

2022 Water Conservation Plan Update



Andy Adams Pond (photo credit: Jody Waters)

PREPARED BY: Layton City Public Works – Engineering 437 N. Wasatch Drive Layton, UT 84041

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Introduction

The Layton City 2022 Water Conservation Plan has been prepared to comply with the Utah Water Conservation Plan Act of 1998 amended in 2004 with House Bill 71 Section 73-10-32. The act requires water conservancy districts and water retailers to file a water conservation plan with the Utah Division of Water Resources and to update the plan every five years. This update outlines Layton City's current water conservation efforts and goals.

As the most populous city in Davis County, and the ninth largest city in the state of Utah, Layton City is located between the Wasatch Mountains and the Great Salt Lake with Hill Air Force Base to the north. Layton City is home to a diverse and thriving commercial and business economy surrounded by residential areas and parks and trails. Layton City is increasingly aware of the need to maintain a supply of water for its current and future residents. Layton City's staff and City Council are committed to decreasing the City's per capita water use and meeting the new regional goal in Davis County of 200 gallons per capita (GPCD) by the year 2030. Davis, Weber, Morgan and Summit Counties comprise the "Weber River" region in the Utah's Regional M&I Water Conservation Goals report (Nov. 2019).

System Profile

Layton City, a thriving community located in northern Davis County, is home to a population of 83,105 residents. Layton City is located adjacent to and south of Hill Air Force Base. Layton City has given priority to providing clean, safe, drinking water to its residents and businesses. The City maintains its own drinking water system, which includes approximately 19,611 residential connections, 980 commercial connections, 15 industrial connections, and 176 institutional connections. City wells provide approximately 50% of the annual drinking water supply with the remaining 50% purchased from Weber Basin Water Conservancy District (Weber Basin). In 2021, total water use comprised of City wells and purchased contract water totaled 12,667 acre feet. Currently the City has five culinary wells and 15 storage tanks with a total of 23.8 million gallons of storage capacity. The City also has seven metered connections from Weber Basin that supply culinary water, and 304 miles of culinary water mains.

Connection Type	# of Connections
Residential	19,611
Commercial	980
Industrial	15
Institutional	176
Total	20,782

Table 1

Approximately 40% of the residential connections have access to secondary water for outdoor irrigation through four providers: Weber Basin, Davis and Weber Counties Canal Company (Davis & Weber), Kays Creek Irrigation Company (ownership transferred to Layton City as of 1/31/22), and Holmes Creek Irrigation Company (Holmes Creek).

Layton City's current Drinking Water System Master Plan was completed in 2017 by Bowen Collins and Associates (BCA). This in-depth plan evaluated and confirmed that the expansion and utilization of the secondary water system is vital to allow existing culinary water rights to meet future demands at buildout. Layton City plans to update its Water Master Plan during the 2024-2025 fiscal year. A Culinary and Secondary Water Rate Analysis is also programmed as part of the plan update.

Supply

City-Owned Water Rights

Layton City's current 19 cubic feet per second (cfs) water right converts to 13,756 acre-feet annually from groundwater wells. In 1998, the Division of Water Rights approved a change application that combined all of the original individual rights into one right for Layton City. The change application and original water right numbers are as follows:

Change Application:	A21749
Right evidenced by:	31-1789 (A33895)
	31-2320 (A14717)
	31-2683 (A31713)
	31-4388 (A47909)
	31-4462 (A50034)
	31-4863 (A61637)
	31-4922 (A63153)
	31-5048 (A63153A)

The table below shows the quantity of City-owned well water supplied to the culinary system and the overall percentage of the total source water in flow volume per year.

Vear	Source	Volume (AF)	% of Total Water	
Tear	300102		In Flow	
2021	City Wells	8,191.18	64.67 %	
2020	City Wells	7,018.82	49.15%	
2019	City Wells	5,186.20	41.61 %	
2018	City Wells	6,741.52	47.89 %	
2017	City Wells	6,549.93	49.51 %	
2016	City Wells	5,777.09	46.32 %	

Table 2

Contracted Water Supply

In addition, Layton City has an on-going annual contract with Weber Basin Water Conservancy District (Weber Basin). Historically, Layton City purchases approximately 50% of its total culinary water supply from Weber Basin through an annual contract. The current contract amount is 7,329.00 acre-feet of culinary water over the January to December calendar year. To meet future needs, the City has a maximum contract amount of up to 7,989 acre-feet. The contract requires the City to pay for the full amount of water allocated that year, whether it is used or not. As such, Layton City typically uses all of

the purchased water provided for in the contract, and will continue to use this water (along with complete utilization of the city water right) to offset the future build-out demands. A recent exception to this occurred in 2021 when Layton City used only 4,475.23 acre feet (61.06%) of the contract in order to assist Weber Basin in efforts to mitigate the drought and preserve water supply stored in Weber Basin's water reservoir system.

Year	Source	Purchased Contract (AF)	Actual Volume Used (AF)	% Contract Used	% of Total In Flow
2021	Purchased – Weber Basin	7,329.00	4,475.23	61.06 %	35.33%
2020	Purchased – Weber Basin	7,329.00	7,261.37	99.08 %	50.85%
2019	Purchased – Weber Basin	7,329.00	7,276.60	99.28 %	58.39%
2018	Purchased – Weber Basin	7,216.00	7,335.52	101.7 %	52.11%
2017	Purchased – Weber Basin	6,873.00	6,678.42	97.2 %	50.49%
2016	Purchased – Weber Basin	6,873.00	6,694.62	97.4 %	53.68%

The following table and graph identify recent contract amounts and percentages used annually.

Table 3



Chart 4



10-Year History of Total Water Use (Culinary) Layton City Wells + Weber Basin

Chart 5

Secondary Water Supply

The following table shows the estimated number of irrigation water shares owned by Layton City as of June 30, 2022.*

Company Name	Quantity of	Value of Shares (Acre	
	Shares	Feet)	
Kays Creek Irrigation Company/Layton City	544.39	2,218.32	
Davis & Weber Counties Canal Company	147.00	882.00	
Holmes Creek Irrigation Company	182.58	547.75	
Layton / Kaysville	4.00	12.00	
Layton Water System	7.00	21.00	
Table C			

Table 6

*Additional secondary water supply is provided by Weber Basin. In 2021, an estimated volume of 7,543 acre feet was supplied and delivered through Weber Basin's secondary water system to customers in Layton City.



Figure 7 Secondary Water Service Areas

Currently, the City-owned parks utilizing secondary water include Oak Forest Park, Sand Ridge Park, Andy Adams Park, Red Tail Park, and newly constructed Harmony Park. Unfortunately, many older parks are equipped with only culinary outdoor irrigation systems because secondary water is not available. All new parks are equipped with secondary irrigation systems when available. Secondary water is also being used at the Valley View Golf and Sun Hills Golf courses. Watering the golf courses with secondary water is viewed as a measure to help conserve culinary water supplies.

The expansion of secondary water service to new developments within Layton City, particularly in undeveloped areas of West Layton, is part of the current Master Plan. City Staff have been implementing this plan since its adoption in 2017. Kays Creek Irrigation and Holmes Creek Irrigation companies have three large reservoirs with over 3,000 acre-feet of secondary water that could serve 6,000 residents. The expansion of secondary water service for outdoor irrigation in new developments (particularly west of I-15) is crucial to optimize the water resources within Layton City. As new secondary water transmission lines are installed near City facilities, the City intends to utilize its current secondary water shares and convert these facilities to secondary water for all outdoor irrigation demands.

The 2017 Water Master Plan indicated that 22,186 acre feet of water (culinary plus secondary) will be required at Year 2060 for a projected population of 94,942. The optimization of secondary water use is

vital to allowing the City to reach buildout without the need to purchase additional water supplies based on current master plan projections.

Reliable Supply

Layton City consulted with Bowen Collins & Associates (BCA) to complete the current Water Master Plan approved June 2017. BCA evaluated both culinary and secondary water supplies and determined that optimization of the secondary water system, including metering, was essential to Layton City's goal to provide continuous and reliable water supply for indoor and outdoor use into buildout.

Chapter 3 – Supply and Demand Projections from the Water Master Plan states the following in regards to reliable supply and the recommendation to optimize the secondary water system (text copied from pages 3-10 to 3-11 plus Figures 3-7 and 3-8).

"Under this scenario, it is anticipated that existing Layton City culinary water supplies will be sufficient to meet projected demands and that no additional water will need to be purchased from WBWCD (Weber Basin) or any other source.

Annual secondary demands will not exceed reliable secondary supplies assuming sufficient shares of irrigation water remain in the City."



Source: Layton City Water Master Plan June 2017



Source: Layton City Water Master Plan June 2017

Water Measurement

Culinary Metering and Data Analytics

Culinary water is metered as it enters the distribution system at each well and Weber Basin supply point. Layton City utilizes a SCADA system to monitor, measure, and track the volume of water supplied by each City well. Likewise, Weber Basin has its own SCADA system to meter all flow volumes supplied to Layton City. The Water Division staff closely monitor tank levels and source inflow rates to maintain pressure and volume to the customers.

Meter Replacement and Testing

The Water Division of Public Works completed a multi-year meter change out project during 2015 through 2018 to upgrade all culinary water meter registers to improve radio-read functionality. Meters were tested by staff to verify accuracy, and were replaced as needed to ensure accuracy. Currently, City staff trouble-shoot meters when responding to service calls to verify that the meter is operating correctly and that flow volumes are measured accurately.

Looking forward, the Water Division has a goal to implement an Automated Metering Infrastructure (AMI) system and upgrade all culinary meters to allow for automated reads and data collection through the AMI system. During 2021, Layton City applied for grant money to assist in funding the upgrade to the AMI system. The application process is on-going. The AMI system has the benefit of automatically collecting and transmitting meter reads to a database, freeing up Water Division crews to focus on other water conservation tasks. The goal is to shift all culinary meters (residential, commercial, industrial, and institutional) to the AMI system and create a customer portal interface where customers will have access to monitor their water use. Currently, customers learn about their most recent water use through their monthly utility bill approximately two weeks after the meter is read. By providing real-time water consumption data to the customers, users will gain a better understanding of the volume of water used each day. As users change habits and decrease water waste, they will immediately be able to see the results of their conservation efforts.

Secondary Water Metering Initiative

The Utah Legislature passed a series of bills addressing the need to meter pressurized secondary water connections throughout the state. During the 2022 legislative session, House Bill 242 was passed requiring all secondary water systems to install meters at each connection point by 2030. Effective January 31, 2022, Kays Creek Irrigation Company's pressurized irrigation system was transferred to Layton City. The City is now responsible for the ownership, operation, and maintenance of the secondary water system that serves approximately 2,800 customers. The City applied for ARPA Grant funds from the Utah Division of Water Resources in order to secure funds to install approximately 2,300 new secondary water meters on services that are not currently metered. Once the system is fully metered, the City will be able to collect more reliable data on actual secondary water usage. In addition, the City intends to provide usage data to its customers through a future AMI system and customer portal mentioned in this report. Other secondary water providers with service areas in Layton City are also implementing projects to install secondary meters by the 2030 deadline.

Water Loss Control

Leak Repair Mitigation

Layton City prioritizes tracking and preventing lost or unaccounted for water. Water Division crews perform daily routine maintenance, visit and inspect water facilities, repair leaks, and respond to water main breaks or services leaks as quickly as possible. In 2021, City maintenance personnel repaired 76 culinary system main breaks, 16 culinary service leaks, and 148 meter leaks. During 2020, staff repaired 71 broken mains, 16 service leaks, and 167 meter leaks. In addition, Layton City Public Works crews provide maintenance services to Weber Basin's pressurized secondary water system within the city boundary responding to 12 secondary system leak repairs in 2021 and 22 secondary system leak repairs in 2020.

Water Fill Station for Construction Water

During late 2016, Layton City constructed a dual-outlet bulk water fill station located west of I-15 to provide metered construction water to contractors in Layton City and the surrounding communities. The fully automated station incorporates pressure regulating and backflow prevention technology to eliminate water hammer and prevent backflow contamination. The unit was constructed in response to a large number of water main breaks caused by water hammer from contractors opening and closing fire hydrants. In addition to fewer water main breaks, the City is able to account for all construction water delivered through the fill station, reducing the amount of unaccounted for water.

Unaccounted Water Tracking

Layton City Public Works staff keep track of unaccounted or unmetered water used for tank cleaning, construction flushing, fire flow tests, and large water main leaks. These quantities are estimated using known statistics from the event such as size of pipe, duration of flushing, available SCADA data points, and number of hydrants used. Estimates from these events help to keep the City informed of used water that is not being accounted for through a meter, and it allows for the cost of water loss to be financially evaluated. The following table shows unaccounted water tracking for 2021.

Source	Estimated Gallons	Acre Feet (AF)	
City Wells Inflow	2,669,102,844	8,191.18	
Weber Basin Purchased Inflow	1,458,259,000	4,475.23	
Utility Billing	3,780,075,000	11,600.62	
Construction Water - Meters	7,566,000	223.22	
Construction Water - Water Fill Station	1,370,717	4.20	
Tank Maintenance / Cleaning	2,500,000	7.67	
Water Main Breaks/Leaks (estimate)	360,000	1.10	
Flushing (estimate)	1,000,000	3.07	
Unaccounted Water	Calc %	8.10%	
Tachla Q			

Table 8

Billing

Rate Structure

Layton City has made several needed updates to the billing and rate structures since the previous 2016 Water Conservation Report. First, the City shifted all residential customers to a standard "monthly" billing cycle during October 2018. Prior to this date, all residential customers were historically billed bi-monthly, which made it challenging to provide current water use data to customers.

Also, prior to October 2018, Layton City had flat rate pricing for consumption levels beyond the base rate. In order to comply with SB-28, from the 2016 Utah State Legislative Session, the City adopted a tiered pricing rate structure. The updated rate structure incorporated billing tiers that increase with usage to promote water conservation and provide sustainability for the water system. It also separated residential customers into two groups: those "with access to secondary water" and those "without access to secondary water."

