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

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

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on October 15, 2020.**

**AGENDA ITEMS:**

1. **CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:**
   A. Minutes of Layton City Council Work Meeting - July 16, 2020
   B. Minutes of Layton City Council Meeting - September 17, 2020

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 – ADC Corporation – Precast Wall for Gordon Avenue, Project 18-59 – Resolution 20-60 – Gordon Avenue from Approximately 2030 East to 2575 East

6. **PUBLIC HEARINGS:**

7. **UNFINISHED BUSINESS:**

**ADJOURN:**

Notice is hereby given that:

- A Work Meeting will not be held.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. 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:** ____________________________________
**Kimberly S Read, City Recorder**

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

**Citizen Comment Guidelines**

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

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

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

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

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

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

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

Thank you.

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**MINUTES OF LAYTON CITY COUNCIL WORK MEETING** — **JULY 16, 2020; 5:33 P.M.**

**MAYOR AND COUNCILMEMBERS PRESENT:** **MAYOR JOY PETRO, ZACH BLOXHAM, TOM DAY, DAWN FITZPATRICK, CLINT MORRIS, AND DAVE THOMAS**

**STAFF PRESENT:** **ALEX JENSEN, GARY CRANE, TERRY COBURN, STEPHEN JACKSON, PAUL APPLONIE, CHAD WILKINSON, TRACY PROBERT, AND KIM READ**

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

Mayor Petro opened the meeting.

**AGENDA:**

**<u>COUNCIL MEMBER REPORT</u>**

Councilmember Bloxham announced the Davis Arts Council would be hosting a free concert this weekend and free tickets would be available within the next few days.

Mayor Petro added the Davis Arts Council also hosted Free Friday Night Films. She expressed her opinion the event was offered in a safe manner and reviewed their procedures.

Councilmember Fitzpatrick reported she had participated in the Communities that Care meeting (Zoom) this past week and expressed her excitement with the organizers and volunteers involved thus far.

Councilmember Morris informed the Council of the press event which took place on Wednesday, July 15, 2020 at the Valley View Golf Course regarding the testing with infrared cameras and UTOPIA and how it assisted with fire-fighting operations. He expressed he was excited that Layton City had been selected as one of the test cities. Councilmember Day asked how far the cameras could scan and Councilmember Morris responded approximately 10-20 miles. Councilmember Bloxham pointed out Chief Ward had explained how they had already been useful this season.

**REVIEW – APRIL REVENUE NUMBERS**

Tracy Probert, Finance Director, distributed a handout to the Council which provided a summary of the General Fund for FY2020, which also included Sales Tax revenues from April and reviewed them with the Council. He explained he had completed some estimates for May and June and shared his projections which would result in the City completing the fiscal year under budget by approximately $234,000 or 1.43% for the year. He expressed his opinion the City would still be in a good financial situation.

He continued to share other revenues and reviewed them with the Council indicating the numbers were still strong. He reported the overall General Fund total and estimated the revenue would result in the end of the year coming in higher than anticipated and would put the City in a good position. He requested the Council contact him with any questions.

Councilmember Day requested Mr. Probert send an email reflecting actual Sales Tax figures for May.

Councilmember Bloxham clarified Staff was assuming April was the worst month which reflected results from the mandated closing of businesses due to the pandemic.

Councilmember Morris requested a breakdown of sales tax revenues specific to each type of business. Mr. Probert reported on the categories which had seen an increase.

Councilmember Bloxham requested clarification specific to the figure identified in the 2020 Budget. Mr. Probert explained Staff anticipated what it would receive in grant revenue and explained how the City would draw funds from the grants. Councilmember Bloxham asked if Mr. Probert believed April would be the worst month. Mr. Probert responded it could possibly spill over into May and suggested the Council continue to wait and see how future revenues came in. He stated many of the figures would be solidified in August and proposed moving forward at that time and a discussion followed.

Councilmember Morris believed the City had a diverse and strong economy as a result of great management and planning from Staff and previous City leaders.

**PRESENTATION – STREET LIGHTING**

Terry Coburn, Public Works Director, reminded the Council about the West Hill Field Road sidewalk project bid that came in less than original estimated costs. He also reminded the Council it had also expressed concern with Staff about the need for sidewalks near Shoreline Jr. High and near the railroad tracks on West Hill Field Road. He indicated Staff had been asked to identify whether the proposed recognized savings was enough to complete the additional sidewalks and reported the additional two projects could be completed.

He spoke to comments shared during the budget discussion regarding the proposed increase to the Street Lighting Fee and assured the Council Staff would address that utility with the same fervor as it would any other City utility. He also assured the Council Staff understood its direction and wishes.

He reported the City owned approximately 1,200 street lights and Rocky Mountain owned approximately 2,000. He added traffic signals and HAWK crossings were also included with the City's lighting system. He stated those were very important devices and complimented Paul Applonie, Assistant Public Works Director, for instructing Staff on those operations and announced the City hadn't experienced any dangerous malfunctions.

Steve Jackson, City Engineer, shared a presentation with the Council and reviewed what had been previously discussed regarding the Street Lighting System. He shared some examples of the street lights used by the City and explained the difference between those which were used on residential, collector, specialty and arterial streets. He also reviewed the respective costs associated with each light. He shared a map which identified the locations of City owned street lights and those owned by Rocky Mountain Power.

He shared the street light layout criteria used by the City to identify appropriate locations and spacing for street lighting and reviewed the information with the Council. He reviewed the challenges associated with power sources and other obstacles. He mentioned solar was used for crosswalk signage, but due to the wattage required for that lighting, it currently wasn't a reliable source; however, it could be considered in the future as technology advanced.

He shared an illustration which identified all proposed street lights for the City and mentioned many of them were on major roadways. He also identified locations where street lights were currently located and owned by both the City and Rocky Mountain Power. He also shared an illustration which assisted in identifying areas in which street lighting was deficient. He explained this was a tool used by the lighting engineer which ensured lights weren't being installed by developers in a wrong location.

He reported the City had funded 481 street lighting installations since it began the project, not including the development projects also completed during this time. He explained of those, 126 residential installations had been completed which were not identified in the original Master Plan to fill in the lighting gaps. He continued to explain there were only nine lights identified in the original plan, which weren't installed due to right-of-way issues, or were included in the Cook Subdivision, in which each home had its own yard light. He asked if there were any questions.

Mayor Petro asked about the private lighting in the Cook Subdivision and Mr. Jackson responded plans to move forward with eliminating the yard lights and installing street lighting had been put on hold due to challenges regarding access to electricity along the street easement. He emphasized there was adequate lighting in the area, just not street lighting.

Councilmember Morris inquired about the maintenance plan for lights owned by Rocky Mountain Power. Mr. Jackson responded as those begin to expire, they would be replaced with City lighting and suggested more of that would probably take place.

Councilmember Thomas requested clarification how the lighting would be replaced if the pole belonged to Rocky Mountain Power and Mr. Jackson explained the City paid a fee for every Rocky Mountain Power light within the City and indicated the City would need to determine if it was willing to pay for that light in perpetuity or if it was willing to upgrade to the City's standard lighting as they reach the end of its life. He summarized if the City wanted to complete the lighting system to its standards it would need to be willing to incur this cost as they expire.

