west, and agriculture properties are to the south.

The previous three phases of The Vineyards Subdivision were developed between the years of 2003 to 2005. Phase 4 will continue one of the two stubbed streets east into the Stevenson property where two of the six lots will back onto 2200 West.

**Alternatives:**

Alternatives are to 1) Grant final plat approval to The Vineyards Subdivision Phase 4 subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to The Vineyards Subdivision Phase 4.

**Recommendation:**

On July 26, 2016, the Planning Commission unanimously recommended the Council grant final plat approval to The Vineyards Subdivision Phase 4 subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** City Council

**From:** Kem Weaver, Planner II 

**Date:** August 18, 2016

**Re:** The Vineyards Subdivision Phase 4 Final Plat

---

**Location:** Approximately 1200 North 2200 West

**Zoning:** R-1-8 (Single Family Residential)

**Background:**

On March 8, 2016, the Planning Commission approved the preliminary plat for The Vineyards Phase 4 Subdivision. The applicant, Elda Stevenson is requesting final plat review and approval. Single family homes are located to the west, north and east; remaining agriculture property is to the south.

The proposed development is to extend a stubbed street in Phase 3 east into Phase 4, which will back onto 2200 West. Phase 4 will be a cul-de-sac with six lots designed under the R-1-8 single family residential zone. Phase 4 is 1.87 acres in size, which creates a density of 3.2 units per acre.

All lots meet the area and frontage requirements of the R-1-8 zone. The Vineyards Subdivision was master planned knowing a cul-de-sac would be placed at the end of the east stub street.

**Staff Recommendation:**

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

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 26, 2016, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comments were given.



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

MEMORANDUM

TO: Josh Jensen; josh@silverpeak-utah.com  
Elda Stevenson; ste.cha@hotmail.com

FROM: Amy Bean, Staff Engineer

CC: Fire Department/Community Planning and Development Department/Legal Department

DATE: July 13, 2016

RE: Vineyards Phase 4 – Final Review – 2<sup>nd</sup> Submittal  
2245 West 1125 North

I have reviewed the final plans received in Engineering on July 5, 2016 for the proposed Vineyards Phase 4 subdivision, located at approximately 2245 West and 1125 North. The plans have been stamped "Approved – As Corrected." The following comments and corrections will need to be addressed prior to scheduling a preconstruction meeting.

Bonding –

1. A cost estimate for all public improvements will need to be submitted for review. The required bonding amount will be determined after the cost estimate is reviewed and the plans are approved.

Street Lighting -

2. The developer will be required to pay for the purchase and installation, by the City's contractor, of all street lights. The fee amount has been determined to be \$4,840.00.

Water Exactions –

3. 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. Based on secondary water usage, the water exaction requirement has been reduced to a total of 1 ac-ft.

General Notes –

4. This development is within the Davis and Weber Counties Canal Company (DWCCC) service area. A letter of approval from DWCCC for the secondary water system will need to be submitted. Proof of payment for the secondary water connections will also need to be submitted.
5. The developer will need to obtain a UPDES Storm Water Permit from the State. A permit may be obtained online at <http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm>. A copy of the permit will need to be submitted to Layton City prior to scheduling a pre-construction

meeting. In order for the SWPPP to be approved by Layton City, the state requirements must be fulfilled. A template from the state will be sent to you by email.

6. Based on the city water model, the available fire flow is approximately 5,000 gpm with a static pressure of 60 psi.

5 complete sets which have been stamped and signed by a P.E. and an autoCAD file of the drawing on CD will need to be submitted prior to scheduling a precon. The plans will need to incorporate the following items.