As shown below, customers are assigned a rate structure based on the availability of secondary water for outdoor irrigation. Note that the base rate includes a slightly larger volume of water for customers assigned "without access to secondary water."

RESIDENTIAL CUSTOMERS

Tiered Water Rate Structure – Residential Summary

Users with access to secondary water	
0 - 6,000	Base Fee \$23.90
Between 7,000 and 14,000	\$2.13 per 1,000 gallons
over 15,000	\$4.32 per 1,000 gallons
Users without access to secondary water	
0 - 10,000	Base Fee \$23.90
Between 11,000 to 25,000	\$2.13 per 1,000 gallons
26,000 - 45,000	\$2.66 per 1,000 gallons
46,000 - 79,000 gallons	\$3.88 per 1,000 gallons
80,000 and over	\$4.32 per 1,000 gallons

RESIDENTIAL RATE STRUCTURE

Water & water service:(Effective July 1, 2022)

Residential base user fee - users with access to secondary (single, multiple & mobile homes):

0 - 6,000	gallons with meter size of 5/8"	
0-6,000	gallons with meter size of 3/4"	
0-6,000	gallons with meter size of 1"	
0 - 6,000	gallons with meter size of 1 1/2"	
0 - 6,000	gallons with meter size of 2"	
0 - 6,000	gallons with meter size of 3"	
0-6,000	gallons with meter size of 4"	
0-6,000	gallons with meter size of 6"	
0 - 6,000	gallons with meter size of 8"	

Excess charge for users with access to secondary water: Between 7,000 and 14,000 15,000 and Over \$23.90 per month plus excess charge
\$23.90 per month plus excess charge
\$25.10 per month plus excess charge
\$29.90 per month plus excess charge
\$47.90 per month plus excess charge
\$89.90 per month plus excess charge
\$149.60 per month plus excess charge
\$299.20 per month plus excess charge
\$478.80 per month plus excess charge

\$2.13 per 1,000 gallons or fraction thereof \$4.32 per 1,000 gallons or fraction thereof

\$23.90 per month plus excess charge

\$23.90 per month plus excess charge

\$25.10 per month plus excess charge

\$29.90 per month plus excess charge

\$47.90 per month plus excess charge

\$89.90 per month plus excess charge

\$149.60 per month plus excess charge

\$299.20 per month plus excess charge

\$478.80 per month plus excess charge

\$2.13 per 1,000 gallons or fraction thereof \$2.66 per 1,000 gallons or fraction thereof

\$3.88 per 1,000 gallons or fraction thereof \$4.32 per 1,000 gallons or fraction thereof

Residential base user fee - users without access to secondary (single, multiple & mobile homes):

- 0 10,000 gallons with meter size of 5/8" 0 – 10,000 gallons with meter size of 3/4" 0 – 10,000 gallons with meter size of 1" 0 – 10,000 gallons with meter size of 1 1/2" 0 – 10,000 gallons with meter size of 2" 0 – 10,000 gallons with meter size of 3" 0 – 10,000 gallons with meter size of 4" 0 – 10,000 gallons with meter size of 6"
- 0 10,000 gallons with meter size of 8"

Excess charge for users without access to secondary:

Between 11,000 and 25,000 26,000 to 45,000 46,000 to 79,000 80,000 and Over

COMMERCIAL RATE STRUCTURE

Commercial, Schools and Churches user fee (includes hotels & motels): 0-6,000 gallons with meter size of 5/8" \$23.90 per month plus excess charge 0-6,000 gallons with meter size of 3/4" \$23.90 per month plus excess charge 0-6,000 gallons with meter size of 1" \$25.10 per month plus excess charge \$29.90 per month plus excess charge 0-6,000 gallons with meter size of 1 1/2" 0-6,000 gallons with meter size of 2" \$47.90 per month plus excess charge 0-6,000 gallons with meter size of 3" \$89.90 per month plus excess charge 0-6,000 gallons with meter size of 4" \$149.60 per month plus excess charge 0-6,000 gallons with meter size of 6" \$299.20 per month plus excess charge 0-6,000 gallons with meter size of 8" \$478.80 per month plus excess charge Commercial excess charge on gallons over 6,000; \$2.36 per 1,000 gallons or fraction thereof Schools and Churches excess charge on gallons over 6,000; \$2.62 per 1,000 gallons or fraction thereof

Water service to customers outside the boundaries of the City will be charged double.

Water Use

Davis County Regional Goals

The new regional goal for Davis County is 200 GPCD by 2030 as shown in the chart below taken from the Utah's Regional M&I Water Conservation Goals (November 2019). Layton City intends to strive to meet this goal over the next 8 years. The anticipated construction and installation of new secondary water meters on all outdoor connections will result in more reliable and accurate secondary water data necessary to evaluate water use and calculate conservation efforts.

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Region	2015	2030 Goal		2040 Projection		2065 Projection	
	(gpcd)	Goal (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
Statewide	240	202	16%	188	22%	179	26%

Utah's Regional M&I Water Conservation Goals

ES-3

Table 9

The following three graphs show <u>culinary</u> water usage trends for Layton City. Reliable and accurate secondary water data was not available.



Current Population vs Culinary Water Usage – Historical







Current Culinary Water Deliveries by Type

Chart 12

Gallons Per Capita Per Day Calculation

The daily water use per capita (gallons per capita per day (GPCD)) value for 2021 requires several pieces of information including population and total water usage (culinary water plus untreated secondary water). Population and culinary water usage data were available for 2021. However, complete and reliable secondary water use records for 2021 were not available.

As mentioned previously, secondary water is provided to approximately 40% of Layton City residents by several secondary water entities. These companies include Weber Basin Water Conservancy District, Kays Creek Irrigation Company (newly transferred to Layton City as of January 31, 2022), Davis & Weber Counties Canal Company, and Holmes Creek Irrigation Company. Because these secondary systems are not fully metered, the system operators can only provide rough estimates for annual volumes of secondary water supplied to customers. In addition, three of the water providers have agricultural water included in their estimates. While it is believed to include only a handful of agricultural customers, the volume of agricultural water impacts the accuracy of the City's calculated GPCD.

The quantities of secondary water reported below vary from those previously estimated in the 2016 Conservation Report calculations. It should be noted that these new values do not necessarily represent an increase in outdoor water use, but rather a more accurate approximation of the volume delivered. While an "estimate" at best, the quantities listed below provide the best available data point for secondary water use. As future secondary metering projects are completed, the data will become more reliable.

Noting the limitations identified above, the following information was used to calculate the gallons per capita per day (GPCD) figure for Year 2021:

2021 Population:	83,105
2021 Culinary Water usage:	11,628.05 acre feet ("metered outflow")
2021 Secondary Water Supplied (Estimates)	
Weber Basin WCD	7,543 acre feet
Kays Creek Irrigation Company (KC/LC)	2,100 acre feet
Davis & Weber Canal Counties Co. (DWCCC) 510.20 acre feet
Holmes Creek Irrigation Co.	720 acre feet
Total Secondary:	10,873.20 acre feet/year

The calculation above was performed using the culinary water "metered outflow" usage plus the estimate total of secondary water supplied, then converting to gallons, dividing by 365 days per year and population of 83,105 to yield 241.7 GPCD.

As mentioned, the culinary water use quantity of 11,628.05 acre-feet equals the amount of "metered outflow" water measured by the individual residential, commercial, and construction meters. A more conservative calculation can be performed using the "metered inflow" volume (metered at the sources - City wells and Weber Basin supply points) for Year 2021 of 12,666.41 acre-feet. Using the same secondary water estimates and identical calculation procedure, per capita use equals 252.9 GPCD.



GPCD Water Efficiency Progress

Chart 13

A breakdown of GPCD by Type (residential, commercial, industrial, and institutional) and indoor, outdoor, and secondary uses is not available due to the limitations with secondary water data mentioned above.

Current Conservation Practices

Coordinator and Staff

Name	Position	Phone Number	Email Address
Stacy Majewski	Water Conservation Coordinator	(801) 336-3700	smajewski@laytoncity.org
Stephen Jackson	City Engineer	(801) 336-3700	sjackson@laytoncity.org
Wes Adams	Water Division Supervisor	(801) 336-3720	wadams@laytoncity.org
Alex Jensen	City Manager	(801) 336-3800	ajensen@laytoncity.org
Terry Coburn	Public Works Director	(801) 336-3720	tcoburn@laytoncity.org
Paul Applonie	Assistant Public Works Director	(801) 336-3720	papplonie@laytoncity.org
Chad Wilkinson	Community Development	(801) 336-3780	cwilkinson@laytoncity.org
Ryan Pickup	Parks & Recreation	(801) 336-3900	rpickup@laytoncity.org

Layton City's Water Conservation Team comprised of the following staff:

Table 14

The current Layton City Council as of January 2022 includes:

Joy Petro, Mayor Zach Bloxham, Council Member Bettina Smith Edmonson, Council Member Clint Morris, Council Member Tyson Roberts, Council Member Dave Thomas, Council Member

Public Education and Outreach

Conservation Resources Flyer

Layton City showcases a variety of conservation resources and tools in a full-page flyer (see Appendix A) included in the City's annual Water Quality Report. The flyer promotes resources developed by Weber Basin specifically for local water systems and their customers including watering guides, landscaping workshops, conservation resources, rebates, and water audit appointments. Additionally, the City includes resources from Localscapes, CWEL water audit and conservation tips, links to Slow The Flow, and ConserveWater.Utah.gov. The resource flyer is also printed separately as a handout available to customers that visit the City offices.

Social Media Posts

Layton City pushes out a variety of social media posts to educate customers about conservation resources such as rebates and irrigation basics and to encourage water-wise practices and ways to reduce both indoor and outdoor water use. The City also forwards or "likes" posts created by Weber Basin, Division of Water Resources, and Slow The Flow to expand the reach of their posts to local audiences. Social media is also utilized when needed to notify customers of watering restrictions, delays in system start-up, and to encourage users to delay watering when rainfall has occurred. Examples of social media posts are shown below.

Layton City Utah

Spring is in the air and everyone is anxious to get out in the yard. Weber Basin is offering a "Flip Your Strip" rebate to residents to remove turf in the park-strip. The rebate is \$1.25 per square foot of turf removed and replaced with water-wise landscaping. This is a great water saving measure. Weber Basin is also offering smart irrigation controllers, and toilets. For more information, and qualifications visit https://weberbasin.com/Conservation/Rebates. #LaytonLife



Layton City Utah May 23 · 😋

It is important that we properly care for our lawns during a drought. Mowing less frequently is one way we can do so. Instead of mowing once a week, switch to once every two weeks. This allows your grass roots to grow deeper rather than using energy to heal the cut tip. #LaytonLife





Utah experience the 3rd driest January on record. Yes, there is still hope that February can pull through with enough moisture to bring our numbers up, but we are still in a drought. While we are not watering outside, it is crucial to remember the importance of conserving water in our day to day use. Please remember to wash full loads of laundry and dishes; turn off the water in between uses; upgrade to water efficient appliances, and look into rebates to become more water smart! #Laytonlife



Layton City Utah June 14 at 4:00 PM · 🕲

Did you know you can get a rebate for a smart sprinkler controller? Weber Basin offers money back, after purchasing a smart controller. (https://www.weberbasin.com/Conservation/Rebates) Getting a new controller and updating old sprinklers can save thousands of gallons a year. A smart controller will skip waters when rain is predicted, it can create a smart cycle on each of your zones, and it can all be controlled by your phone. Look into the rebate and make the switch today! #LaytonLife





Water Use Reports

In 2021 Layton City developed new Water Use Reports for residential customers to provide a snapshot of a customer's water use over the most recent month for their specific parcel or property. Customers log in to their online Layton City utility billing account to view the report which includes an estimated "indoor" use portion of their culinary bill, a 3-year average of winter water use during December, January, and February. It also lists a calculated outdoor watering "need" based on daily evapotranspiration (or "ET") values from nearby weather stations and digitized landscaped areas, plus a bar graph comparing the resident's use with calculated "need." The report was developed for customers that use culinary water for outdoor irrigation because their typical water bill does not separate out the volume of culinary water used indoors versus outdoors. The report also includes a smiley face rating assigned each month to encourage water-wise efforts. A green "happy face" is shown when use is in line with the calculated need. A yellow or red face is shown depending on the percentage of overuse.



437 N Wasatch Dr Layton, UT 84041-3254 801.336.3860 Report Date: 08/31/2021 Account Number: 24464201 Service Location: Address

Last Name, First Name Address Layton, UT zip

WATER USAGE REPORT	
(34 days this billing cycle) August 16, 2021 READ	690,000 gal.
July 13, 2021 READ	667,000 gal.
Consumption	23,000 gal.

AVERAGE CITY INDOOR USAGE PER BILLING CYCLE 5,666 gal.	
Your Address AVG INDOOR USAGE PER BILLING CYCLE 3,727 gal.	
Avg Indoor Percent of Use to Avg City Use 66%	

Your average indoor use has been calculated based on your service location and the average usage for the last three years (if data is available). The average is calculated from billing dates between November and February. The city average performs the same calculation but uses all residential water users.

23,000 gal.	WATER USED
3,727 gal.	Your Address AVG INDOOR USE
19,273 gal.	ESTIMATED OUTDOOR USE
25,038 gal.	Water need based on your landscape area for this billing cycle
5,135 sq ft	Landscape Area
77%	This billing cycle Percent of Use to Estimated Need

Your landscape area is derived from aerial imagery and encompasses your entire lot according to county records excluding your home and driveway footprint. Estimated need is calculated based on evapotranspiration needs of your landscaping from the weather station at Hill Air Force (KHIF). This estimated need is dynamic and changes from bill period to bill period depending on the weather conditions.



Layton City Utility Billing Department + 437 N Wasatch Dr + Layton, UT 84041 + 801-336-3860

Water Use Report - Estimated Outdoor Use in red, Estimated "Need" in green

Layton City Participated in Flip Your Strip

During May 2022, Layton City's Public Works Department removed 3,366 total square feet of parkstrip grass replacing it with rock at two locations: the Layton City Public Works Facility and the Layton City Fire Training Center both located on Fort Lane. The City staff participated in the project as an example of Weber Basin's "Flip Your Strip" program to reduce water use at both sites.