Councilmember Thomas expressed appreciation to Mr. Coburn and Mr. Jackson for being responsive to the Council's requests regarding the street lighting.

## DISCUSSION – DEVELOPMENT GUIDELINES AND DESIGN STANDARDS

Mr. Jackson reminded the Council it had requested further clarification regarding LID (Low Impact Development) standards. He pointed out regulations had evolved to require additional efforts to protect water quality and reduce the impacts of development. He explained the standards which were previously followed in that the peak flows coming off the site couldn't exceed pre-development conditions. He reported that standard had shifted to on site retention of $80^{th}$ percentile storms. He continued to explain the Utah Department of Environmental Quality had primacy of the water quality programs in Utah and the City was beholden to those regulations. He stated Utah Department of Environmental Quality had issued the City an MS4 permit which allowed it to discharge storm water into Waters of the State, such as

Kays Creek, Holmes Creek, and others which drain to the Great Salt Lake.

He continued to explain specifics associated with Low Impact Development Requirements pointing out the following:

- In addition to discharging into the stream, the City must minimize events which infiltrate, evapotranspire or harvest and use storm water for the site
- New development and redevelopment projects that disturb land greater than or equal to one acre must manage on-site water up to the 80$^{th}$ percentile storm, which is equivalent to 0.45-inches of rain
- Developers were now required to provide the City with a "Storm Water Quality Report" which identified how it would meet the objective of mirroring the predevelopment hydrology and meet the objective of retaining on-site

He announced Utah Department of Environmental Quality had created a guide to assist with the implementation and explained the requirements the City was beholden to adhere to and reviewed the identified Best Management Practices. He shared an illustration which referenced the identified applications.

He asked if there were any questions and there were none.

<u>Small Cell Infrastructure</u>

Mr. Jackson stated effective September 1, 2018, Utah Code allowed wireless providers to install wireless infrastructure in small cell facilities in the public right-of-way. He reported small cells were network systems which allowed the network to supplement areas in need of more data or higher speed. He stated these were generally located in higher density areas. He announced the City had six inquiries to date regarding the small cell infrastructure. He explained if no standards were in place these larger companies could do whatever it wanted specific to installing equipment; therefore, the City established its standards patterned after Salt Lake City's.

He directed the Council to specifics associated with small cell equipment and stated the City was concerned about aesthetics and reviewed some of those with the Council:

- Cannot be large and obtrusive
- Have to be shrouded and blend in with surroundings
- Cannot have bright lighting

- Power must be appropriate based on Rocky Mountain Power requirements
- Must be identifiable as to who owned the utility and what they are

He reviewed the permitted installation and locations where they were allowed within Layton City and the ordinance required the order of preference and identified those with the Council.

He shared some illustration examples of both acceptable and unacceptable small cell attachments to infrastructure. He also reviewed the requirements for the location and installation of monopoles, and specifically addressed the allowance for residential zones. He stated the City had attempted to limit residential locations and shared some illustrations identifying the monopole location.

He asked if there were any questions and stated he would be willing to answer questions at a later time.

Mayor Petro asked if the small cell attachments would interfere with the City's existing street light poles and Mr. Jackson explained most companies had expressed willingness to comply with the City's standards. He emphasized if the small cell needed to be installed on a street light it would need to look identical to other street lights with the exception that it might be a little taller. He pointed out some of the City's street lights wouldn't be conducive to this type of modification.

Councilmember Fitzpatrick expressed appreciation to Mr. Jackson for his clarification.

Councilmember Morris recalled his time serving on the Planning Commission and approving something to accommodate a 5G network and inquired if it was included in this small cell ordinance. Mr. Jackson responded this infrastructure network would accommodate for this type of demand and pointed out they were located in areas like the mall, conference center, or stadiums where there was higher demand. He emphasized these small cells wouldn't replace the tall macro towers; rather, they would supplement the current infrastructure.

**AMEND TITLE 19, TABLE 5-1 OF THE LAYTON MUNICIPAL CODE – BY AMENDING CORNER SIDE YARD SETBACK FOR ACCESSORY STRUCTURES IN THE RESIDENTIAL SUBURBAN (R-S) ZONING DISTRICT – ORDINANCE 20-23**

Chad Wilkinson, Community and Economic Development Director, shared an illustration of the current existing corner yard setbacks for accessory structures in the R-S zone, and those being proposed. He reviewed the difference between the two and indicated this was a citizen's request for the purpose of constructing an accessory structure. He pointed out the Council recently amended corner lot setbacks for primary structures and approval of this amendment of 20 feet would match that. He reported Staff had reviewed the request and the Planning Commission recommended approval.

Councilmember Fitzpatrick expressed concern with the decrease of the driveway length and whether that decrease could accommodate the parking of large vehicles such as trucks, recreational vehicles or boats without obstructing the sidewalk. She asked if there were other detriments with approving the request.

Mr. Wilkinson responded Staff hadn't identified any detriments and wasn't in opposition to the proposed amendment. He believed 20 feet would be the bare minimum for any setback and pointed out the driveway length accommodated appropriate parking of vehicles. He added any enforcement for the parking of longer vehicles obstructing the right of way would be Code Enforcement's responsibility.

Councilmember Thomas asked what the advantage was to decrease the driveway length and Councilmember Morris asked about the applicant's intent. Mr. Wilkinson responded the applicant had some existing constraints in the rear yard associated with the construction of the proposed accessory structure and a discussion followed.

Councilmember Day stated he had the same concern as Councilmember Fitzpatrick and pointed out the City would be changing the ordinance which would be applicable to the entire City to accommodate the request of one resident. He commented he was hesitant in approving the 20 foot setback and would probably be more agreeable with 25 feet. He concluded he didn't see the need for the change.

Councilmember Bloxham stated he didn't want the City to get in the habit of amending City Code to accommodate one person's request which was different from when Staff proposed amending code for the benefit of the City as a whole.

Mr. Wilkinson explained Staff's perspective in not having an objection to the proposed amendment was that the 20 foot setback was the standard in all other single family residential zones which seemed to function just fine. Councilmember Bloxham expressed concern this small change to Code might set precedent.

Councilmember Day requested clarification with how this setback had been applicable in other zones and Mr. Wilkinson reviewed those with the Council and emphasized this was the standard for all other residential zones and the City hadn't seen issues related to that use.

**REZONE REQUEST – LAMANO REZONE – R-M1 (PRUD) (LOW/MEDIUM DESNITY RESIDENTIAL, PLANNED RESIDENTIAL UNIT DEVELOPMENT) TO MU (MIXED-USE) – ORDINANCE 20-25 – 1225 EAST GENTILE STREET**

Mr. Wilkinson identified the location of the parcel and explained the proposed rezone would allow for a Mixed-Use development and announced this use was compatible with the General Plan. He indicated the property was currently entitled for multi-family residential and had already been granted approvals for that particular use. He reported the applicants had requested the change to allow for a Mixed-Use development with a slightly different design and shared an illustration of conceptual drawings which included live/work space and conference rooms. He mentioned the proposed design was more compatible to a Mixed-Use development. He reported the Planning Commission reviewed this request and recommended approval on the basis it was compatible with the General Plan.