Plat-

7. On the plat, above the signature blocks, it states that the development is in Range 1 West. This will need to be corrected to read Range 2 West.
8. The label for 1125 North will need to be shifted to be located within the subdivision boundary.
9. The Owner's Dedication will need to be expanded to read "[...] set apart the same into lots and streets to be hereafter known as the Vineyards Phase 4, do hereby dedicate for perpetual use of the public streets and all easements labeled as Public Utility and Drainage Easements of land shown on the plat as intended for Public Use."
10. The west lot line of 406 will need to have a length of 100.75' to match the corresponding length established with Vineyards Phase 3.
11. The Public Utility and Drainage Easements along the boundary will need to be shown at 10' as indicated in Note 1. They currently measure at 5'.

Sheet C1.2-

12. The length of the culinary waterline to be installed will need to be added to the construction note on Sheet C1.2
13. The land drain lateral for lot 401 will need to be shifted to the east side of the manhole to eliminate a cut into the existing asphalt.
14. A few feet of existing asphalt on 1125 N will need to be removed and repaved to provide a better transition from the existing asphalt to the new asphalt.
15. There was a miscommunication regarding the slope of the cul-de-sac. The centerline slope can be reduced to 0.5%. The TBC slope around the bubble of the cul-de-sac will need to be 1%.

Cover –

16. The first general note is unclear and will need to be re-written to provide a clear intent.

Construction Notes-

17. In the general notes, there are two notes that are duplicated. The first starts "Prior to starting construction, [...]" (#5 and #12). The second starts "No allowance shall be made [...]" (#4 & #16). The duplicates will need to be removed.
18. The utility notes (C1.0) for secondary water refer the contractor to the "Lake Bottom Irrigation Canal Company" standards and specifications. This will need to be updated to reflect the Davis and Weber Counties Canal Company standards and specifications.
19. The demolition notes label is obscured and will need to be moved to provide clear text.

## Memorandum

**To:** Josh Jensen, Elda and Chase Stevenson  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** July 8, 2016  
**Re:** The Vineyards Phase 4, Final Approval II– 1125 N. 2275 W.

---

The Vineyards Phase 4 located at 1125 N. 2275 W. is within the service area of Ellison Park. Based upon our review of the plans submitted, please note the following:

Any potential landscape buffers built along 2200 West are to be maintained by the subdivision homeowners' association. This will need to be noted on the final plat along with the specific maintenance responsibilities outlined within the subdivision CC&R's

Provided with the comments above, the Parks & Recreation Department has no other comments or concerns regarding the final approval of The Vineyards Phase 4.

***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: **The Vineyards Phase IV Final Approval** @ 1200 North 2200 West

CC: 1) Engineering  
2) Josh Jensen, [josh@silverpeak.com](mailto:josh@silverpeak.com)  
3) Elda Stevenson, [ste.cha@hotmail.com](mailto:ste.cha@hotmail.com)

DATE: May 3, 2016

I have reviewed the site plan submitted on May 2, 2016 for the above referenced project. The Fire Prevention Division of this department has no further comments or concerns at this time.

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/Vineyards PH 4:kn  
Plan #S16-076, District # 40  
Project Tracker #LAY 1601071584  
ERS# 9099