Public Works Facility parkstrip "before"

Public Works Facility parkstrip "after"



Fire Training Center parkstrip "after"



Public Works Facility additional area upgrades

City Parks and Facilities – Current Practices

In response to the on-going drought conditions, the Layton City Parks Division implemented several measures to conserve water and improve efficiency at both existing parks and newly constructed parks.

The Parks Division staff continually performs maintenance checks on all outdoor irrigation systems at roughly 30 City parks, detention ponds, open spaces, and decorative landscape buffers across the City through frequent inspections to ensure sprinklers and drip systems are operating properly. The City is also currently testing new technology such as Hydretain, a product applied to lawn areas that improves moisture management to the root zone, reducing the need for watering turf or grass.

As drought conditions worsened, requiring additional reductions in outdoor water use during 2021 and 2022, the Parks Division staff worked diligently to adjust watering schedules for all existing park sites and open spaces to reduce water use and also prioritize and balance the need to maintain turf and plantings in selected locations to accommodate limited outdoor sporting activities and use by the public. The schedule noted areas with turf and trees versus turf only locations as well as areas with poor soil conditions that needed to be evaluated. An example schedule is shown below.

The outdoor irrigation system controllers at Ellison Park were recently upgraded to the WeatherTRAK system, an automated smart-timer with customized water-wise irrigation schedules based on existing soil type, current evapotranspiration rates and temperature. The upgrade to WeatherTRAK was key to manage the large number of irrigation zones at Ellison Park, a 44-acre multi-sport recreational facility. The staff was also able to incorporate water-wise landscaping adjacent to the newly constructed pickleball courts, including conversion to drip systems with drought tolerant plantings and rock/mulch treatments. In addition, new restroom facilities were constructed and furnished with water-efficient sinks and toilets.

The newly-constructed Harmony Park was designed and built with water-wise practices in mind. The Parks staff selected two blends of Kentucky Blue Grass that require less water than typical sod types. Chanshare Farms varieties known as Desert Green (requires only 17" of water annually to grow) and also Imperial Blue (requires 22" of water annually to grow) were utilized throughout the park. In addition, planter beds were xeriscaped with water-wise plants and drip systems. A WeatherTRAK sprinkler controller system was also installed to schedule sprinkler irrigation cycles based on current weather data, soil type, and appropriate watering need. In addition, the new restroom facilities were furnished with water-efficient sinks and toilets and also include sensors to ensure that water is not running longer than needed. Educational signage was also installed on site to educate visitors on the variety of water conservation practices implemented at the new park as shown below.



	COM	MUNITY P	ARKS	NEIGH	IBORHOOD	PARKS	P	POCKET PARKS		DETENTION BASINS & PARKSTRIPS		
	1 CYCLE / WEEK	2 CYCLES / WEEK	3 CYCLES / WEEK	1 CYCLE / WEEK	2 CYCLES / WEEK	3 CYCLES / WEEK	1 CYCLE / WEEK	2 CYCLES / WEEK	3 CYCLES / WEEK	1 CYCLE / WEEK	2 CYCLES / WEEK	3 CYCLES / WEEK
COMMONS PARK -				-		1		6	R COSTO	a formation		
437 N. Wasatch Dr.									1 /			
ELLISON PARK -	1				8	19 d		8	6	с. —	S 8	2 3
700 N. 2200 W.									!			1/
ANDY ADAMS PARK -	31	1			See Note 1	See Note 1		8 - S		S	9	2
1713 E. 1000 N.			L/		See hone .	See nore -						
CHAPEL PARK - 152 Chapel St.	а. Г		~		See Note 1			4 - 25 	40 			
CHELSIE MEADOWS PARK - 1401 N. 2575 W.	9 9				See Note 1	See Note 2						
GREY HAWK PARK -							1					
3500 N. Redtail Woy			·	-	See Note 1	See Note 3			ee			·
LEGACY PARK -					weeks a							
325 N. 3200 W.	2	10	·		766 Mote 1	2 3		e		d	12 1	·
OAK FOREST PARK -					See Note 1	See Note 4			[
2250 E. 2400 N.	3	š	<u> </u>		- Deserver and the second			8. X	s	š	12 1	-
SAND RIDGE PARK - 1127 E. 2550 N.	0.		-		See Note 1	See Note 1						
VAE VIEW PARK -					Con Name 2	Car Make C	1					
1600 N. Main St.	3	84	·	-	See Note 1	See Note 5			s	11	62 1	s
WOODWARD PARK -					See Note 1	See Note 6						
1505 N. 25 E.	3	100	10 I	-	ALC: NOTE: NO	Sec. and		6 X	s	1	12 5	s
CAMELOT PARK - 2000 N. 1400 W.								-		d4		
CROSS ST. & MAINTENANCE -			1		1	1		Con Mater 7	-			
Corner of Cross & Gentile St.	a					0		See Note 2				·
PLAZA -			<u> </u>					For Mate 2				
Corner of Wasatch Dr. & Gentile St.	2	-	·2	/	4	13		See note 5		e	12 1	-
VANCE DR. TRAILHEAD -			<u> </u>						<u> </u>			
Approx. 675 S. Vance Dr.	0		·			02 5			8	a	a - 1	
VETERAN'S PARK -		Τ	Γ I	ſ	T	Γ			Γ,			[
175 W. Gentile St.	3	100			4	12 8		6	2 8	-	10. 1	-
Approx. 3675 W. & 75 N.		<i></i>								See Note 1		
GORDON DETENTION BASIN -										See Note 1		
Corner of 3700 W. & Gordon Ave.	0	100	·2			12 1		8. X	s	Sector of Color	3 3	
GREY HAWK DETENTION BASIN - Approx. 3100 N. & Whitetail Dr.										See Note 1	See Note 4	
HERITAGE SQUARE -			t - 1		1	1			<u> </u>		-	
Approx. 770 N. Heritage Park Blvd.	a		•/	/						See Note 1	See Note >	
SUGAR ST. DENTENTION BASIN - Corner of Support & Gentile St.										See Note 1		
WEST HILL FIELD DETENTION BASIN -			Ê T							See Note 1		
Corner of Hill Field Rd. & Bluff Ridge Biva.	2	- K.	¥/	· · · · · ·	3	(2) (j		<u> </u>				1
Approx. 275 W. 700 S.	3									See Note 1		
LAYTON PARKWAY INTERCHANGE		d.								See Note 1		
HILL FIELD INTERCHANGE	0	<i></i>	·							See Note 1		
ANTELOPE INTERCHANGE	3		-							See Note 1		
LAYTON PARKWAY PARKSTRIPS	2	e.									-	
HILL FIELD PARKSTRIPS												
ANTELOPE DR. & HWY 89 PARKSTRIPS												

LAYTON CITY PARKS WATER CONSERVATION

1 CYCLE / WEEK NOTES: 11 Mow height: would be kept at 4" so grass is allowed to grow longer to retain maisture 2 CYCLES / WEEK

NOTES: 1) Neighborhood Park areas shown in yellow are where trees are located. (If we can't get enough help to hand water trees.) 2 Cross Street's soil is poor and will not survive without two waterings

3) Plaza is shown in yellow so it can handle the 4th of July. Once it is over, this area can be dialed down to one cycle per week. 4) Grey Hawk Dentention Basin is shown in yellow where trees are located. (If we can't get enough help to hand water trees.) 5) Heritoge Square's slopes will not survive without two waterings

3 CYCLES / WEEK

NOTES: 1) impramptu practice sites (nan-Layton City programs) 2) Park Users will trample the grass if not watered enough.

3) Soll at Grey Hawk is poor. Park Users will trample the grass if not watered enough.

4) Rec. Programming (Baseball Games & Practices held)

5) Rec. Programming (Baseball & Flag Football Practice Sites) 6) Rec. Programming (Soccer & Baseball Games & Practices heid)

Educational Door Hangers

During the 2021 outdoor irrigation season, Layton City Public Works followed up on 223 water waste complaints and concerns received through direct calls to City staff or submitted online through the Utah Division of Water Resources "Report Water Waste" webpage. Public Works staff worked diligently to verify the issues and make contact with customers. The staff utilized a door hanger notification shown below specific to the type of issue found when needed. A flyer describing water-wise practices or the appropriate water restrictions was stapled to the door hanger to help educate the customer. The customers were notified regarding leaks, misdirected or broken sprinklers, watering outside of recommended hours, watering during rain events, and watering too often (overuse).

LAYTON CITY WATER
All Payments/Utilities/Billing 437 No. Wasatch Blvd. Layton, Utah 84041 Call: (801) 336-3860
Shop: 1925 North Fort Lane Layton, UT 84041 Phone (801) 336-3720 www.laytoncity.org
Our Service Technician visited your property on DateTime for the following reason(s): Came as requested Will call again on am pm Please call our office Service is now ON OFF Found leak on Repair must be done by HOMEOWNER Took pressure reading ofpsi Water will be turned off for repairs on Fromto
Technician

Programs and Incentives

Water Conservation Classes – Weber Basin

Layton City promotes Weber Basin's variety of well-designed conservation resources, landscaping classes and workshops, water-wise planting lists, rebates, drought related facts and updates, irrigation sprinkler system "how to's," plus additional ways to reduce both indoor and outdoor water use. More information can be found at www.weberbasin.com for the most recent offerings. They also have a fully landscaped water-wise Learning Garden located in Layton at 2837 E Highway 193. Visitors will find a large selection of water-wise plantings and arrangements that grow successfully in the local area, to inspire ideas for ways they can modify or update their landscapes at home.



Screenshot of Weber Basin's class calendar

Rebates Offered Through Weber Basin Water Conservancy District

Flip Your Strip Incentive for Layton City Customers

Layton City was one of the first cities to be approved by Weber Basin to participate in their Flip Your Strip program. The program has received high interest by Layton City customers. Weber Basin offers rebates to residents of communities where ordinances have been updated to encourage water-wise landscaping and meet



certain program requirements. To qualify for this program residents must have a currently installed turf park strip which they want to re-landscape following water-wise principles. Weber Basin will rebate \$1.25 per square foot of converted qualifying landscape. (Source: weberbasin.com/Conservation/Rebates.) A "Flip Your Strip" Prerequisite Class is required by all applicants to ensure successful and educational results.

Other Rebates

(Source: www.weberbasin.com) Water conservation is one of the most efficient ways to ensure we have enough water for our growing population. To make conservation easier for homeowners Weber Basin provides rebates for various products that help save water.

Residential Smart Irrigation Controllers and Toilets

Weber Basin offers rebates to all residents living in Davis, Weber, Morgan and Summit counties. There are specific requirements for each rebate offered. Smart controller rebates are now a flat \$75.00 for the purchase of a qualified smart controller or the full cost of a controller for purchases less than \$75.00. For toilets, if a home was constructed prior to 1994 residents can qualify to receive rebates on up to two toilets with a flat rebate of \$100.00 per toilet replaced. Newer homes do not qualify because toilets in those homes are already classified as "low flow". The District offers these rebates through the Utah Waters Savers program.

(Source: weberbasin.com/Conservation/Rebates)

Commercial Smart Irrigation Controllers

For commercial, institutional, multifamily, and other large properties that have many more irrigation stations than residential lots or multiple sites that need irrigation control form a central controller, Weber Basin offers incentives for smart central control systems. These are usually much more sophisticated and expensive because of the capabilities they offer. To qualify for rebates, customers can call the Weber Basin to ensure that funding is still available. The rebate for commercial controllers is 50% of the cost of the controller up to a maximum of \$1,500 per controller.

(Source: weberbasin.com/Conservation/Rebates)

Commercial, Institutional, and Multifamily Unit Toilets

Facility managers who would like to replace old toilets on a larger scale for businesses, apartments, or other non-residential facilities may qualify for this rebate. The facility must be older than 1994 and managers must call and be pre-approved prior to the project to ensure the project qualifies and that there are funds remaining for the program for the year. Managers may select any toilet as plumbing codes have changed and all new toilets are considered "low flow" or "water efficient." Rebate in this category is \$100.00 per toilet. (Source: weberbasin.com/Conservation/Rebates)

Ordinances and Standards

Layton City is committed to developing and enacting effective ordinances and standards to protect and preserve the City's water supply and encourage water conservation. City staff collaborated with Weber Basin's conservation team to incorporate water-wise landscaping practices into existing City ordinances. Approved by Planning Commission in May 2021 and City Council in June 2021, Ordinance 21-07 "Amendments to Layton City Municipal Code, Title 19, Zoning; Chapter 19.16, Landscaping and Fencing; and Chapter 19.13, Design and Development Plan Review for Permitted Uses" was enacted to increase awareness of water-wise landscaping best practices and to provide minimum water-wise landscape requirements for new commercial and multi-family residential development. The updates included in the ordinance support Layton City's General Plan by encouraging water-wise landscaping and efficient use of land to help conserve limited water resources (Chapter 1: Principles and Policies – Sustainable Growth). A copy of Ordinance 21-07 is included in Appendix B.

Drought Contingency Plan

During 2018, Layton City participated in Weber Basin's multi-agency effort to develop and publish a Drought Contingency Plan. The goals of the plan include: (1) Evaluate and understand drought risks and vulnerabilities, (2) Establish drought levels and a process to monitor for drought events with specific triggering criteria, (3) Identify potential drought mitigation measures and create a mitigation plan, (4) Prepare an action plan to respond to various levels of drought, and (5) Develop a process to implement, evaluate the effectiveness of, and update the drought plan. Layton City follows the recommendations and guidelines as implemented by Weber Basin. The following tables and excerpts were taken directly from the report. Note that the tables below have recently been updated and adjusted to incorporate a Response Level 6 for "Exceptional" level.