Councilmember Fitzpatrick asked if there was a size designation which would be optimum for a Mixed-Use zone/development and Mr. Wilkinson believed the design would be a better consideration as long as all designated standards were met. Councilmember Fitzpatrick read from page 12 of the Layton Forward General Plan which addressed parcels being too small or odd shaped to accommodate "desirable" multi-use and announced she had some concerns with this request. She reviewed how the original request had been approved and believed the request was being made to allow for more density and expressed her opinion a similar development could be accomplished with the current zoning and PRUD standards.

Mr. Wilkinson addressed the benefits of Mixed-Use developments within the community and spoke to other service providers at that particular town center area pointing out Mixed-Use could be located throughout the entire town center emphasizing future development wouldn't necessarily have to incorporate the commercial component. He suggested higher housing density was required to support the commercial component within the town center and reiterated Staff recommended approval.

Councilmember Day expressed agreement with Councilmember Fitzpatrick and didn't recognize the benefit for the rezone and believed the same layout could be accommodated under the current zone.

Councilmember Fitzpatrick also didn't see any amenities for the 53 residential units associated with the development. Mr. Wilkinson pointed out the significant open space could be used for amenities.

Councilmember Morris asked about the proposed increase in traffic for that area and Mr. Wilkinson responded it wouldn't have a significant impact.

**REZONE REQUEST AND PLAT AMENDMENT – VALERIA AND GORDON REZONE AND WASATCH HEIGHTS PLAT AMENDMENT – R-1-6 (SINGLE FAMILY RESIDENTIAL) TO MU (MIXED-USE) – ORDINANCE 20-24 – APPROXIMATELY 964 NORTH VALERIA DRIVE (GORDON AVENUE AND VALERIA DRIVE)**

Mr. Wilkinson identified the location of the parcel and explained the applicant was requesting a Mixed-Use zone, which was also designated for that use in the General Plan. He pointed out the surrounding uses and stated Staff had worked closely with the owner to ensure appropriate buffers were in place for the adjacent single family residential. He provided a conceptual plan from the applicant and pointed out the landscape buffer. He reported the request had also been reviewed by the Planning Commission which recommended approval.

Councilmember Thomas inquired about the ingress and egress to the development due its proximity to the elementary school and Mr. Wilkinson pointed out all would have pedestrian connections to the sidewalk and clarified vehicular traffic would be at Valeria Drive.

Councilmember Fitzpatrick asked if all the parking was contained on the parcel and Mr. Wilkinson indicated the property owner would need to obtain some shared parking from adjacent property or reduce the number of housing units.

**DEVELOPMENT AGREEMENT AND REZONE REQUEST – 786 SOUTH MAIN REZONE – A (AGRICULTURE) TO C-H (PLANNED HIGHWAY COMMERCIAL) – RESOLUTION 20-45 AND ORDINANCE 20-26 – 786 SOUTH MAIN**

Mr. Wilkinson identified the location of the parcel and stated the General Plan designated this area as Business Park Mixed-Use sometime in the future. He explained parcel assemblage could be an obstacle for mixed-use development and oftentimes consolidation of parcels was required for the development's success. He concluded in this particular case, this was a great way to accomplish parcel consolidation in anticipation of a future zone change to the Business Park Mixed-Use zoning.

He reported the City proposed a Development Agreement with the applicant which would provide for the parcel assemblage, limiting the type of development which could occur or use restrictions to also prevent anything which would inhibit future development. He identified the deadlines specified in the

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Development Agreement specific to consolidating adjacent parcels. He reviewed the zoning provisions identified in the Development Agreement with the Council and announced Staff recommended approval.

Councilmember Day requested clarification for the parcels proposed to be consolidated and Mr. Wilkinson identified A, B, and C, pointing out the only parcel being considered for this rezone was the parcel identified by the green color.

## MAYOR'S REPORT

No Mayor's report was shared.

**The meeting adjourned at 6:58 p.m.**

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Kimberly S Read, City Recorder

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**MINUTES OF LAYTON CITY COUNCIL MEETING** — **SEPTEMBER 17, 2020; 7:05 P.M.**

**MAYOR AND COUNCILMEMBERS PRESENT:** — **MAYOR JOY PETRO, ZACH BLOXHAM, TOM DAY, DAWN FITZPATRICK, CLINT MORRIS, AND DAVE THOMAS**

**STAFF PRESENT:** — **ALEX JENSEN, GARY CRANE, CHAD WILKINSON, BRANDON RYPIEN, TRACY PROBERT, ED FRAZIER, TERRY COBURN, DAVID PRICE, AND KIM READ**

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

Mayor Petro opened the meeting. Councilmember Fitzpatrick led the Pledge of Allegiance and Councilmember Thomas offered the invocation. The public was welcomed.

**MINUTES:**

**MOTION:** Councilmember Fitzpatrick moved and Councilmember Bloxham seconded to approve the minutes of:

**Layton City Council Work Meeting – June 4, 2020.**

The vote was unanimous to approve the minutes as written.

**MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Fitzpatrick informed the public about Mondays with the Mayor available on the Joy Petro Mayor Facebook page. She mentioned it provided educational presentations about the City.

Mayor Petro added she was open to different topics and requested suggestions. She announced the Davis Arts Council would be presenting a free movie on Friday, September 18, 2020; although the movie was a free event a ticket was required for admission.

Councilmember Thomas announced Imagine: Remembering the Fab Four, would be performing on

Saturday, September 19, 2020, at The Kenley Amphitheater. He stated it would be a fun performance. He also announced the Gentile Street overpass would open sometime this coming weekend.

Councilmember Morris mentioned two unfortunate events experienced within the City this past week. He commented on suspicious death of a woman discovered in Kays Creek and offered condolences to her family. He also mentioned the investigation of vandalism and a hate crime experienced by another local family believed to be targeted due to displaying “Black Lives Matter” signage in their yard. He expressed his opinion these kinds of events don’t belong in Layton City.

Councilmember Bloxham added the Layton City community had positively responded to immediate needs of the family victimized by the hate crime. He explained the family had been inundated by well-wishers and announced the vehicle repairs were completed by Big-O Tires. He indicated the family had stated it loved Layton before the incident and were grateful for the love of their neighbors during this difficult time. He expressed appreciation to Big-O Tires and others involved.

**PRESENTATIONS:**

**<u>CONSTITUTION WEEK</u>**

Mayor Petro acknowledged Jeanie Bean, Golden Spike Chapter of the Daughters of the American Revolution, for her support of the City Council. She read the proclamation.

**CITIZEN COMMENTS:**

Erin Harding, Layton resident, shared a visual illustration with the Council suggesting the need for a HAWK (High-Intensity Activated Cosswalk) crosswalk at the intersection of 1450 East/Emerald Drive. She referenced the housing developments within the area and expressed her opinion pedestrians and school children do not have a safe crossing in that area. She also pointed out the speed of the vehicular traffic on those roads contributed to the need for the crosswalk. She also suggested the installation of heat strips in the crosswalk to eliminate icy conditions during the winter months. She mentioned the costs associated with such a crossing and suggested the City partner with Davis School District for the crosswalk. She requested the issue be further discussed at a future meeting with the Council and Staff.