# CITY COUNCIL

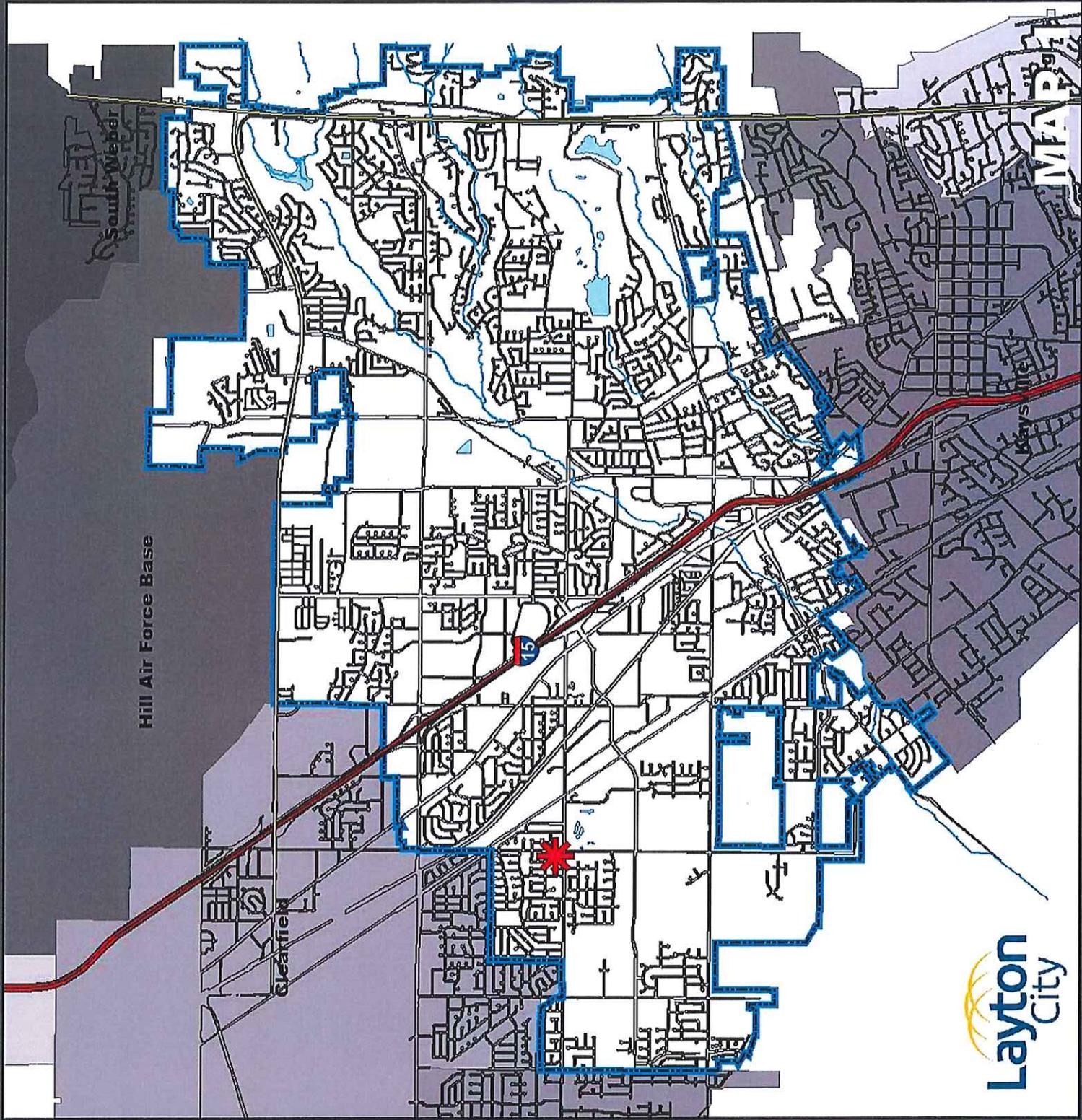
## Vineyards Phase 4

## Final Plat

### Legend

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

 - Project Site



Layton  
City

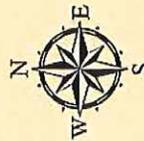
# CITY COUNCIL

## Vineyards Phase 4

### Final Plat

#### Legend

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





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

**Item Number:** 5.H.

**Subject:**

Final Plat – Windmill Subdivision Phases 2A and 2B – Approximately 200 South 3300 West

**Background:**

On July 14, 2015, the Planning Commission approved the preliminary plat for the Windmill Subdivision. The applicant, Destination Homes, is requesting final plat approval for Phases 2A and 2B for a combined 28 lots in the Windmill Subdivision. This is located south of Gentile Street at approximately 200 South 3300 West.

**Alternatives:**

Alternatives are to 1) Grant final plat approval to Windmill Subdivision Phases 2A and 2B subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting final plat approval to Windmill Subdivision Phases 2A and 2B.