Droug	ht Levels	Drought Level Triggers			
Response Level	Water Shortage Description	Projected June 1st Total Basin Storage (AF)	Projected June 1st Total Upstream Basin Storage (AF)		
1	Normal	Greater than 380,000	Greater than 245,000		
2	Advisory	Greater than 380,000	Greater than 245,000		
2	Moderate	380,000 to 360,000	245,000 to 225,000		
4	Severe	360,000 to 340,000	225,000 to 200,000		
5	Extreme	340,000 to 280,000	200,000 to 160,000		
6	Exceptional	Less than 280,000	Less than 160,000		

(Source: Weber Basin WCD Drought Contingency Plan) Table 4-1: Drought Levels

Table 4-1 lists the WBWCD drought levels along with the triggers for each level and a more detailed description of how each level is triggered follows after the table. The names for the WBWCD drought levels are different than those given on the U. S. Drought Monitor Intensity Classification.

Drought Level 1 (Normal)

Drought Level 1 is referred to as Normal and indicates a state of adequate water supply and is not technically a drought condition. The normal level requires a projected June 1st Total Basin Storage greater than 380,000 acre–feet, and a projected June 1st Total Upstream Basin Storage greater than 245,000 acre-feet. It also requires no drought intensity classification or a D0 classification per the U.S. Drought Monitor Intensity Classification system.

Drought Level 2 (Advisory)

Drought Level 2 is referred to as Advisory and requires a projected June 1st Total Basin Storage greater than 380,000 acre-feet, a projected June 1st Total Upstream Basin Storage greater than 245,000 acre-feet, and a drought intensity classification of D1 (or more severe). The advisory drought level is for situations when the projected reservoir storage volumes of the current year will be close to full, based on good snowpack and runoff from the previous years, but the current year has been a poor precipitation year. The advisory level allows WBWCD to begin taking actions to reduce water use in case a second poor precipitation year follows the first poor year.

Drought Levels 3, 4, 5, and 6 (Moderate, Severe, Extreme, Exceptional)

Levels 3, 4, and 5 are referred to as moderate, severe, and extreme respectively. These drought levels are classified by the worst (lowest) projected June 1st storage of the two storage triggers, and are not based on the U.S. Drought Monitor Intensity Classification. For example, if the projected June 1st Total Basin Storage is 345,000 acre-feet (Moderate), and the projected June 1st Total Upstream Basin Storage is 195,000 acre-feet (Severe), the drought level would be Level 4 (Severe).

Note: During 2021, the Demand Reduction Targets and Drought Levels were amended by Weber Basin based on feedback from multiple stakeholders to provide an intermediate level between the historic response level 3 and 4. Thus, the amendment includes a total of 6 drought levels, as reflected in the table above (written descriptions above do not reflect the addition of the sixth level).

Demand Reduction Targets

The average proposed reductions are shown in Table 6-1. Table 6-1 also gives the calculated total annual demand volume reduction achieved if the demand reduction targets are met.

Response Level	Water Shortage Description	Secondary Water	Agricultural Irrigation	M&I Culinary Outdoor Water	M&I Culinary Indoor Water	Total Year 2020 Demand Reduction (AF)
1	Normal	0%	0%	0%	0%	0
2	Advisory	10%	0%	10%	0%	15,000
3	Moderate	20%	20%	20%	5%	47,000
4	Severe	40%	30%	40%	10%	87,000
5	Extreme	60%	40%	60%	10%	123,000
6	Exceptional	95%	70%	95%	25%	206,000

Table 6-1: Demand Reduction Targets (from WBWCD Drought Contingency Plan)

Future Conservation Practices and Goals

Secondary Water Meter Installation Project

Layton City recently applied for grant funding to purchase and install secondary water meters on pressurized connections within the former Kays Creek Irrigation system. The City plans to order meters and bid out the installation work to contractors. With funding possibly available as early as Fall 2022, the City intends to roll out the project as soon as possible. The goal is to install approximately 2,300 secondary water meters over the next 2 to 3 years, depending on meter availability. Weber Basin and Davis & Weber are pursuing separate secondary water meter installation projects to equip their pressurized connections within Layton City by the 2030 date included in the legislative mandate. (*Anticipated timeline: 2022 to 2025 grant funding dependent*)

AMI System and Meter Upgrade Project

Layton City recently applied for grant funding to purchase and install the first components of a future Advanced Metering Infrastructure (AMI) network system. The City desires to update the existing culinary water metering system in phases to transition to a fully automated AMI system. The AMI towers and antenna backbone will be funded and installed, with meters receiving upgrades over time as the meters are eligible for replacement. The current monthly reading effort requires a large amount of staff time and results in delays of providing the consumption and corresponding water bills to the customers. Upon completion, an AMI system will allow real-time usage data to be available for billing purposes by City staff as well as to customers. The AMI system ultimately will read both culinary and secondary water meters throughout the city. (*Anticipated timeline: 2023 to 2030 in phases, budget dependent*)

Customer Portal

Layton City desires to implement an online customer portal similar to Weber Basin's existing customer portal for use by City utility customers. The portal will ultimately provide real-time culinary and secondary water use data, allowing customers to view their usage, set up alerts, and capture their conservation efforts by having access to the meter data from a computer or mobile device. As meters are upgraded with proper equipment, and with the construction of the AMI network, customers will be added to the portal. (*Anticipated timeline: 2024 to 2030 in phases, dependent on AMI system construction*)

Water Conservation Ordinance

Best Practices and Water Waste Prohibition – Layton City desires to develop and implement a City ordinance to encourage conservation best practices and also strengthen the City's enforcement capabilities to prohibit specific water waste actions. The ordinance could define time of day restrictions, the ability of City to authorize outdoor watering restrictions during drought conditions, and penalties for failure to fix leaking or broken water pipes in a timely and responsive manner. The ordinance could also

define actions and penalties if watering restrictions are not followed. The City also desires to strengthen its cross connection ordinance and will consider prohibiting dual connection systems that have the ability to switch between culinary and secondary water for outdoor uses. (*Anticipated timeline: 2023 to 2024*)

Evaluation of Water Rate Structure

Layton City desires to complete an upcoming Water Rate Analysis Study to evaluate the latest culinary and secondary water consumption and billing data and to consider the impacts of recent water conservation efforts resulting from the drought. This evaluation will determine if separate rate structures are beneficial during drought conditions or if additional tiers and pricing are required to ensure that the water systems remain financially viable, covering operation and maintenance costs and providing funds to construct needed improvements. The analysis will also determine the appropriate rates and tiers to promote water conservation. The City could consider having tiers set in advance for use during drought conditions that follow the green, yellow, orange, red conditions outlined in the Drought Contingency Plan mentioned previously in this report. (*Anticipated timeline: 2024 to 2025 coinciding with Water Master Plan update and budget dependent*)

Landscaping Ordinance (Future Updates)

Layton City desires to enhance the recent water-wise landscaping ordinance. The staff would like to evaluate and refine requirements related to water-wise landscaping for single family homes, open spaces, and public or institutional uses. In addition, the ordinance could be updated to include requirements outlining when existing commercial businesses would need to comply and participate in the water-wise requirements. (*Anticipated timeline: 2023 to 2024*)

City Website - Water Conservation Section

Layton City distributes a variety of conservation resources and desires to create a Water Conservation tab on the City website to allow users to locate the resources in one place. The page would be a dedicated tab listing current outdoor watering restrictions, links to the variety of Weber Basin conservation classes, sprinkler and landscaping resources, City ordinances, ConserveWater.Utah.gov, Slow The Flow, CWEL, etc. It could also have contact information for reporting leaks, water waste, and other water conservation items. (*Anticipated timeline: 2023*)

Water Use Reports for City Properties and Additional Customer Groups

The City desires to create Water Use Reports for all City-owned facilities such as City Parks, Public Works Facility, Fire Stations, and open spaces to allow City staff to track the water applied outdoors and (if an indoor facility) to be aware of the indoor usage as well. Similarly, Water Use Reports could be created for schools, churches, and homeowners associations to encourage water-wise practices as these types of

developments typically have larger landscaped areas maintained by others. (*Anticipated timeline: 2023 to 2025*)

Upon installation of the AMI system mentioned previously, a future goal is to enhance Water Use Reports for residential customers that utilize secondary water by incorporating actual secondary water meter data and comparing it to a calculated "need" for customer's parcel. Currently, reports are generated for all residential customers, but those with secondary water only see statistics for indoor usage as there is no means to gather secondary water use to populate that section of the report. (*Anticipated timeline: 2025 to 2030 dependent on AMI system and secondary water meter installation projects.*)

Layton Commons Park Upgrade

The City desires to convert the existing Layton Commons Park outdoor irrigation system controllers to the WeatherTRAK smart controller system. The 47-acre park is irrigated by numerous sprinkler system zones which require manual tracking and maintenance by City staff. With the implementation of WeatherTRAK, the manpower commitment would decrease, plus water would be applied more efficiently throughout the park. Additionally, the irrigation source for Layton Commons Park is planned to be switched from culinary water over to the secondary water system in the next few years. This will improve available pressure and allow water cycle programming to be re-evaluated for efficiency. Sprinkler system upgrades and replacement could also coincide with this change over. (*Anticipated timeline: 2026 to 2028 budget dependent*)

City Parks Evaluations – On-Going

The City Parks Division will continue to evaluate City parks and City-owned open spaces to look for opportunities to enhance efficiency, convert turf to water-wise plantings with drip irrigation, evaluate use of water absorption fertilizer products, and expand smart controller installations.

Implementation Summary

Layton City's Council and staff are committed to working towards accomplishing the goals discussed in this report. The City staff will coordinate with available budgets and staffing to facilitate the projects and measure the required data from the previously mentioned goals. The City staff will make annual reports on the progress of the water conservation plan and outlined goals to the City Council. The plan will be updated as needed such that it is in alignment with the changing needs and resources within the City. This plan will also be updated and resubmitted to the Utah Division of Water Resources in 2027.
Appendix A



Appendix B

Ordinance 21-07

Amendments to Landscaping, Fencing, Clearview and Associated Development Standards

Passed and Adopted by Layton City Council on June 17, 2021

ORDINANCE 21-07

(Amendments to Landscaping, Fencing, Clearview and Associated Development Standards)

AN ORDINANCE REPEALING AND REENACTING TITLE 19, CHAPTER 19.16 "LANDSCAPING AND FENCING"; AND AMENDING CHAPTER 19.13, SECTION 19.13.050 "DEVELOPMENT PLAN REQUIREMENTS FOR NEW CONSTRUCTION OF A SINGLE OR TWO-FAMILY DWELLING IN LAYTON **CITY" AND SECTION 19.13.060 "DEVELOPMENT PLAN REQUIREMENTS** FOR NEW CONSTUCTION OF AN UNDEVELOPED SITE OF COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY PERMITTED AND CONDITIONAL USES, OR REMODELING OF EXISTING STRUCTURES" OF THE LAYTON MUNICIPAL CODE BY AMENDING LANDSCAPING, FENCING, CLEARVIEW AND ASSOCIATED DEVELOPMENT STANDARDS AND REGULATIONS; PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFECTIVE DATE

WHEREAS, Layton City's General Plan encourages water-wise landscaping and efficient use of land to help conserve limited water resources; and

WHEREAS, the City intends to increase awareness of water-wise best practices and provide water-wise landscape requirements for new development; and

WHEREAS, development standards associated with landscaping, fencing, clear view and associated developmental elements are intended to be clear to applicants and City Staff for an improved development review process; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council of Layton City finds it to be in the best interest of the health, safety, and welfare of its citizens to make the proposed amendments to Layton Municipal Code Title 19;

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

SECTION 1: Amendment. "19.16 Landscaping and Fencing" of the Layton Municipal Code is hereby *amended* as follows:

AMENDMENT

19.16 Landscaping and Fencing, Fencing and Clear View

SECTION 2: Repeal. "19.16.0-3 Table 16-1, 16-2, And 16-3 Landscaping/Fencing Matrix, Landscape Buffer, and Fencing" of the Layton Municipal Code is hereby *repealed*.

SECTION 3: Amendment. "19.16.010 Purpose."

AMENDMENT

19.16.010 Purpose

The purpose of this Chapter is to promote the health, safety, and general welfare of the public <u>by</u> <u>enhancing development and open space areas with landscaping and vegetation while encouraging</u> <u>efficient use of water.</u>; to facilitate the development of an orderly, attractive, and harmonious community, which provides the privacy necessary for a happy and convenient lifestyle; and to protect property values. More specifically this Chapter functions to:

- Preserve and enhance the aesthetic quality of neighborhoods and commercial areas:
- Maintain and strengthen a positive visual identity of Layton City;
- Enhance the appearance of parking lots visible from public streets;
- Enhance and protect property values;
- Lessen the impact of noise, dust, debris, heat, wind, and air;
- Lessen the problems of motor vehicle light glare or other artificial light intrusions;
- Promote water efficient landscaping to conserve water and reduce demand for current and future water resources;
- <u>Reduce the level of carbon dioxide created from automobiles and development and return pure</u> oxygen to the atmosphere;
- <u>Provide shade, reduce the heat island effect (reflective heat from impervious surfaces)</u>, and lessen energy consumption:
- Buffer and screen undesirable uses and appearances from adjacent properties;
- Reduce the rate and volume of storm water runoff, and enhance the quality of storm water runoff;
- Act as a natural drainage system and lessen drainage problems; and
- Promote healthy outdoor recreational activities.
- Lessen the impact of noise, dust, debris, heat, wind, and air;
- -Lessen the problems of motor vehicle light glare or other artificial light intrusions;
- -Reduce the level of carbon dioxide and return pure oxygen to the atmosphere;
- Provide shade and lessen energy consumption;
- -Buffer and screen undesirable uses and appearances from adjacent properties;
- -Help provide a positive visual identity to Layton City;
- -Eliminate the blighted appearance of parking lots; and

-Act as a natural drainage system and lessen storm water drainage problems.