Mayor Petro complimented Ms. Harding for her presentation and inquired of her age. Ms. Harding responded she was a junior high school student. Councilmember Fitzpatrick inquired about her interest in the crosswalk and Ms. Harding responded she believed it was an important issue and she was also working on her Silver Award with the Girl Scouts. Councilmember Fitzpatrick expressed appreciation to Ms. Harding.

Councilmember Bloxham announced he lived near the intersection and also expressed appreciation to Ms. Harding for highlighting the issue.

Ms. Harding expressed appreciation for the opportunity to address the Council.

Dave and Jeri Rigby, 2364 Oak Lane, stated his family had lived in Layton City since approximately 1964 and informed the Council of his desire to construct his final home within the City. He spoke of Valley View Drive and mentioned it would soon become a frontage road as a result of the Highway 89 construction. He pointed out the limited improvements which had taken place over the years and expressed his opinion it had been neglected by the City. He stated he understood certain road improvements in this area would be required during the construction of his home at his expense; however, he expressed concern in working with Staff associated with developing property he owned. He distributed a handout to help explain and illustrate his points.

He referred to the illustration which identified locations of curb, gutter and sidewalk along Valley View Drive in relation to the location of his property. He informed the Council, the City's Engineering Staff was requiring him to complete curb and gutter and explained his concern with the existing drainage issues in the area.

Ms. Rigby added they had been working with the City since April and expressed appreciation to Staff for the support they've received thus far. She stated they weren't opposed to the curb and gutter and emphasized they were willing to complete the curb and gutter as a system and not as an isolated lot. She explained the challenges in identifying the center of the road as well as consistency for the width of the road and expressed concern with curb and gutter being completed in piecemeal sections. She also reviewed the proposed costs associated with not only the curb and gutter costs, but other required infrastructure. She informed the Council what had been explained to them regarding what they were expected to pay toward the isolated build of the curb and gutter, pointing out additional expense and maintenance for the City. She emphasized their willingness to participate and pay their share in the curb and gutter as part of a larger system as opposed to an isolated project.

Mayor Petro expressed appreciation to the Rigby's for addressing the Council. Mr. Rigby also expressed concern with Oak Lane.

**CONSENT AGENDA:**

**AGREEMENT BETWEEN LAYTON CITY AND WASTE MANAGEMENT OF UTAH FOR SOLID WASTE COLLECTION SERVICES – RESOLUTION 20-58**

Tracy Probert, Finance Director, introduced the agenda item and announced Staff recommended the contract between Waste Management continue for another five years. He explained the new contract would be under the proposal submitted by Waste Management. He announced the City had completed an RFP (Request for Proposal) Process and Staff believed Waste Management provided the most responsible proposal. He mentioned the long standing relationship with Waste Management and acknowledged their representatives in the audience present to address any questions from the Council. He stated it was Staff's recommendation to approve the Resolution authorizing the City Manager to negotiate a final agreement with Waste Management and execute said agreement.

Councilmember Fitzpatrick pointed out all residents weren't informed regarding the change of collection days due to the wind storm and reported Waste Management responded twice to empty trash cans. Mr. Probert stated Waste Management was always responsive to requests and conscientious and shared an example. He also mentioned it was in the process of establishing a CNG (Compressed Natural Gas) process and would be rotating out the trucks currently. Mayor Petro also shared a personal experience which illustrated Waste Management's quick response to requests.

**ACCEPTING THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) TRANSPORTATION ALTERNATIVE PROGRAM (TAP) 2021 FUNDED GRANT AWARD TO ENTER INTO AN AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION FOR KAY'S CREEK TRAIL HIGHWAY 89 UNDERPASS TRANSPORTATION PROJECT – RESOLUTION 20-55 – TO BE LOCATED SLIGHTLY NORTH OF 2700 NORTH, ALONG HOBBS CREEK DRIVE**

David Price, Parks and Recreation Director, introduced the item to the Council. He indicated Staff had worked with UDOT for approximately three years during the reconstruction project of Highway 89 regarding a pedestrian underpass. He referred to an illustration and identified the proposed location for the underpass and pointed out it would be an important connection to the City's existing trail system, as well as a connection to Valley View Drive and the Bonneville Shoreline Trail. He pointed out there was no pedestrian crossing at the nearby interchange; therefore, this would be key to the area.

He suggested the grant funding of $200,000 could be used to fund the installation of the culvert and the project could be included in UDOT's Highway 89 improvement project, currently under construction. He added this would be considered a betterment, and Layton City would cover those costs. He pointed out the City had received three external grants totaling $435,000 for this project and announced Staff anticipated receiving additional grant funding from Wasatch Front Regional Council for this project. He announced the City had secured $685,000 for this project and Staff recommended approval of the Resolution and indicated this was a reimbursement grant.

Councilmember Fitzpatrick inquired about the timeline and whether it was feasible. Mr. Price responded the identified completion date wasn't feasible, however, was standard language in the agreement and UDOT had expressed its willingness to an extension.

Councilmember Fitzpatrick inquired about utility relocation costs and Mr. Price responded these utility relocation costs would be specific to the culvert and not the entire stretch of the highway and explained the identified utility.

Mr. Price complimented JoEllen Grandy, Parks Planner, for seeking out grant opportunities for the project.

**BETTERMENT AGREEMENT BETWEEN UTAH DEPARTMENT OF TRANSPORTATION AND LAYTON CITY FOR VARIOUS BETTERMENTS WITHIN THE SCOPE OF THE US-89; FARMINGTON TO I-84 IN DAVIS AND WEBER COUNTIES, UTAH, PROJECT NUMBER S-0089(406)398 – RESOLUTION 20-56 – VARIOUS LOCATIONS THROUGHOUT THE CITY**

Terry Coburn, Public Works Director, introduced the agenda item reminding the Council of UDOT's Highway 89 project throughout Layton City. He explained the City had requested betterments to various facilities within the scope of the Project, consisting of the construction and installation of Dark Sky decorative street lighting at various locations within the scope of the Project, soil nail retaining wall and utilities at Oak Hills Drive trail head, storm drain connection at the new Gentile and Gordon Interchange, and additional sidewalk from Andy Adams Park to 2125 East on the north sides of the Gordon Avenue extension. He reported the combined cost to the City for the betterments would be $660,607.58 and stated Staff recommended approval.

Councilmember Fitzpatrick asked about the identified credit of approximately $93,000 for street lighting and Mr. Coburn stated UDOT had made the decision to install the Dark Sky decorative lighting fixtures and indicated they would be installed on the City's poles. He clarified UDOT would not be passing those expenses onto the City.

**PETITION FOR EXTRATERRITORIAL SANITARY SEWER SERVICE – CALVIN J. AND CAROL C. MOSS, TRUSTEES FOR THE MOSS FAMILY TRUST – RESOLUTION 20-57 – APPROXIMATELY 421 EAST LOVE LANE (2625 NORTH)**

Mr. Coburn explained the resolution authorized the City Manager to grant access to the City's sanitary sewer service to the Petitioner's home, which was outside the City's limits. He stated the Petitioner was aware of the following conditions and requirements:

1) there was a payback of $939.42 associated with the connection to the sanitary sewer line the Petitioner would be required to pay;
2) paying all fees associated with the petition, including the connection and impact fees was the Petitioner's responsibility;
3) the installation and maintenance of the lateral, and necessary construction requirements was the Petitioner's responsibility;
4) the water sanitary sewer rates were significantly higher than rates for those living within the City's limits; and
5) a detailed plan for construction would be submitted.