**Recommendation:**

On July 26, 2016, the Planning Commission unanimously recommended the Council grant final plat approval to Windmill Subdivision Phases 2A and 2B subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## Staff Report

**To:** City Council

**From:** Kem Weaver, Planner II

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

**Date:** August 18, 2016

**Re:** Windmill Subdivision Phases 2A and 2B Final Plat

---

**Location:** Approximately 200 South 3300 West

**Zoning:** R-S (Residential Suburban)

**Background:**

On July 14, 2015, the Planning Commission approved the preliminary plat for the Windmill Subdivision. The applicant, Destination Homes, is requesting final plat approval for Phases 2A and 2B of the Windmill Subdivision. The two sub-phases are adjacent to agricultural properties to the north and east. R-S zoning and single family dwellings are located to the west and partially to the east with Phase 1 of the Windmill Subdivision. Parcels in unincorporated County are located partially to the east and south.

The final plat for Phase 2A will consist of 9 lots on 4.2 acres with a density of 2.14 units per acre. There will be a connection for accessing the subdivision through Phase 1 to 3200 West.

Phase 2B will consist of 19 lots on 8.4 acres with a density of 2.26 units per acre. Both sub-phases combined have a density of 2.2 units per acre for 28 lots on 12.6 acres. As with Phase 2A there will be a connection for accessing this phase through Phase 1 to 3200 West and there will be a connection made to the existing Island View Ridge Subdivision.

The two sub-phases of Phase 2 will be the last phases for the subdivision. This will also finish the connection of the utilities from 3200 West and looping to Overlook Drive in the Island View Ridge Subdivision.

All lots meet the R-S requirements for frontage and lot-averaged area.

**Staff Recommendation:**

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

Engineering 

Planning 

Fire 

**Planning Commission Action:** On July 26, 2016, the Planning Commission voted unanimously to recommend the Council grant final plat approval subject to meeting all Staff requirements.

The Commission asked for public comment. No public comments were given.



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

## MEMORANDUM

**TO:** Cameron Preston; [cpreston@ensignutah.com](mailto:cpreston@ensignutah.com)  
Cameron Scott; [cscott@destinationhomes.com](mailto:cscott@destinationhomes.com)

**FROM:** Ryan Bankhead

**CC:** Building/Community Development Department/Fire/Legal

**DATE:** July 7, 2016

**RE:** Windmill Subdivision Ph 2A & 2B (Final 2<sup>nd</sup> Submittal)

I have reviewed the Dedication Plat, construction documents, cost estimate, and Title report received by the Engineering Department on June 24, 2016 for Windmill Subdivision located at approximately 3425 W 175 S. The plans have been stamped "**APPROVED AS CORRECTED**". The following comments and concerns will need to be addressed prior to scheduling a preconstruction meeting:

### **Bonding**

1. The Developer will be required to bond for all the public improvements, the submitted cost estimate will be used to establish the bond amount.

### **Lighting**

2. The developer will be required to pay for the lights and installation. The lights will be purchase by the city and the installation will be done by the City's contractor. The total cost to purchase and install the lights is \$7,370 for 2 SL-02 lights in Phase 2A and \$15,265 for 4 SL-02 lights in Phase 2B. The developer will be responsible to install any transformers that may be needed for the lights. Payment for the lights must be made prior to scheduling a pre-construction meeting.

### **Water Exactions**

3. Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares to Layton City. This is required for all development; the number exactions required for this Phase 2A is 8 acre-feet, and for Phase 2B is 16 acre-feet. Shares will need to be dedicated to the city prior to scheduling a pre-construction meeting.
4. A Notice of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Drinking Water will need to be submitted prior to scheduling a preconstruction meeting. The existing NOI for Phase 1 can be expanded to include these phases.
5. An electronic copy (PDF) and a paper copy of 11X17 utility plans will need to be submitted for approval. These plans will be submitted to the Division of Drinking Water for approval. See section 4 – Culinary Water Section item VII (D) located at:  
<https://www.laytoncity.org/public/Depts/PubWorks/downloads.aspx>