Ord. No. 97-35, Recodified, 6/19/1997

Ord. No. 97-19, Enacted, 4/17/1997

Ord. No. 04-69, Recodified, 12/16/2004

SECTION 4: Amendment. "19.16.020 Application of Requirements"

AMENDMENT

19.16.020 Application of Requirements.

The requirements of this Chapter shall be considered a minimum, except in those cases where otherwise noted (i.e. specified ranges or specific numbers).

Theis requirements of this Chapter shall apply to both public and private development and shall take effect when building permits are required for the following situations:

- 1. All new construction on vacant parcels, expansions of existing uses, exterior remodeling, enlargement, or change of land use.
- 2. Any substantial modification to an existing site or structure in which the estimated construction cost is greater than \$50,000.00 75,000.00 in either a single application or any number of applications within a ten year period.
- 3. The following shall be exempt from the standards of this chapter:
 - a. Agriculture structures associated with a bona fide agricultural use within an A Zone;
 - b. <u>Minor improvements or repairs to existing development that do not result in an increase</u> in floor area.
- 4. <u>The required landscaping percentage shall be strictly followed; however, the Land Use Authority</u> <u>may reduce the percentage requirement through a landscape modification process. Exceptions</u> <u>shall be limited in their application and shall be based on the following criteria:</u>
 - a. <u>There is a physical hardship associated with the property that results in a unique circumstance that does not generally apply to other similar properties.</u>
 - b. <u>The proposed reduction in landscape area shall be mitigated through enhanced</u> <u>landscaping improvements and/or the provision of amenity areas that exceed the</u> <u>minimum standards of this Chapter.</u>
 - c. Exceptions shall not be granted for the sole reason of providing additional building area, increasing residential density on a property, or meeting the minimum off-street parking stall requirement.

The required landscaping percentage shall be strictly followed; however, the Zoning Administrator may lessen the percentage requirement after the petitioner has met with staff to discuss the problem and presented justification for a lesser percentage. Exceptions should be based on a physical hardship associated with the property and should be limited in their application.

Ord. No. 97-35, Recodified, 6/19/1997 Ord. No. 97-19, Enacted, 4/17/1997Ord. No. 04-69, Recodified, 12/16/2004

HISTORY Amended by Ord. <u>17-13</u> on 6/15/2017

SECTION 5: Amendment. "19.16.030 Completion of Required Improvements/Guarantees."

AMENDMENT

19.16.030 Completion of Required Improvements/Guarantees.

A time schedule for the completion of landscaping and fencing improvements shall be provided by the developer. In no case shall the allowed time exceed two years. If not completed at the end of two years, the City will review the progress and may proceed to use the bond funds to make the landscaping and

fencing improvements in accordance with the approved plan. A bond equivalent to 125% of the estimated cost of improvements shall be established.

- 1. <u>The following completion standards apply to all commercial, industrial, mixed-use, multi-family,</u> <u>townhome, community use, PRUD developments, and common areas managed by a</u> <u>homeowner's association or community association.</u>
 - a. Landscaping, sprinkling systems, walls, fences, and/or screening structures, shall be installed in accordance with approved final site plan-/-development plan(s) prior to issuance of any occupancy permit. If the installation of any of these improvements cannot be completed due to weather, including drought conditions or other circumstances beyond the control of the owner or developer, a Temporary Certificate of Occupancy may be issued if a Performance Security and Deferral Agreement is signed by the developer or owner which shall guarantee completion of all unfinished improvements. Such agreement shall be on a form provided by the City and shall be reviewed and approved by appropriate City staff. The agreement shall include the following:
 - i. <u>Projects for which a landscape bond has not previously been required shall</u> require a cash bond equivalent to 125% of the estimated cost of improvements shall be required.
 - ii. <u>A time schedule for the completion of landscaping and fencing improvements</u> shall be provided by the developer. In no case shall the allowed time exceed 180 days following the completion of building construction.
 - b. If not completed at the time set forth in the agreement, the City will review the progress and may proceed to use the bond funds to make the landscaping and fencing improvements in accordance with the approved plan.
 - c. <u>Ten percent of the bond shall be retained as an attrition bond by the City for an additional</u> <u>one year to verify that landscaping and trees survive, or to replace remaining landscaping</u> features or plants that do not meet the standards of this Chapter.
 - d. <u>Substantial installation changes that vary from the approved landscape plan shall require</u> a resubmittal of or amendment to the approved landscape plan.
 - i. <u>A minor change entails the substitution of a specified plant(s) for substitute</u> plant(s) with similar water use requirements, or reasonable variation in the ground placement of a planting or from the landscape plan proposed location that meets the design intent of the landscape plan, as determined by the Zoning Administrator or designee.
- Landscaping shall be completed for detached single family dwellings on individual lots within a
 period of one year for the front yard area and a period of two years for the rear yard area. The
 deadline for landscaping completion is measured from beginning at the time of final certificate of
 occupancy is issued as further described in 19.16.038.
 - a. <u>All landscaping areas on single family residential lots with slopes greater than ten percent</u> shall be completed within a period of one year.

Ord. No. 97-35, Recodified, 6/19/1997 Ord. No. 97-19, Enacted, 4/17/1997 Ord. No. 04-69, Recodified, 12/16/2004

SECTION 6: Adoption. "19.16.035 Submission of Landscape Plans."

19.16.035 Submission of Landscape Plans

- 1. General Landscape Plan Requirements.
 - a. Landscape plans for all commercial, industrial, mixed-use, multi-family, townhome, community use and PRUD developments, and common areas managed by a homeowner's association or community association shall be prepared and stamped by a Licensed Landscape Architect registered with the State of Utah (common areas for residential developments).
 - b. <u>Preliminary landscape plan(s) shall be submitted prior to, or included with, the submittal</u> for a development plan or preliminary plat. Final landscape plan(s) shall be submitted following approval of preliminary landscape plan(s) with a final application.
 - c. Landscape plans and details shall be drawn to-scale and in a professional manner with credible representations of planting sizes-specifications and site features and shall include the following; a north arrow, all buildings, parking lots, streets, sidewalks, walkways, detention areas, existing vegetation, and utilities shall be shown for reference and orientation.
 - d. Landscape plans shall be of adequate size and detail so the decision making body can see the land area to be planted and the appearance of plantings at 75% of mature growth.
 - e. <u>Development Staff may reject plans which do not contain the minimum requirements</u> outlined in this section.
- Preliminary Landscape Plan. Preliminary landscape plans shall depict general ground coverage type (such as mulch, turf, or hardscape areas) and typical planting types (such as plant bed areas, turf areas, evergreen trees, or deciduous trees), with a summary of the area for each landscape surface type as a percentage of the total site.
 - a. <u>Planting Schedule. The preliminary landscape plan shall be accompanied by a planting schedule that identifies the following:</u>
 - i. Common name and scientific name of each plant species.
 - ii. The size and type of plant material to be installed.
 - iii. <u>Identification that of plant materials is that are included on the Weber Basin</u> Water Conservancy District (WBWCD) recommended plant list as required in 19.16.036.1.gh.
- Final Landscape Plan. Final landscape plans shall include specific landscape surface types and areas, an irrigation installation plan, and the construction design and detailed specifications of fencing or other landscape structures or features.
 - a. <u>The landscape plan shall include notation and description of post-construction soil</u> scarification and soil amendment and tilling to be included as part of the landscape installation (see 19.16.036.1.h).
 - b. <u>Tabulation showing the percentage of plants shown in the Weber Basin Water</u> <u>Conservancy District recommended plant list.</u>

- c. Irrigation Plan. The irrigation plan shall show the irrigation zones, sprinkler head locationslocations and types, drip irrigation plan, and water mains and valves consistent with the final landscape plan design. Sprinkler heads, bubblers and emitters shall be specified to not exceed the sufficient amount of water required for proper plant growth and survival.
- d. <u>Owner Acknowledgement</u>. The landscape plan shall include an owner acknowledgement stating that the project developer/owner representative approves of the landscape plan, and agrees to pay the required bond fee and complete landscape installation as required in this Chapter. The Owner Acknowledgement shall be signed and dated prior to approval of the final landscape plan.

SECTION 7: Adoption. "19.16.036 Plant Material Specification aAnd Installation."

19.16.036 Plant Material Specification And Installation.

- 1. <u>Planting Design Standards. The following standards apply to all commercial, industrial, mixed-use, multi-family, townhome community use and PRUD developments, and common areas managed by a homeowner's association or community association:</u>
 - a. <u>The maximum percentage of turf grass (lawn) area applied to nonresidential uses, and townhome, multi-family, or mixed-use residential development commercial and industrial landscape areas shall be 15%, except for additional turf grass area that may be applied to outdoor recreational use areas or a quasi-public facility such as a cemetery.</u>
 - b. <u>Turf grass area applied to a single family residential use within a PRUD development</u> shall be limited to 35% of the total landscape area of the lot.
 - c. Turf grass shall not be installed in areas less than eight feet wide.
 - d. <u>Turf grass shall not be allowed in landscape buffers</u>, parking lot landscaping and other planted bed landscape areas.
 - e. Turf grass shall not be allowed on slopes with a grade over 25%.
 - f. <u>At least 80% of shrubs and ornamental grasses shall be planted and maintained in groupings of at least three to increase the microclimate shade area above plant root zones, and to provide a pleasing and balanced aesthetic of plant material massing in the landscape. Groupings may consist of straight rows, grids or triangulation planting patterns.</u>
 - g. Water-wise Plant Materials. At least 90% of the plants and trees specified for a project landscape plan shall be selected from the <u>Weber Basin Water Conservancy</u> <u>DistrictWBWCD</u> recommended plant list [LINK TO BE ADDED]. These plant materials are suitable for the local climate with respect to temperature ranges and moderate to high drought tolerance.
 - h. Soil Scarification, Soil Amendments, and Tilling.

- i. <u>Soil scarification, the process of breaking up soil by fracturing or tilling, is</u> required to a depth of at least six inches to allow for water and air exchange in soil following site work compaction.
- ii. <u>Soil amendments (organic material) shall also be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention.</u>
- iii. <u>Soil amendment type and quantity shall be recommended by the Landscape</u> <u>Architect (designer) based on a review of the soil conditions.</u>
- i. <u>All buildings shall incorporate plant beds with foundational plantings along elevations</u> visible from street(s), except where pedestrian and loading access approaches require a paved surface, patio or walkway adjacent to the building.
 - i. The typical plant bed width shall be a minimum of three feet; the minimum plant bed width shall be one and a half feet for ornamental grasses, perennials, and ground covers, and one foot for planters for climbing vines.
 - ii. <u>Plant beds may be substituted by planters and streetscape amenities as approved</u> <u>by the Zoning Administrator and detailed in Table 16-1</u>, Footnote 5 - Urban Streetscape Alternative.
- j. <u>Deciduous trees shall have a minimum two inch caliper trunk measured at a height of 48"</u> and coniferous trees shall be balled and burlapped and a minimum of 48" in height. All heights to be measured from the finished landscape surface.
- 2. Irrigation Design Standards.
 - a. Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities (Weber Basin Water Conservancy District (WBWCD)).
 - b. Each valve shall irrigate a landscape with similar site, slope and soil conditions, and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves (WBWCD).
 - c. <u>Drip emitters or a-bubblers shall be provided for each tree planted in landscape beds</u>. <u>Bubblers shall not exceed one and a half gallons per minute per device</u>. <u>Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City dueo</u> to the limited number of trees on the project site.
 - d. Drip irrigation or bubblers shall be used to irrigate plants in all non-turf areas.
 - e. Pop-up spray heads shall be at a minimum of four inches in height to clear turf.
 - f. Sprinklers shall have matched precipitation rates with each control valve circuit.
 - g. <u>Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints)</u> to reduce potential for breakage.

- h. <u>Valves with spray or stream sprinklers shall be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.</u>
- i. <u>Valves shall be programmed for multiple repeat cycles where necessary to reduce runoff</u>, <u>particularly on slopes and soils with slow infiltration rates</u>.

SECTION 8: Adoption. "19.16.037 Single Family Model Home Demonstration Landscaping."

19.16.037 Single Family Model Home Demonstration Landscaping.

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- Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall offer a water-efficient landscaping option to prospective homebuyers, consistent with the standards provided in 19.16.035, 19.16.036, 19.16.050, and 19.16.070. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 35% of the total landscaped area.
- 2. <u>Homebuilders and/or developers who construct model homes for a designated subdivision shall</u> <u>have at least one model home with water-efficient landscaping, consistent with the standards</u> <u>outlined in number one above.</u>
- 3. <u>Model homes shall have landscaping and irrigation plans approved by the City Planning</u> <u>Department prior to issuance of building permits, for which no variance may be granted, and</u> which meet the aforementioned requirements.
- 4. <u>Model homes shall include an informational brochure on water-efficient landscaping to be</u> obtained from the City Planning Department.
- 5. As of June 17, 2021, Aany Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
 - a. <u>Require the use of turf in landscape areas in a manner that is inconsistent with the</u> requirements of this Chapter; or
 - b. <u>Prohibit, or include conditions that have the effect of prohibiting, the use of water-</u> conserving plants as a group; or
 - c. <u>Have the effect of prohibiting or restricting compliance with this ordinance or other water</u> conservation measures.

SECTION 9: Adoption. "19.16.038 Single Family Residential Landscaping Requirements."

19.16.038 Single Family Residential Lot/Parcel Landscaping Requirements.

1. <u>As required in 19.16.030.2</u>, landscaping shall be completed for detached single family dwellings on individual lots within a period of one year for the front yard area and a period of two years for the rear yard area beginning at the time of final certificate of occupancy is issued.