Councilmember Bloxham referred to language in the letter which indicated services would be provided as long as there was sufficient capacity within the City's system and asked about the possibility of that having to be applied. Mr. Coburn responded there would be sufficient capacity within this particular line.

**FINAL PLAT – FERNWOOD ESTATES SUBDIVISION – APPROXIMATELY 3100 NORTH FERNWOOD PARK ROAD**

Chad Wilkinson, Community Development and Economic Development Director, indicated this was a follow-up to a previous application considered by the Council in December 2019. He stated this was the final plat associated with the Fernwood Estates Subdivision and identified the location of the parcel, pointing out it was located in a designated Sensitive Lands area. He shared an illustration and identified the location of the property. He explained the three lot subdivision was required to go through intensive geotechnical analysis and conditions would be applied during the construction project of the homes to ensure compliance with geotechnical requirements identified in its report. He reported the applicant had completed all conditions required during the preliminary plat approval and was now requesting final plat approval from the Council.

He stated the subdivision was reviewed by Staff and the Planning Commission and both recommend approval.

Councilmember Morris requested clarification regarding the geotechnical studies and Mr. Wilkinson responded the applicant was required to hire a geotechnical engineer to complete the study and the City requests a review of said study by an outside third party.

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

**PUBLIC HEARINGS:**

**REZONE REQUEST – STEVENS REZONE – A (AGRICULTURE) TO R-1-6 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 20-33 – 502 NORTH AND 508 NORTH ADAMSWOOD ROAD**

**Mayor Petro opened all public hearings at 8:00 p.m.**

Mr. Wilkinson reviewed the proposed rezone for property located at 502 and 508 Adamswood Road and explained the R-1-6 zoning was identified for the parcel during the recent General Plan update. He identified the parcels on an illustration and pointed out the current surrounding uses for the parcel. He also indicated during the General Plan review, it was noted the property could allow for a slightly higher density to provide a transition between lower density single family residential uses and more intensive land uses. He reported this was reviewed by the Planning Commission during its meeting on Tuesday, August 25, 2020 and recommended approval since it was consistent with the General Plan. He stated Staff also recommended approval.

Mayor Petro asked if there were any questions from the public and there were none.

Mayor Petro called for public comment.

There were no public comments.

# *D R A F T*

**REZONE REQUEST – 1650 NORTH MAIN STREET REZONE – C-H (PLANNED HIGHWAY COMMERCIAL) TO MU (MIXED-USE) – ORDINANCE 20-32 – 1650 NORTH MAIN STREET**

Mr. Wilkinson identified the location of the parcel on an illustration and announced the proposed rezone from C-H to MU. He stated the parcel was 4.67 acres of vacant commercial property and reviewed the current surrounding uses pointing out this area. He explained the recently adopted General Plan Future Land Use Map identified the property as commercial with a Mixed Use corridor which was intended to provide appropriate land use intensity along intensive arterial streets. He stated the applicant had proposed a possible mixed-use development sometime in the future and shared a conceptual drawing. He emphasized the applicant was requesting a rezone at this time and pointed out it was consistent with the General Plan. He announced the Planning Commission unanimously forwarded a recommendation of approval during its meeting on Tuesday, August 25, 2020 and Staff also recommended approval

There were no questions from the Council.

Mayor Petro called for public comment.

There were no public comments.

**AMENDING LAYTON CITY ZONING ORDINANCE – TITLE 19, ZONING, CHAPTER 19.11 MOBILE HOME PARKS AND TRAVEL VEHICLE PARKS AND CHAPTER 19.12, OFF-STREET PARKING – ORDINANCE 20-29**

Mr. Wilkinson reminded the Council this public hearing discussion was a continuation from the September 3, 2020 City Council public hearing. He explained Staff had been working on the revisions to the ordinance for several months and the recommendations addressed parking standards which were inconsistent with current standards and identified the following objectives:

- Apply best practices and standards
- Right-size ratios and dimensions
- Improve consistency and format
- Create new parking tool options

He identified the refinements which had been made since the last meeting:

- Electronic vehicle charging stations
- Parking spaces required for specific land uses

- Stacking spaces for drive through establishments

He addressed the concern expressed during the work meeting specific to the length of the space being reduced from 20 feet to 18 feet. He pointed out the reduction was a result of significant study which could result in additional opportunities for open space on the site, better utilization of the sites, while still providing more than adequate parking for the majority of vehicles. Additionally, many cities had already come to the same conclusion and had adopted that standard. He explained the process used by Staff to determine the impact to the size reduction and stated his confidence the proposed space size was adequate while allowing additional flexibility and recommended approval with the identified refinements.

Mayor Petro asked if there were any questions.

Councilmember Fitzpatrick inquired if the ordinance allowed for flexibility specific to indoor bike parking and Mr. Wilkinson responded in the affirmative. Councilmember Day asked where bicycle parking would be required and Mr. Wilkinson responded new multi-family developments and added there were separate requirements based on the type of development.

Councilmember Day continued to express concern regarding the two foot reduction in the length of the parking space and shared some personal knowledge he had specific to the issue. Councilmember Fitzpatrick expressed agreement and shared a personal experience.

Mayor Petro asked about other advantages of reducing the length of the parking spaces other than the possible benefit of green space and Mr. Wilkinson responded the reduction would result in less pavement and impervious surface which would allow for the preservation of property for future development. He also mentioned the elimination of unused parking would be another advantage.

Councilmember Morris asked if there was a normal standard with most cities along the Wasatch Front and Mr. Wilkinson responded a few continued to have the 20 foot designation, but most had 18 feet. He added 18 feet was the minimum and pointed out the ordinance didn’t prohibit a developer from proposing something longer associated with its development. He mentioned the parking spaces at the City building were 20 feet in length and the discussion continued. He emphasized the landscaping standards which were applicable to new development and pointed out no changes were proposed or would be required with this adoption.

Councilmember Day clarified bicycle parking would be required for all future retail/commercial development and Mr. Wilkinson responded in the affirmative. Councilmember Day indicated he wasn’t in favor of making that a requirement. Councilmember Bloxham requested Mr. Wilkinson help him distinguish between the requirement for bicycle parking and the choice for providing electric charging station parking. Mr. Wilkinson shared an example of the need for bicycle parking to illustrate the requirement and/or need for bicycle parking for commercial developments. He pointed out bike parking didn't require significant space in the parking lot or near the building. He reminded the Council, Staff was recommending approval of the ordinance, but it would be up to the Council to approve the recommended ordinance and a discussion followed.

Councilmember Fitzpatrick shared her personal experience with the lack of bicycle parking specific to retail/commercial developments and stated she was in favor of the requirement. Councilmember Bloxham expressed concern with the requirement and suggested Layton was an "un-bikeable" community. Councilmember Morris responded retail/commercial development wouldn't implement bicycle parking if it wasn't required and the discussion continued.