6. 5 complete sets of drawings that have been stamped and signed by a licensed PE will need to be submitted. The plans will need to incorporate the following changes:

#### Dedication Plat 2A

7. The label for 175 South will need to be located within the development boundary, or a leader from the label to the street section that will be dedicated. General note 2 references 10' Front yard PU&DE's and the plat now shows 7' PU&DE's.
8. General note 2 references 10' side yard PU&DE's centered on lot lines, the plat shows 10' PU&DE's on each side.

#### Dedication Plat 2B

9. General note 2 references 10' Front yard PU&DE's and the plat now shows 7' PU&DE's.
10. General note 2 references 10' side yard PU&DE's centered on lot lines, the plat shows 10' PU&DE's on either side.
11. The 5-foot landscape buffer will need to be included along Layton Parkway, within lots 215 & 216 (outside of the right-of-way).
12. Exception #18, from Schedule B, will need to be shown on the plat, with a signature block for the North Davis Sewer District, or the easement will need to be removed from the Title Report.
13. Exceptions #21, 22, & 23 for the temporary easement – 1 year beyond the contract should be expired and should not need to be depicted on the plat.

#### PP-1

14. On this sheet and all other applicable sheets, the 15" storm drain crossings will need to be raised on the downstream end, maintaining the upstream elevations. The slope should be around 1%; this will eliminate any need to loop the water line under the storm drain pipe.
15. There appears to be an erroneous label for a 3'X 3' yard box at STA 59+46.
16. The pipe material for the 15" SD between STA 59+46 and 60+60.83 will need to be HDPE.
17. The adjustment to the SDCO at STA 64+42.77 will be identified in the preconstruction meeting. If the box cannot be adjusted in the field the box will need to be modified to be a combo box.

#### PP-2

18. The label for the existing TBC in the profile at STA 69+00 will need to be revised to be existing ground.

#### PP-3

19. The existing fire hydrant at the phase line was not included in the approved plans for Phase 1.

#### PP-5

20. The proposed fire hydrant shown on the northwest corner of the intersection will need to be relocated to the northeast corner, east of inlet 52+10.60 to avoid the hydrant line being looped under the 30" storm drain line.

#### SWPPP

21. The plan will need to indicate a restriction (fence) or stabilized construction entrance at Overlook Drive and 3350 West to eliminate potential tracking onto existing pavement areas.
22. The construction permit (UTR372715) for Phase 1 lists the total acreage as 28, and the estimated area to be disturbed as 13.5. These numbers could be updated by contacting Monique Rodriguez at the State's Department of Environmental Quality Department at (801) 536-4319. This permit will expire in October 2016 if it is not renewed.



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

## Memorandum

**To:** Ensign Engineering, Destination Homes - Cameron Scott, Alisa Collins  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** June 29, 2016  
**Re:** Windmill Phase 2, Final Approval II – 3200 West Gentile Street

---

Windmill Phase 2 located approximately at 3200 West Gentile Street is within the service area of Legacy Park.

The Parks and Recreation Department has reviewed the plans submitted from June 24, 2016 and notes the following:

On Windmill Subdivision Phase 2B plat map under general notes #4, please clarify the statement to say that the 5' landscape buffer along Layton Parkway shall be maintained by the subdivision homeowner's association.

Also, please provide in the general notes on the final plat for Windmill Subdivision Phase 2A and 2B that all open common space shall also be maintained by the subdivision homeowner's association.

Provided the comments above are acknowledged, the Parks & Recreation Department has no others comments or concerns regarding the approval of Windmill, Phase 2.