- a. Landscaping areas on single family residential lots with slopes greater than ten percent shall be completed within a period of one year.
- b. Landscaping shall be installed in front yards between the front line of the house and the front property line along the entire width of the property, excluding the driveway. On corner lots, landscaping shall be installed in all areas between the property line and the side of the house between the front and rear property lines which are visible from the public right-of-way.
- c. The net landscaped area in a front yard shall include:
 - i. <u>A minimum of one tree;</u>
 - ii. <u>50% coverage of plant materials using a combination of shrubs, annual plants, perennials plants, ground cover, and/or turf grass. Species, size, and placement of landscape elements shall be determined by the homeowner.</u>
- d. The following park strip design and landscaping standards shall apply:

No more than 50% of the park strip may be poured concrete or similar solid paving surface for driveway, walkway approaches, and vehicle drop off areas. Asphalt is not allowed in the park strip. Rock or bark mulch may be used in single family residential park strips. To prevent mulch from spreading onto sidewalks or street areas, bark/wood mulch and pea gravel or similar rock mulch less than a minimum sorted size of one inch, shall not be allowed in the park strip or adjacent to a street or sidewalk, except for the following:

i. Rock mulch of the same type, color and texture may include a variety of cobble sizes; or

ii.Crushed aggregate fines intended for pathway, or similar application may be applied.

- 2. Where secondary water is not available, at the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped (see Development Plan Requirements in Section 19.13.050.3.f.iii).
- 3. It is highly recommended, but not required, that single family residential properties install a water-wise landscape using the following elements:
 - a. Soil scarification and soil amendment as outlined in 19.16.036.1.i.
 - b. Irrigation design standards as outlined in 19.16.036.2.
 - c. Park strip design as outlined in 19.16.070.a. and 19.16.075.
 - d. <u>Turf grass should not exceed 35% of the lot landscape area property and not placed in an</u> area less than eight feet wide as outlined in 19.16.036.1.c.

- e. <u>90% of plant materials should be water-wise as outlined in the WBWCD recommended</u> plant list as outlined in 19.16.036.1.h.
- f. <u>Rock/bark mulch used in planter beds should have a depth of three to four inches to</u> prevent weed growth and retain soil moisture as outlined in 19.16.050.2.

SECTION 10: Amendment. "19.16.040 Transitional Landscaping and Fencing."

AMENDMENT

19.16.040 Transitional Landscaping and Fencing.

- Transitional landscaping and fencing shall be provided in accordance with the Landscape/Fencing Matrix included in this Chapter.Landscape Transitional Buffers and Street Frontage Landscaping. Landscape buffers are intended to reduce the visual and sound impacts that may require mitigation between two or more land uses, and street frontage landscaping areas are intended to improve visual character along streets fronted by commercial or multi-family development. Table 16-1 provides standards for landscape buffer types required between specified uses, and street frontage landscaping areas.
- 2. The landscaping/fencing shall be provided within the zoning district and on the lot of use listed on the left column of the Matrix where it is adjacent to land used or zoned for uses indicated across the top of the Matrix. Cross Access Exception to Landscape Buffer Requirement. Rear or side interior property boundaries of commercial, mixed-use, and multi-family parcels or lots do not require a landscape buffer when shared or cross access is provided between property parking areas. This provision is intended to improve vehicle and pedestrian circulation, and provide for shared or joint-use parking between uses as provided in Section 19.12.090.
- 3. In those situations where a structure or lot contains uses included in more than one use category, the most stringent requirement of the Matrix shall apply; however, the most stringent requirement may be eliminated for the less stringent requirement if the uses can be arranged to alleviate the need for the most stringent requirement to the satisfaction of the Zoning Administrator. Building Setbacks. Landscape buffers and street frontage landscaping areas refer to landscaping requirements only; see Tables 5-1 and 5-2 or specific zone district standards for applicable building setbacks including multi-family residential and mixed use development in Chapter 19.25 MU (MU/TOD), townhomes in 19.24 C-TH, and planned residential unit development (single family homes and townhomes) in 19.08 PRUD Overlay Zone.
- 4. In situations where the use is not listed on the Matrix, the Planning Director, using the Matrix as a guide, shall determine a category for the use. Fencing shall be generally located between the required landscape buffer and the adjacent property, and shall comply with the standards provided in 19.06.080.
- 5. All transitional landscaping and fencing shall be installed with the first phase of construction. Street Frontage Landscaping Area. Landscaping is required along street fronting properties in the R-M, R-H, PB, B-RP, C, M, MU, and MU-TOD zoning districts, with the exception of those areas necessary for pedestrian and vehicular access, of all public streets. This strip shall be located between the edge of the sidewalk or public street right-of-way line where no sidewalk exists, and the parking area or structure.
- 6. Trees and shrubs with a low to moderate irrigation need are encouraged, as well as low maintenance landscaping. Buffer Type A (Subdivision Arterial/Collector Street Buffer). This is

applicable to single family residential subdivisions that back or side to arterial streets and collector streets (see section 19.16.090).

- 7. Deciduous trees shall have a two inch caliper trunk measured at a height of 48" and coniferous trees shall be balled and burlapped and a minimum of 48" in height. All heights to be measured from the finished landscape surface. Buffer Type B (PRUD Parking Area/Shared Drive Buffer). This is applicable in PRUD developments where parking lots and drives are adjacent to single family residential uses (see section 19.08.090.7).
- 8. Landscape transitional buffer: Landscape buffer shall be divided into three categories as identified on the matrix: Buffer Type C or Buffer Type D is required when commercial, mixeduse, multi-family, townhome or community use development is adjacent to all existing and future residential uses (other than mixed-use development) and community uses, except when the side or rear property boundary of residential development is a shared private drive or alley.
 - a. "Landscape Buffer 1" shall consist of an unbroken strip of open space, ten feet wide and planted with the following: One large evergreen tree (or deciduous, dense canopied trees with the approval of the Planning Director) every 20 linear feet with a maximum mature height of 25'. Other shrubbery and plantings shall also be included in this buffer area.
 - b. "Landscape Buffer 2" shall consist of an unbroken strip of open space, 20' wide and planted with the following: One large evergreen tree (or deciduous, dense canopied trees with the approval of the Planning Director) every 25 linear feet with a maximum mature height of 30' to 50'. Other shrubbery and plantings shall also be included in this buffer area.
 - c. "Landscape Buffer 3" shall consist of an unbroken strip of open space, 30' wide and planted with the following: One large evergreen tree (or deciduous, dense canopied trees with the approval of the Planning Director) every 25 linear feet with a maximum mature height of 30' to 50'. Other shrubbery and plantings shall also be included in this buffer area.
 - d. "Landscape Buffer 4" shall consist of an unbroken strip of open space, 60' wide and planted with the following: One large evergreen tree (or deciduous, dense canopied trees with the approval of the Planning Director) every 25 linear feet with a maximum mature height of 30' to 50'. Other shrubbery and plantings shall also be included in this buffer area.
- 9. Fencing requirements: Buffer Type E (High Impact Mitigation Buffer). This is required for land uses and development features with high impact noise emissions adjacent to existing and future residential areas. Uses and development features considered to emit high noise levels include but are not limited to the following: Pet Services/Indoor Outdoor (see 19.14.100.11); Outdoor Contractor Storage Yard; Towing Services; truck loading areas adjacent to commercial buildings; mechanical exhaust equipment from interior industrial services; utility sub-stations or equivalent intensive uses; and development features as determined by the Land Use Authority.
 - a. Fencing shall be generally located between the required landscape buffer and the adjacent property.
 - b. There shall be different fencing requirements as identified in the Matrix. All fence heights as required in the Matrix shall be measured on the side of the fence with the highest finished grade, including proposed finished grades with new development.
 - c. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Zoning Administrator may require

the use of an earth berm or more specialized fence material or fence height in lieu of, or in combination with, any of the fence types set forth in the Matrix.

- d. Where options are presented in the Matrix for a type of fence, the options shall be available to the developer unless otherwise qualified.
- 10. All fencing and landscaping shall be in compliance with that Section of the ordinance which defines "clear view."
- 11. Any wall or fence that is required by the Land Use Authority or City Staff shall be installed according to the manufacturer's specifications or in accordance with best engineering practices. Any masonry wall that is required over four feet in height shall be certified as structurally sound by an engineer licensed to practice in the State of Utah. All required chain link fences shall be constructed according to the following minimum standards: 11 gauge wire mesh; two inch line posts; three and one half inch terminal and corner posts; all posts to be spaced at not more than ten feet; all posts shall be placed in a concrete footing to a depth of not less than 18"; a top rail or tension wire; tension bars at corner and terminal posts; all parts are to be of galvanized steel. The minimum standards for the posts and the mesh may be required to be increased if slatting is also required.

<u>11.</u>

Table 16-1 (Standards indicate a minimum landscaping or buffer width, fencing height, and tree spacing distance.) Trees shall be consistent with the requirements of Table 16-2 - Permitted Street Trees based on the width/depth of the landscaping/buffer area (LINK TO BE ADDED).

TYPE	WIDTH and CONTEXT	SOLID FENCING	TREES ¹	GROUND SURFACE LANDSCAPING
<u>S.F.</u>	8' Street Frontage Landscaping Area⁵ Area²	N/A	Deciduous or evergreen trees planted every 50 ²³	Consistent with 19.16. <u>150</u> Planting Design Standards and the requirements of this Chapter ⁵ Chapter ²
A.	5' Arterial and collector street landscape buffer along single family residential subdivisions (see19.16.0 <u>9</u> 0)	6' solid vinyl, wood, masonry <u>,</u> or similar material	Deciduous trees planted every 20'	Plant bed landscaping requirements apply
в.	6' Landscape buffer between parking lot areas, alleys or private drives in a PRUD adjacent to R-1 zones with single family residential uses	6' solid vinyl, wood, masonry <u></u> or similar material ^{≇4}	Deciduous trees planted every 30'	Plant bed landscaping requirements apply

	(19.08.090.7)			
C.	8' Landscape buffer	6' solid vinyl, wood, masonry _▲ or similar material ³⁴ , or 8' masonry or similar material ⁴⁵	Deciduous or evergreen trees planted every 25'	Plant bed landscaping requirements apply
D.	5' Landscape buffer	6' solid vinyl, wood, masonry _▲ or similar material ³⁴ , or 8' masonry or similar material ⁴⁵	Columnar deciduous or evergreen trees planted every 20'	Plant bed landscaping requirements apply
E.	25' High impact land use mitigation landscape buffer (see 19.14.100.11)**	8' masonry	Trees planted every 20', with at least 75% of trees as evergreens except as required in 19.14.100.11	Plant bed requirements apply, except that evergreen tree canopy may count towards landscape plant material cover area

Table 16-1 Footnotes:

 The minimum height of all trees associated with landscape buffers shall be 20' at mature growth. The requirements of 19.16.075 Permitted Trees Within Park Strips And Along Frontages or comparable tree shape and root growth shall apply based on the comparable width of the Park Strip/landscape buffer and/or presence of power lines.

2. Urban Streetscape Alternative. Buildings in the MU, MU/TOD or commercial zones located close to the street with entrances connecting to the sidewalk may substitute landscape area for a wider sidewalk and streetscape consistent with a walkable urban environment for pedestrians (see Chapter 19.25 - MU/MUTOD streetscape requirements).

- A streetscape design shall be proposed with the Landscape Plan and submitted for review by Development Staff. The design shall demonstrate placement of streetscape amenities such as street trees with grate covers, street furniture, planters, bike racks, and space for outdoor activities or displays.
- Street trees shall be planted every 30' under this alternative.
- Plant materials shall be incorporated along at least 40% of the street-fronting building foundation in plant beds or planters to soften the hardscape edge between a sidewalk or patio

and the building frontage. This requirement may be waived by the Zoning Administrator where outdoor seating, bike racks, display areas, or other amenities may be provided.

- 2. <u>3.</u> Trees planted every 50' or portion thereof greater than 25'. The Zoning Administrator may approve clustering of trees in special circumstances including but not limited to preserving clear view areas, eliminating conflicts with utilities, and etc.
- 3. <u>4.</u> Six Foot Masonry Fence Requirements. A six foot masonry fence shall be required for the following specific uses and development features when adjacent to existing and future single family residential uses:
 - Drives or alleys accessing rear garages of townhome or multi-family buildings that may also include parallel parking spaces on one side of the drive (does not apply when the alley is shared between townhome or multi-family and single family residential uses.
- 4. <u>5.</u> Eight Foot Masonry Fence Requirements. An eight foot masonry fence shall be required for the following uses and development features that are adjacent to existing and future single family residential uses:
 - Commercial or multi-family parking lot(s) serving more than 24 vehicles, not including drives or alleys accessing rear garages that may include parallel parking spaces:
 - <u>Commercial or mixed-use truck loading areas:</u>
 - Outdoor recreation areas, associated with multi-family residential or townhome development designed for the congregation of more than 10-ten individuals at one time; or
 - Equivalent intensive uses and development features as determined by the Land Use Authority.
- 5. <u>Urban Streetscape Alternative. Buildings in the MU, MU/TOD or commercial zones located close</u> to the street with entrances connecting to the sidewalk may substitute landscape area for a wider sidewalk and streetscape consistent with a walkable urban environment for pedestrians (see Chapter 19.25 – MU/MUTOD streetscape requirements).
 - <u>A streetscape design shall be proposed with the Landscape Plan and submitted for review by</u> <u>Development Staff. The design shall demonstrate placement of streetscape amenities such as</u> <u>street trees with grate covers, street furniture, planters, bike racks, and space for outdoor</u> <u>activities or displays.</u>
 - Street trees shall be planted every 30' under this alternative.
 - <u>Plant materials shall be incorporated along at least 40% of the street fronting building foundation in plant beds or planters to soften the hardscape edge between a sidewalk or patio and the building frontage. This requirement may be waived by the Zoning Administrator where outdoor seating, bike racks, display areas, or other amenities may be provided.</u>

SECTION 11: Amendment. "19.16.050 Landscape Plant Bed Areas."

AMENDMENT

19.16.050 Landscape Plant Bed Areas

The following standards apply to all commercial, industrial, mixed-use, multi-family, townhome, community use, PRUD developments, and common areas managed by a homeowner's association or

community association. Where the provisions of this Chapter would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, landscape buffer and fencing may be waived or modified by the Land Use Authority as defined in Section 19.01.135 where the intent of this Chapter has been met through the combination of structural and landscape design techniques.