Councilmember Petro believed as the City continued to grow bicycle transportation would become a need within the City.

Mayor Petro called for public comment.

There were no public comments.

**MOTION:** Councilmember Day moved to **CLOSE ALL PUBLIC HEARINGS** at 8:30 p.m. and approve the Rezone Request – Stevens Rezone – A (Agriculture) to R-1-6 (Single Family Residential) – 502 North and 508 North Adamswood Road, as presented, Ordinance 20-33. Councilmember Fitzpatrick seconded the motion, which passed with the following vote: **Voting AYE – Councilmembers Thomas, Morris, Fitzpatrick, Bloxham and Day. Voting NO – None.**

**MOTION:** Councilmember Bloxham moved to approve the Rezone Request – 1650 North Main Street Rezone – C-H (Planned Highway Commercial) to MU (Mixed-Use) Ordinance 20-32. Councilmember Thomas seconded the motion, which passed with the following vote: **Voting AYE – Councilmembers Morris, Fitzpatrick, Thomas, Day and Bloxham. Voting NO – None.**

**MOTION:** Councilmember Morris moved to approve the amendments to Layton City Zoning Ordinance – Title 19, Zoning, Chapter 19.11 Mobile Home Parks and Travel Vehicle Parks and Chapter 19.12, Off-Street Parking – Ordinance 20-29.

Councilmember Day requested Councilmember Morris amend his motion that the dimensions of the parking stalls remain at 20 feet, and allow carports as an option. Councilmember Morris stated he wasn't willing to amend his motion.

**MOTION:** Councilmember Day provided a substitute motion that parking space length remain at 20 feet, and allow the carports as an option. Councilmember Thomas seconded the motion.
Councilmember Bloxham requested clarification regarding the carport option and Mr. Wilkinson explained the proposed ordinance already included language which allowed carports as an option.

**MOTION:** Councilmember Day re-stated his motion that parking space length remain at 20 feet. Councilmember Thomas seconded the motion. The motion failed with the following vote: **Voting AYE – Councilmembers Day, and Thomas. Voting NO – Councilmembers Bloxham, Fitzpatrick, and Morris.**

**MOTION:** Councilmember Morris moved to approve Ordinance 20-29 amending the Layton City Zoning Ordinance – Title 19, Zoning, Chapter 19.11 Mobile Home Parks and Travel Vehicle Parks and Chapter 19.12, Off-Street Parking, as presented. Councilmember Bloxham seconded the motion which passed with the following vote: **Voting AYE – Councilmembers Fitzpatrick, Bloxham, and Morris. Voting NO – Councilmembers Day, and Thomas.**

**UNFINISHED BUSINESS:**

Mayor Petro stated pickleball had been discussed during the Work Meeting held just prior to the City Council Meeting. She requested clarification on behalf of the Council and whether it was in support of the plan as presented by Staff. A discussion took place and Councilmember Morris expressed concern with the City continuing to invest in tennis courts within the City and Councilmember Bloxham expressed agreement. He suggested eliminating the tennis courts at Andy Adams Park and the discussion continued. Councilmember Thomas pointed out tennis was still being played and believed providing an opportunity for youth to have tennis lessons within their neighborhood was an asset to the City.

Councilmember Day requested clarification if Councilmember Thomas was suggesting basketball hoops be included as an amenity to the multi-court idea and Councilmember Thomas responded in the affirmative. Councilmember Day stated he was pleased with Staff's presentation and suggested the inclusion of the basketball hoops be considered. He also suggested expanding the temporary parking lot at Ellison Park.

Mayor Petro requested patience from the public in regards to the completion of the pickleball courts proposed by Staff and a discussion took place regarding the bid process and timing associated with completing the proposed pickleball courts.

Councilmember Day suggested Staff could begin the bid process as soon as possible since the funding source had already been identified. Councilmember Bloxham pointed out Councilmember Day's suggestions and comments had resulted with the recognized savings associated with the improvements at Andy Adams Park which allowed the City to fund the eight pickleball courts.

Mayor Petro provided an update specific to the COVID-19 CARES Act funding with Davis County. She announced 534 applicants applied for funding and 519 of those were awarded funding. She added those that didn't receive funding hadn't met the designated criteria. She announced $7,895,000 had been distributed, which averaged $15,200 per business. She added 112 applied from Layton City which received a total of $1,785,000. She expressed her opinion the COVID-19 CARES Act funding was being distributed to local businesses.

Secondary Water

This item was not discussed and Mayor Petro indicated it would be discussed during a future work meeting.

**The meeting adjourned at 8:49 p.m.**

__________________________________

Kimberly S Read, City Recorder

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

**Item Number:** 5.A.

**Subject:**
Bid Award – ADC Corporation – Precast Wall for Gordon Avenue, Project 18-59 – Resolution 20-60 – Gordon Avenue from Approximately 2030 East to 2575 East

**Background:**
Resolution 20-60 authorizes the execution of an agreement between Layton City and ADC Construction for the Precast Wall for Gordon Avenue, Project 18-59. This project includes the construction of approximately 3,235 lineal feet of 8-foot high and 1000 lineal feet of 6-foot high retaining wall, and appurtenances, to be constructed on Gordon Avenue.

One bid was received, with ADC Construction submitting the lowest responsive, responsible bid in the amount of $350,530. The engineer's estimate was $350,000.

**Alternatives:**
Alternatives are to 1) Adopt Resolution 20-60 awarding the bid to ADC Construction for the Precast Wall for Gordon Avenue, Project 18-59; 2) Adopt Resolution 20-60 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 20-60 and remand to Staff with directions.

**Recommendation:**
Staff recommends the Council adopt Resolution 20-60 awarding the bid to ADC Construction for the Precast Wall for Gordon Avenue, Project 18-59 and authorize the City Manager to execute the agreement.

**RESOLUTION 20-60**

**ADOPTING AN AGREEMENT WITH ADC CORPORATION FOR THE PRECAST WALL FOR GORDON AVENUE, PROJECT 18-59**

**WHEREAS**, Layton City (hereinafter "City") has elected to install precast concrete walls, to be known as the Precast Wall for Gordon Avenue, Project 18-59 (hereinafter "Project 18-59"), located along Gordon Avenue from approximately 2030 East to 2575 East; and

**WHEREAS**, the City received 1 bid for construction of the referenced project on September 29, 2020, with the results of the bid attached hereto for the Council's review; and

**WHEREAS,** City Staff has reviewed and evaluated the 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 ADC Corporation (hereinafter "ADC") as the contractor for Project 18-59.

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

1. ADC is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for Project 18-59.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with ADC for Project 18-59. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price contained in the proposal submitted by ADC 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 Project 18-59.

3. When the Agreement is in a form acceptable to the City Manager and City Attorney and after ADC has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by ADC and the formal award of the contract to ADC for Project 18-59, pursuant to the terms and conditions of the Agreement.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **15th** day of **October, 2020**.