***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

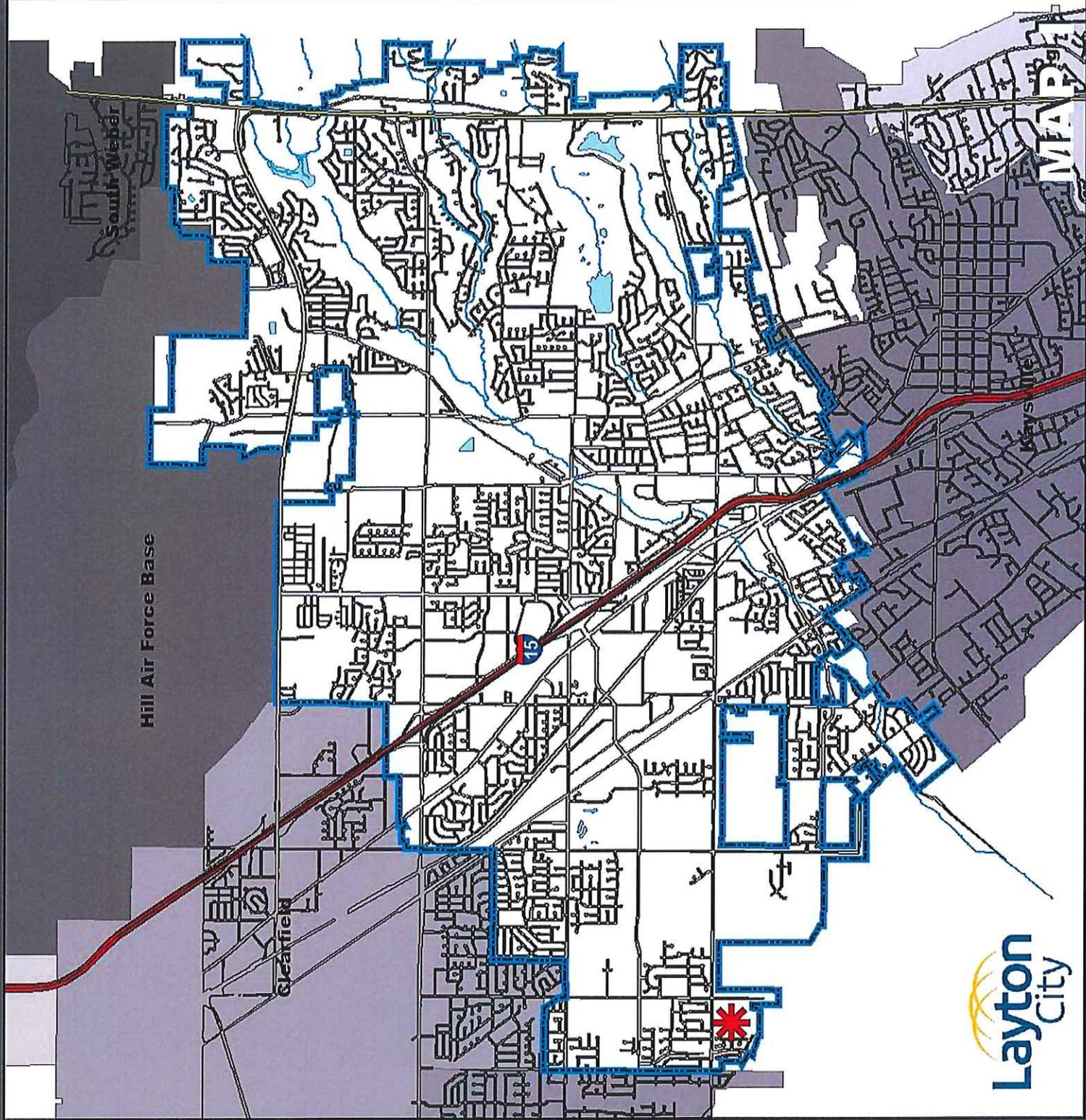
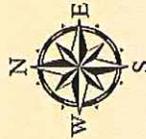
## Windmill Subdivision Phase 2A and 2B

### Final Plat

#### Legend

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

 - Project Site



 Layton  
City