- 1. An application shall be made by the property owner or certified agent thereof to the Community and Economic Development Department. The application shall be accompanied by maps, drawings, or other documents sufficient to demonstrate that the general and specific requirements of this Title will be met. The application for any landscape buffer/fencing modification or waiver shall be accompanied by the appropriate fee as authorized in the City's currently adopted Consolidated Fee Schedule. Landscape planting bed areas shall contain plant materials that cover at least 50% of the landscape surface at mature growth.
 - a. When calculating plant coverage percentage areas, plants may be measured at mature spread, including coniferous trees with branches that clear no more than 30" above the ground. Deciduous trees shall not be included in plant coverage calculation.
 - b. Plants shall conform with clear view requirements provided in section 19.16.110.
- 2. At least 10 days prior to the Land Use Authority meeting during which the landscape buffer/fencing modification or waiver will be considered a Notice Sign shall be posted a minimum of one sign on each street frontage of the subject property stating the proposed request for landscape buffer/fencing modification or waiver, and the date, time and location of the Land Use Authority meeting in which the landscape buffer/fencing modification or waiver will be considered. The applicant shall be notified of the date, time and location of the public meeting and of any final action on a pending application. When applying rock or bark mulch into a plant bed or park strip, the minimum depth shall be at least three inches to minimize weed growth and to maximize moisture retention in soil.
 - a. <u>If landscape fabric is used, it shall be heavy duty with a minimum five-ounce thickness,</u> applied beneath mulch areas in plant beds, installed so that edges are not visible.
 - b. Only one type of bark or rock mulch material shall be allowed in a landscape bed area, unless separated by a durable curb material with sufficient thickness to maintain separation between mulch types.
- 3. In considering an application for a landscape buffer/fencing modification or waiver, the Land Use Authority shall give due regard to the nature and condition of adjacent uses and structures.
- 4. The landscape buffer may be modified where the building, fencing, and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of structural and landscape design techniques.
- 5. The landscape buffer and fencing requirements may be waived or modified where the adjacent land is designated on the zoning map or in the adopted Master Plan for a use similar to that of the parcel under site plan consideration. In situations where a petitioner is requesting that required fencing be waived or modified on residential developments adjacent to agricultural uses and/or zoning districts the following criteria must apply:
 - a. The adjacent agricultural property must have all the infrastructure (roads, sewer, water, storm sewer, etc.) necessary for development; or
 - b. The topography or vegetation of the adjacent property would make a fence ineffective or cause a hardship if the developer is required to fence the property.

- 6. The landscape buffer and fencing requirements may be modified where the adjoining property is used for any public purpose other than a school or hospital.
- 7. The landscape buffer and fencing requirements may be modified where adjacent residential property is used for any conditional use except nursery schools, day care centers, and schools of general and special education.
- 8. The landscape buffer and fencing requirements may be modified when a residential subdivision borders a railroad or transit right of way, freeway, or arterial street. The subdivision design shall include adequate provisions for noise reduction, safety, and visual screening. The modification of the landscape buffer may, in some cases, provide for a larger buffer area and additional plantings depending on the type and location of the use which is being buffered. Parallel streets, fences, landscaped buffer areas, berms, and sound walls; or combination of buffer techniques may be required.
- 9. The fencing requirement may be waived or modified where the topography of the lot providing the fencing and the lot being protected is such that a fence would not be effective.
- 10. The landscape buffer and fencing requirement may be modified for any public use when such has been specifically designed to minimize adverse impact on adjacent properties.
- 11. The granting of a landscape buffer/fencing modification or waiver shall not exempt the application from other relevant provisions of this Title or other ordinances of the City of Layton.

SECTION 12: Repeal. "19.16.060 Street Frontage Landscape."

SECTION 13: Amendment. "19.16.070 Landscaped Park Strip."

AMENDMENT

19.16.070 Landscaped Park Strip

The following standards apply to all commercial, industrial, mixed-use, multi-family, townhome, community use, PRUD developments, and common areas managed by a homeowner's association or community association.

The <u>planted landscape strip</u> (park strip) between any public <u>street andor</u> private <u>street and fronting</u> property <u>is the area between the sidewalk and the street-side back of curb or street edge.shall be</u> landscaped with grass and plantings permitted by this Chapter. Maintenance of this area shall be the responsibility of the abutting property owner. This landscaping shall not be counted as part of the required percentage of landscaping for each private property.

Park strip areas shall be landscaped with plantings permitted by this Chapter.

Perpetual maintenance of the surface materials and plant materials in the park strip shall be the responsibility of the abutting property owner.

Park strip landscaping shall not be counted as part of the required percentage of landscaping for each private property.

1. Street Tree Requirements. Street trees shall be planted within the park strip, or if no park strip exists, on the property next to the public right-of-way or public/private street edge (landscape frontage), in accordance with the following:

- +
- a. <u>Street trees shall not be planted within a park strip that is less than four and a half feet in</u> width.
- a. Street trees shall be planted within park strips or on the adjacent property within ten feet of the public right-of-way. Street trees shall not be planted within a park strip that is less than four and a half feet in width.
- <u>b.</u> Street trees shall be planted along both sides of all streets every 30' on center; spacing of the trees may vary; the maximum spacing is 40'.
- c. Street trees shall be selected in accordance with the Permitted Trees within Park Strips and along Frontages, section 19.16.075.

- d. In the event that any of the trees or shrubs die or do not adequately grow, they shall be promptly replaced to perpetually remain in compliance with the approved landscape plan.
- e. Street trees shall be planted no closer than five feet from any culinary or secondary water lines, and no closer than 20' of street lights-standards.
- f. Tree species shall vary along block faces to create a unique street identity, to provide visual variety, and to promote the health of the City's urban forestry.
- g. Where buildings are allowed closer to streets, street trees shall be designed, specified, and planted with sufficient spacing from buildings to prevent negative impact from tree branches at mature growth.
- Park Strip Planting and Landscaping Requirements. The street tree standards provided in section 19.16.075 and plant bed planting and design standards provided in section 19.16.050 shall apply to park strip areas in addition to the following park strip area requirements:
 - a. <u>Residential and commercial park strips shall be planted with live plant material to a minimum of 50% coverage of landscape area with plant foliage at mature growth, in accordance with the following additional design standards:</u>
 - i. <u>Shrubs and other plant material located within the park strip shall not exceed two feet in height at maturity.</u>
 - ii. Potentially hazardous plant material and/or containing thorns or spikes shall be prohibited.
 - b. <u>To prevent mulch from spreading onto sidewalks or street areas, bark/wood mulch and pea</u> <u>gravel or similar rock mulch less than a minimum sorted size of one inch, shall not be</u> <u>allowed in the park strip or adjacent to a street or sidewalk, except for the following:</u>
 - i. Rock mulch of the same type, color and texture may include a variety of cobble sizes; or
 - ii. Crushed aggregate fines intended for pathway, outdoor patio surfaces, or similar application may be applied.
 - c. Decorative boulders and similar features shall be less than 18" in height.
- 3. No more than 50% of the park strip may be poured concrete or similar solid paving surface for driveway, walkway approaches, and vehicle drop off areas. Asphalt is not allowed in the park strip. The park strip may be paved by more than 50% and incorporate tree wells and planters

when directly fronted by commercial or mixed-use buildings (see Table 16-2 (LINK TO BE ADDED), Footnote 5, Urban Streetscape Alternative).

SECTION 14: Amendment. "19.16.075 Permitted Trees Within Park Strips and Along Frontages."

AMENDMENT

19.16.075 Permitted Trees Within Park Strips and Along Frontages

- 1. The planting of any tree within a park strip shall be done in compliance with the following:
 - a. The tree shall be planted so it is centered between the curb and sidewalk;
 - b. The tree shall be located so as not to violate the clear view requirements of this Title;
 - c. The tree to be planted shall be a tree listed in <u>Table 16-2 (LINK TO BE ADDED)</u> and designated based on the width of the park strip;
 - d. The tree shall be maintained to ensure proper clearance above the sidewalk and street, distance from overhead power lines, and so that its growth does not damage public improvements, such as curb, gutter, and sidewalk; and
 - e. Before planting of trees the adjacent property owner shall contact blue stakes or a utility locating company to locate underground utilities within the park strip.
- 2. The planting of any tree outside of a park strip along a lot's frontage shall be a minimum of six feet from the sidewalk for any tree listed in <u>Table 16-4</u>. Any other tree not listed therein shall be planted a minimum of ten feet from the sidewalk.
- 3. 2. The planting or maintaining of a tree in accordance with this <u>Ss</u>ection does not alleviate the property owner of the liability or responsibility of any damage caused to public improvements or any other responsibility of owning or having control over the property on which the tree is located. Property owners are responsible for the damage caused to public improvements by vegetation on their property or planted by them. The maintenance and correction process is addressed in Chapter 12.28 of the Layton Municipal Code.
- 4. <u>3.</u> If a person wishes the City to consider the addition of a tree to <u>Table 16-2 (LINK TO BE ADDED)</u>, such request is to be in writing to the Director of the Community and Economic Development Department. The writing must contain sufficient detail and information regarding the tree and illustrate its comparable nature to the trees currently on the list. The Director or designee will notify the person of the decision. If the request is denied, the person can file an appeal of that decision to the City Manager within ten days of the denial. The City Manager will review the Department's decision to determine whether that decision is supported by substantial evidence. Based on that standard, the City Manager may affirm, modify, or reverse the Department's decision. The City Manager's decision is final.

SECTION 15: Amendment. "19.16.080 Fencing Requirements."

AMENDMENT

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19.16.080 Fence Requirements

Fences and Walls. This section is provided to create minimum and maximum fencing standards for residential, commercial, mixed-use, and community use areas within Layton City. These standards are applicable to all public and private development, unless otherwise specifically stated.

The following provisions shall govern the height and location of fences, walls, plant growth, or other obstructions to view:

- Fence Maintenance. All fencing shall be continually maintained in structurally sound, plumb, and safe condition, including appropriate and regular maintenance of the fence surfaces, by the property owners abutting fence. In all residential zones, no fence, hedge, or wall may exceed six feet in height when placed within three feet of any property line or as further regulated below except behind the front setback line of the main structure fences may be eight feet in height. Special permits may be granted for higher fences by the Zoning Administrator.
 - a. <u>Repairs and patching shall consist of similar fencing materials and shall blend with the fence.</u>
 - b. If a fence or wall is more than 20 degrees beyond plumb or determined so by the Chief Building Official, it shall be considered structurally unsafe.
 - c. Graffiti shall be removed within 48 hours.
- 2. <u>Fence Height Measurement.</u> When a fence, wall, or hedge meets the setback regulations for an accessory structure for the zoning district in which the fence, wall, or hedge is proposed, the height allowed will be that as outlined for accessory structures in the zoning district.
 - a. <u>Fence height shall be measured from the finished grade to the highest point of the fence.</u> "Finished grade" means the average finished grade of the property nearest the fence.
 - b. <u>Fence posts, gate posts, pillars, and support columns may extend 12" above the maximum fence height when separated by at least six feet of fencing.</u>
 - c. Grade Differential. In instances where there is a grade differential along a property line separating two lots as a result of a retaining wall or topographic feature, a fence, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.
 - d. <u>Fencing Height Transition</u>. Where fencing height differences may occur at intersections or along the continuous alignment of a fencing course, a transition from one fencing height to the other may be constructed as an exception to the maximum fence height at such locations.
- 3. Prohibited Fences.
 - a. Razor wire;

- b. <u>Electrically charged fencing</u>, <u>unless associated with an agricultural operation and in</u> <u>conformity with safe practices</u>;
- c. Highly reflective or metallic fencing or wall materials;
- d. <u>Tarps, stacked debris or similar materials are not permitted as fencing or wall material;</u> or;
- e. Barbed wire, unless associated with an agricultural operation.
 - i. Barbed wire. Fences containing strands of barbed wire are prohibited in all zoning districts excepting the agricultural zoning district, unless specifically approved by the Zoning Administrator for security purposes.
- 4. Engineering SpecificationsFence or Wall Structural Design. A building permit and engineering specifications are required for a fence over seven feet in height, or as required by the current version of the International Building Code or International Residential Code. A building permit is required for all retaining walls four feet in height or greater (measured from the bottom of the foundation to the top of the wall) and must be designed by a licensed professional engineer in the state of Utah.Clear view for driveways required. No view obstructing fence, wall, hedge, or planting exceeding two feet in height above the level of the sidewalk, shall be located in the triangular area bounded by lines drawn from a point on the centerline of the driveway setback fifteen feet (15') from the front property line, to points at the property line in front of the property, 30' either side of the centerline of the driveway for local and local collectors, and 50' on collectors and arterials. Except that shade trees may be located or maintained in such area in excess of the height provided the same are pruned clear of all branches between the ground and a height of six feet. Nonview obstructing fences not exceeding six feet in height may also be allowed in this area.
 - a. <u>Any wall or fence that is required by the Land Use Authority or City Staff shall be</u> installed according to the manufacturer's specifications or in accordance with best engineering practices. Any masonry wall that is required over four feet in height shall be certified as structurally sound by an engineer licensed to practice in the state of Utah.
- 5. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Land Use Authority may require the use of an earth berm or more specialized fence material or fence height in lieu of, or in combination with, any of the fence types set forth in the Transitional Landscaping Buffers (see 19.16.040).Shade trees or other plantings which project over any sidewalk shall be pruned clear of all branches between the ground and a height of seven feet (7') for that portion of the plant located over the sidewalk. Shade trees and plantings which project over any street or access road which may be used for emergency purposes, shall be trimmed to a height of thirteen feet six inches (13'6") from the grade of the street or access road.
- 6. Chain Link Fences. In addition to the limitations provided in 19.16.080.3 above, all chain link fences shall be constructed according to the following minimum standards: 11 gauge wire mesh, two inch line posts; three and one-half inch terminal and corner posts; and all posts to be spaced at not more than ten feet; all posts shall be placed in a concrete footing to a depth of not less than 18"; a top rail or tension wire; tension bars at corner and terminal posts; all parts are to be of galvanized steel. The minimum standards for the posts and the mesh may be required to be increased if slatting is also required. Where lots have double frontages, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge, not exceeding eight feet in height. Such fence, wall, or hedge, shall be no closer than at the sidewalk.