________________________________
JOY PETRO, Mayor

ATTEST:

________________________________
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

GARY CRANE, City Attorney

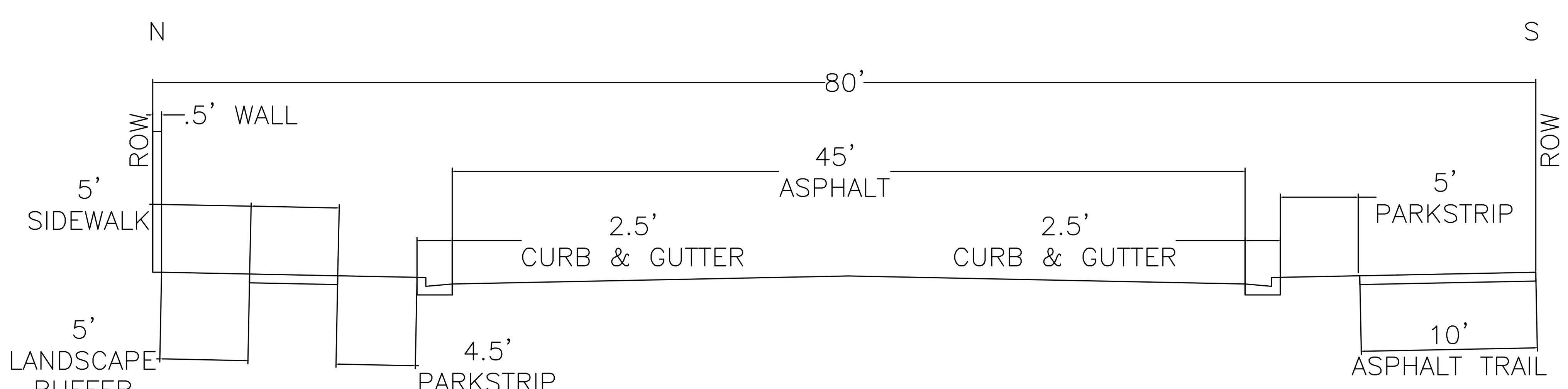
SUBMITTING DEPARTMENT:

FOR: TERRY COBURN, Public Works Director

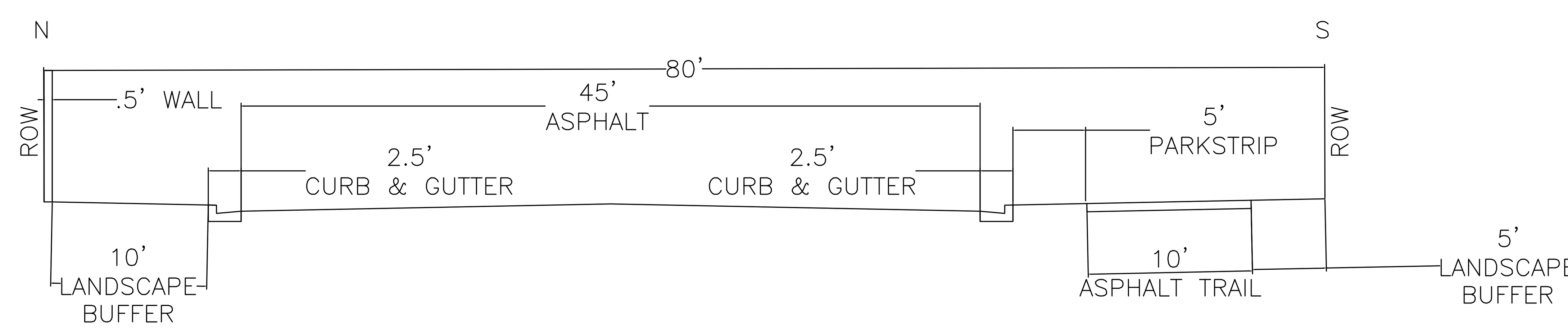
adcdan49@gmail.com
adccorp.biz
801 358 5343
fax 801 763 7736

ADC CORPORATION
883 WEST 920 NORTH
AMERICAN FORK, UTAH 84003

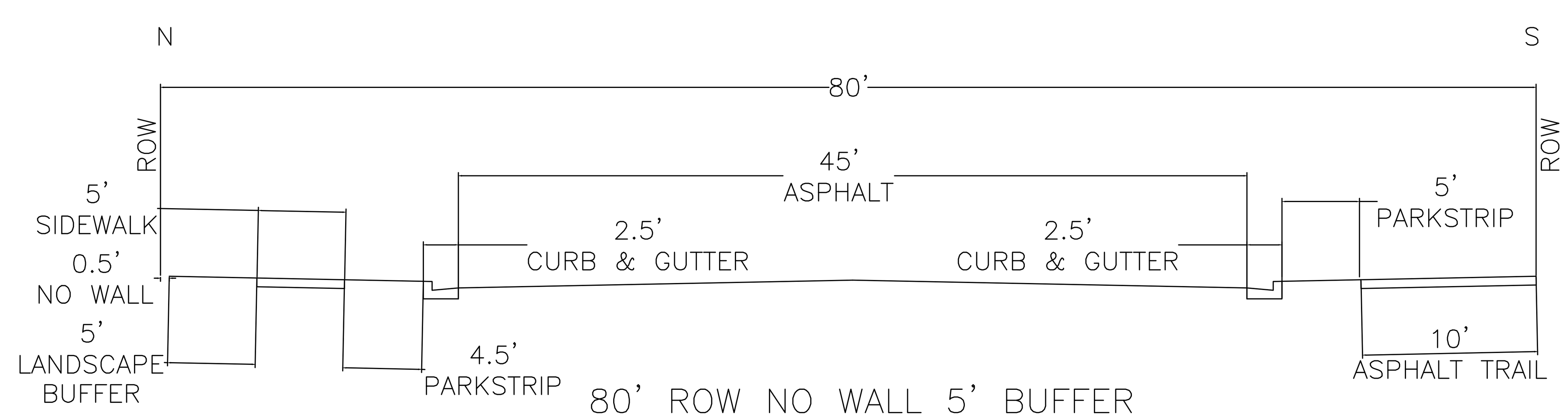
| | A | B | C | D | E |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | **PROPOSAL# 176-2020** | | |
| 3 | | | | | |
| 4 | **Customer:** | | LAYTON CITY | | |
| 5 | | | ALAN MCKEAN | **Project:** | 8 FOOT PRECAST |
| 6 | **Address:** | | 437 N WASATCH DRIVE | **Ship To:** | GORDON AVENUE |
| 7 | | | LAYTON, UTAH 84041 | | LAYTON UTAH |
| 8 | **Email** | | amckean@laytoncity.org | | |
| 9 | **Phone:** | | 801 336-3700 | | |
| 10 | **Fax:** | | | | |
| 11 | **Cell:** | | 801-336-3700 | | |
| 12 | | | | | |
| 13 | **Date:** | | 9/28/2020 | | |
| 14 | | | | | |
| 15 | **Approx Quantity** | **Units** | **Description** | **Price** | **Total** |
| 16 | 3,135 | LF | PRECAST ASHLAR PATTERN PRECAST CONCRETE 8' WALL | $98.00 | $307,230.00 |
| 17 | | | INCLUDES FOOTINGS FINISH GRADING ENOUGH TO SET WALLS | | |
| 18 | | | STAIN TO BE DETERMINED SIMILAR TO LAYTON PARKWAY | | $0.00 |
| 19 | | | 162 WALL SECTIONS 2430 LF EAST OF 2125 E. AND 47 WALL SECTIONS ON OTHER SIDE OF GORDON | | $0.00 |
| 20 | | | ALL CONCRETE FOR FOOTINGS, ALL 4X13# I BEAM STEEL FOR FOOTINGS AND COLUMNS | | $0.00 |
| 21 | | | ALL CLEAN UP OF AREA DISTURBED BY WALL INSTALLATION | | $0.00 |
| 22 | | | DOES NOT INCLUDE ANY REMOVAL OF TREES OR REPLACEMENT OF ANY IRRIGATION SYSTEMS FOR HOME OWNERS | | $0.00 |
| 23 | | |  | | $0.00 |
| 24 | | | | | $0.00 |
| 25 | | | | | $0.00 |
| 26 | | | | | $0.00 |
| 27 | | | | | $0.00 |
| 28 | | | | | $0.00 |
| 29 | | | | | $0.00 |
| 30 | | | | | $0.00 |
| 31 | | | | | |
| 32 | | | | | |
| 33 | | | | | |
| 34 | 7 | EA | ESTIMATE ADDITIONAL COLUMNS TO WORK AROUND STORM DRAIN BOX, TELEPHONE POLES, TREES | $350.00 | $2,450.00 |
| 35 | 1,000 | SQ FEET | ESTIMATE FOR 6 FOOT RETAINING WALL WORLD 2X4 BLOCK SYSTEM NOT LANDSCAPE FINISH | $25.00 | $25,000.00 |
| 36 | 100 | SQ FEET | ESTIMATE FOR 8 FOOT RETAINING WALL WORLD 2X4 BLOCK SYSTEM NOT LANDSCAPE FINISH | $35.00 | $3,500.00 |
| 37 | 35 | EA | TRANSPORT OF 8 FOOT PRECAST WALL FROM AMERICAN FORK PLANT TO GORDON AVENUE | $340.00 | $ 11,900.00 |
| 38 | 3 | EA | ESTIMATE ATTACH EXISTING HOME OWNERS FENCES TO PRECAST CONCRETE FENCE | $150.00 | $450.00 |
| 39 | | | | **TOTAL COST** | **$350,530.00** |
| 40 | | | **(Quotations valid for 15 days)** | | |
| 41 | | | ***Please note that this Proposal is based upon approximate lineal footage and delivery costs. Final price to be determined by field measurements upon completion of work.*** | | |
| 42 | **PROPOSAL INCLUDES** | | | | |
| 43 | *INSTALLATION | | | | |
| 44 | *CONCRETE FOR INSTALLATION | | | | |
| 45 | *CLEAN UP OF CONCRETE USED BY A.D.C. CORP. FOR INSTALLATION OF FENCING | | | | |
| 46 | *ONE MOBILIZATION FOR INSTALLATION TEAM AND ONE MOBILIZATION FOR PAINTING CREW | | | | |
| 47 | *COLORS INCLUDE ONE BASE COLOR ONE ACCENT COLOR | | | | |
| 48 | *BLUE STAKES TO LOCATE UNDERGROUND UTILITIES. | | | | |
| 49 | *REPAIRS TO VISUAL IMPERFECTIONS NOT INHERENT TO FORMED CONCRETE. | | | | |
| 50 | *FOOTAGE BASED ON COMPLETE WALL PANELS IN 15' INCREMENTS, OWNER WILL BE CHARGED FOR FULL PANELS EVEN WHEN ONLY PARTIAL IS USED | | | | |
| 51 | **PROPOSAL EXCLUDES** | | | | |
| 52 | *ENGINEERING & LAYOUT, EXCAVATING, GRADING, ROAD BASE (FILL), COMPACTION, LABOR FOR EXCAVATING (INCLUDING HAND DUG HOLES) | | | | |
| 53 | *DELAYS DUE TO ADVERSE WEATHER CONDITIONS AND/OR MATERIAL SHORTAGES | | | | |
| 54 | *CONCRETE PUMPING, CONVEYING OF CONCRETE, TRAFFIC CONTROL, PANEL CUTS, SINGLE COLUMNS AND STEP DOWNS | | | | |
| 55 | *ASSOCIATED COSTS AND ADDITIONAL CONCRETE FOR DIFFERING SITE CONDITIONS | | | | |
| 56 | *ADDITIONAL HIGHLIGHT COLORS OR REPAINTING OF FENCE @ CUSTOMER'S REQUEST | | | | |
| 57 | *DAMAGE TO ANY EXTERIOR LANDSCAPING OR HARDSCAPES (I.E. SPRINKLER SYSTEMS, ASPHALT, SIDEWALK, CURBING, ETC.) | | | | |
| 58 | *REMOVAL OF OVER BURDEN (DIRT/FILL) FROM EXCAVATION SITE | | | | |
| 59 | *FEES, LICENSING FEES, BONDS, PERMITS, VARIANCES, SURVEYS, SETBACK REQUIREMENTS, CODES, OWNER ASSOCIATION REQUIREMENTS, OR ANY OTHER | | | | |
| 60 | COMPLIANCE ISSUES ARE THE RESPONSIBILITY OF THE PURCHASER. | | | | |
| 61 | *REPAIRS TO VISUAL IMPERFECTIONS INHERENT TO FORMED CONCRETE (I.E. BUGHOLES, COSMETIC CRACKING, ETC.) | | | | |
| 62 | *ANY PROBLEMS THAT MAY ARISE WITH OBSTRUCTIONS (I.E. UTILITIES, ETC.), ARE THE CUSTOMER'S RESPONSIBILITY AND THE CUSTOMER WILL BE LIABLE FOR ALL | | | | |
| 63 | ADDITIONAL COSTS RELATED THERETO. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO MOVE ANY UTILITY AND/OR OBSTRUCTION AND TO PAY FOR ASSOCIATED COSTS. | | | | |
| 64 | *ANTI-GRAFFITI SEALER (AVAILABLE FOR ADDITIONAL COSTS). | | | | |
| 65 | **SPECIAL PROVISIONS** | | | | |
| 66 | *DUE TO LOCATION AND UTAH WEATHER CONDITIONS, THERE IS **NO WARRANTY** ON LONGEVITY OF COLOR OF PAINT OR STAIN | | | | |
| 67 | *CUSTOMER IS TO IDENTIFY LAYOUT LOCATIONS FOR FENCING AND PROVIDE ALL EQUIPMENT ACCESS. | | | | |
| 68 | **PAYMENT AS WORKS PROGRESSES APPROVED DRAW REQUESTS** | | | | |
| 69 | | | | | |
| 70 | | | | | |
| 71 | **CUSTOMER SIGNATURE:** | | ______________________________ | | |
| 72 | | **DATE:** | ______________________________ | | |
| 73 | | **A.D.C. CORP.** | Dan Richards | | |
| 74 | | DATE: | 9/29/2020 | | |
| 75 | | | | | |
| 76 | | | | | |


80' ROW W/ WALL & 5' BUFFER




80' ROW W/ WALL 10' BUFFER




80' ROW NO WALL 5' BUFFER

Gray Base with Retaining Wall

Gray Base with Beige Accent

Gray Base with Beige and Dark Gray Accent