- 7. <u>Temporary Fences. A temporary fence may be approved by the Director for the purpose of protecting or securing a site in conjunction with an active building permit, demolition permit, site clean-up permit, special event permit, or other similar type of permit. The duration of use shall be stated in the application for the applicable permit. A nonview obstructing fence not exceeding six feet in height may be crected in any front yard space, including those areas that are normally reserved for a clear view.</u>
 - a. <u>A temporary fence may be up to seven feet in height, may be located in all yards, and shall not block or impede public property or rights-of-way without express written approval from the Zoning Administrator.</u>
- 8. <u>All fences, hedges, and/or walls, and landscaping shall be compliant with clear view regulations</u> as defined in 19.16.110. No fence, whether of wood, metal, masonry, or concrete, nor other obstruction including shrubbery, nor any combination of materials, shall be erected or maintained which blocks the access from a front yard through both sides to the rear yard.
- 9. <u>No fence</u>, whether of wood, metal, masonry, or concrete, nor other obstruction including shrubbery, nor any combination of materials, shall be erected or maintained which blocks the gated or through-access from a front yard through both sides to the rear yard.
- 10. Construction of fences and retaining walls must meet applicable requirements of Title 15 of this Code. For construction of all fences or free standing walls over seven feet and retaining walls over six-four feet and retaining walls, a building permit must be secured.
- <u>Vacant Lots. For the purpose of this sSection, it shall be presumed that a vacant lot shall contain a minimum front, side, and rear yard that are otherwise required by ordinance. In any required side and rear yard on vacant lots, the maximum height of fences or other similar structures shall be six feet.</u>
- 12. <u>Retaining Walls</u>. Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots, such retaining walls may be topped by a fence, wall, or of the same height that would otherwise be permitted at the location if no retaining wall existed.
- Fences for uses such as tennis or sports courts which may be a maximum of 15' height if the fence meets all of the required setbacks for an accessory building in the zoning district in which it is located.
- 14. Residential Fencing Standards:
 - a. Front Yards:
 - i. <u>In front yards, fencing height shall not exceed three feet for solid fences, and four feet for open style fences (from the building line to right-of-way), except for the following:</u>
 - 1. Patio enclosures for townhomes or multi-family residential uses (see Chapters 19.24 and 19.25).
 - ii. A gate entrance into the front yard from the street may be taller than the maximum height, and may include features such as an overhead trellis or cover feature, but in no case shall exceed nine feet.
 - b. Side and Rear Yards:
 - i. <u>Fencing in interior side or rear yards shall not exceed a height of eight feet,</u> <u>excluding any corner side yard area.</u>

- c. Corner Lots:
 - i. In the corner side yard street fronting on a streetarea, a solid fence or wall located within the side setback is permitted provided the fence or wall does not exceed a maximum height of six feet, and shall be located outside of the minimum clear view as defined in 19.16.110.4, and is located behind the front plane of the primary building structure.
- 15. Commercial Fencing Standards:
 - a. Front Yards:
 - i. <u>In front yards, fencing height shall not exceed three feet for solid fences, and four feet for open style (semi-transparent) fences (from the building line to right-of-way).</u>
 - ii. A gate entrance into the front yard from the street may be taller than the maximum height, and may include features such as an overhead trellis or cover feature, but in no case shall exceed 12 feet.
 - iii. <u>Fencing behind the minimum required eight-foot street-side landscape area may</u> be greater than six feet along front yards and corner side yards.
 - b. Side and Rear Yards:
 - i. <u>Fencing in interior side or rear yards shall not exceed a height of eight feet,</u> <u>excluding any corner side yard area.</u>
 - ii. <u>The Zoning Administrator may grant a special permit for fencing that screens</u> <u>utilities or intensive industrial uses in excess of eight feet.</u>
 - c. Corner Lots:
 - i. In the side yard front on a street, a solid fence or wall located within the side setback is permitted provided the fence or wall does not exceed a maximum height of six feet, and shall be located outside of the minimum clear view as defined in 19.16.110.4, and is located behind the front plane of the primary building structure.
- 16. Exceptions. The provisions of this Section shall not apply to: fences required by state law to surround or enclose public utility installations, public schools, or other public buildings.

Clear view across corner property required. No obstruction to view will be permitted on that portion of a corner lot defined as the clear view area. Where curbs are installed, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the top back of the curbs extending from the intersection 30' on local and collector streets and 50' on arterials. Where one of the streets is a different classification the more stringent requirement will apply. Where no curb exists the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines apply. Where no curb exists the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property/right of way line 20' from the intersection of said property/right of way line, except that this Section shall not prohibit the following within the triangular area:

- 1. Gasoline service pumps when permitted in the zoning district;
- 2. Permitted signs where only the minimum necessary supports are visible to a height of not less than ten feet;

- 3. Plantings of shrubs, bushes, or trees which are trimmed or pruned so that the shrubs or bushes do not exceed the height of two feet above street level and so that trees are pruned clear of all branches between the ground and a height of six feet; and
- 4. Nonview-obstructing fences not exceeding six feet in height.
- Vacant lots. For the purpose of this Section, it shall be presumed that a vacant lot shall contain a minimum front, side, and rear yard that are otherwise required by ordinance. In any required side and rear yard on vacant lots, the maximum height of fences or other similar structures shall be six feet.
- 2. Grading, planting, or construction. Any grading, planting, or construction that interferes with the vision of those using the streets, sidewalks, alleys, or driveways is prohibited.
- 3. **Retaining walls**. Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.
- 4. Barbed wire. Fences containing strands of barbed wire are prohibited in all zoning districts excepting the agricultural zoning district, unless specifically approved by the Zoning Administrator.
- 5. Exceptions. The provisions of this Section shall not apply to:
 - 1. Fences required by state law to surround or enclose public utility installations, public schools, or other public buildings, or
 - 2. Fences for uses such as tennis or sports courts which may be a maximum of 15' high if the fence meets all of the required setbacks for an accessory building in the zoning district in which it is located.

SECTION 16: Amendment. "19.16.090 Landscape Requirements for Arterial Streets and Collector Streets."

AMENDMENT

19.16.090 Landscape Requirements for Arterial Streets and Collector Streets

- The following provisions shall govern lots in the R-1 and R-2 zoning districts when they double face, with the rear yard backing onto or a side yard facing an arterial street <u>and/or collector street</u>. In addition, where subdivision lots back onto an adjoining collector street, the landscaping provisions of this Section shall also apply.
- 2. A strip of land directly adjacent to the right-of-way line of the arterial street will be set aside to provide a buffer to enhance the arterial streetscape and mitigate the impacts of arterial streets adjacent to the rear or side of a lot.
 - a. This buffer shall be identified on the recordation plat in one of the following ways:
 - i. As a landscape easement; or
 - ii. As property owned in common by a homeowners association.
 - b. The buffer shall be at least five feet wide.

- c. When the buffer is included in the required rear or side yard of the residential lot, the buffer shall be no wider than ten feet-(10').
- 3. Landscaping requirements:
 - a. Trees shall be located on 20' centers within the buffer area. These trees shall be deciduous and on the City's list of recommended trees for park strips.
 - i. In the case where a lot is part of the subdivision and must face onto the arterial/<u>collector</u> street, the required buffer and landscape theme shall be continued along the front of the lot.
 - b. A ground cover shall be provided that is pervious and discourages weed growth. The following planting design standards shall apply:
 - i. Buffer Type A standards provided in 19.16.040.6;
 - ii. Plant bed planting and design sStandards provided in 19.16.050;
 - iii. Park strip design sStandards provided in 19.16.070; and
 - iv. Street tree sStandards provided in 19.16.0750-shall apply.
 - c. A six foot solid fence shall be installed along the entire perimeter on the inside edge of the buffer areaminimum of two shrubs shall be provided between the required trees.
 - i. For residential developments adjacent to Layton Parkway, a minimum eight foot decorative masonry wall shall be installed along the entire perimeter on the inside edge of the landscape buffer area. The design of the masonry wall shall be consistent with the existing wall design as approved by the City Engineer.
 - d. <u>Irrigation for the buffer area shall be provided either through a master meter or through separate irrigation systems provided from each lot along the edge of the buffer area. A six foot solid or semi-private fence will be installed along the entire perimeter on the inside edge of the buffer area.</u>
 - i. For residential developments adjacent to Layton Parkway, a minimum eight foot decorative masonry wall shall be installed along the entire perimeter on the inside edge of the landscape buffer area. The design of the masonry wall shall be consistent with the existing wall design as approved by the City Engineer.
 - e. Irrigation for the buffer area shall be provided either through a master meter or through separate irrigation systems provided from each lot along the edge of the buffer area. The sidewalk and park strip shall be incorporated into the buffer area and shall be subject to review and approval from the City Engineering Division for Layton City arterial streets or UDOT for state roads.
 - f. The sidewalk and park strip shall be incorporated into the buffer area and shall be subject to review and approval from the City Engineering Division for City arterial streets or UDOT for state roads.
- 4. Installation and maintenance:
 - a. The developer shall be responsible for the installation of the buffer and must bond for the buffer improvements either with the overall subdivision or as a separate bond.

- b. The bond period for the landscape improvements may coincide with the bond period and extensions as outlined in Title 18.
- c. Following the bond release, a homeowners association shall be formed by the recordation and declarations providing for the collection of fees to maintain the buffer area. Maintenance of the buffer area shall also include the maintenance of the sidewalk and park strip area.
- d. Along major arterial streets and connecting collector streets that are linked to major entryways into the City, the City will have the option to assume responsibility for the maintenance of the streetscape area. In such a case, a one-year warranty shall be required to cover the planted material and the irrigation system and drawings for the irrigation system must be submitted and approved by the City.

SECTION 17: Adoption. "19.16.110 Clear View Requirements."

19.16.110 Clear View Requirements

- 1. <u>Grading, planting, or construction. Any grading, planting, or construction that interferes with the vision of those using the streets, sidewalks, alleys, or driveways is prohibited.</u>
- 2. The following provisions shall govern the location of buildings, height and location of fences, walls, plant growth, or other obstructions to view, to promote safe circulation and minimize conflicts between vehicle, pedestrians and cyclists where streets, drives and walkways intersect:
 - a. Plant and Tree Pruning.
 - i. <u>Shade trees or other plantings which project over any sidewalk shall be pruned</u> <u>clear of all branches between the ground and a height of seven feet for that</u> portion of the plant located over the sidewalk.
 - ii. <u>Shade trees and plantings which project over any street or access road which may</u> be used for emergency purposes, shall be trimmed to a height of 13' 6" from the grade of the street or access road.
 - b. <u>Clear View Area for Driveways</u>. The clear view area for the intersection of a drive approach and a public street or private street shall be located in the triangular areas bounded by lines drawn from a point on the driveway edge and the street right-of-way, measured as follows:
 - i. From the point of intersection of the driveway edge and the street right-of-way, measuring 20' along the property line away from the driveway (or 30' when intersecting with a collector or arterial street), and 10'ten feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines that extends along the same angle to the back of street curb forming a triangle. This is required on both sides of the driveway. Within the triangles and the area between then, the following shall apply:
 - 1. <u>No view obstructing fence, wall, hedge, or planting exceeding 3'-three</u> feet in height above the level of the sidewalk.
 - 2. <u>Non-view obstructing fences (75% open) not exceeding 6'-six feet in height may also be allowed in this area.</u>

- 3. <u>The City Engineer and Zoning Administrator or their designees may</u> require additional clear view area based on sight distance visibility associated with the horizontal or vertical curves of the intersecting street.
- 3. Clear View for Buildings and Development Required.
 - a. No view obstructing fence, wall, hedge, or planting exceeding two feet in height above the level of the sidewalk, shall be located in the triangular area bounded by lines drawn from a point on the centerline of the driveway setback 15' from the front property line, to points at the property line in front of the property, 30' either side of the centerline of the driveway for local and local collectors, and 50' on collectors and arterials. Except that shade trees may be located or maintained in such area in excess of the height provided the same are pruned clear of all branches between the ground and a height of six feet. Nonview obstructing fences (75% open) not exceeding six feet in height may also be allowed in this area.
- 4. Clear View Across Corner Property Required.
 - a. <u>No obstruction to view will be permitted on that portion of a corner lot defined as the clear view area.</u>
 - b. Where curbs are installed, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the top back of the curbs (or edge of street, drive or alley) extending from the intersection 30' on local and collector streets and 50' on arterials. Where one of the streets is a different classification the more stringent requirement will apply.
 - c. Where no curb exists the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property/right-of-way line 20' from the intersection of said property/right-of-way line, except that this Section shall not prohibit the following within the triangular area:
 - i. Gasoline service pumps when permitted in the zoning district;
 - ii. <u>Permitted signs where only the minimum necessary supports are visible to a height of not less than ten feet:</u>
 - iii. <u>Plantings of shrubs</u>, bushes, or trees which are trimmed or pruned so that the shrubs or bushes do not exceed the height of two feet above street level and so that trees are pruned clear of all branches between the ground and a height of six feet; and
 - iv. Non-view obstructing fences not exceeding six feet in height.

<u>SECTION 18:</u> **Amendment.** "19.13.050 Development Plan Requirements For New Construction Of A Single Or Two-Family Dwelling In Layton City" of the Layton Municipal Code is hereby *amended* as follows:

AMENDEMENT

19.13.050 Development Plan Requirements For New Construction Of A Single Or Two-Family Dwelling In Layton City

Applications for new construction of a single-family or two-family dwelling in Layton City shall be accompanied by and shall comply with the following:

- 1. Appropriate application form and fees.
- 2. One copy of the development plan shall be required, which plan shall include a site plan and an architectural plan with appropriate drawings of adequate scale showing building materials, exterior elevations, and floor plans of all proposed structures.
- 3. The following design criteria shall be required:
 - •••

g. -DSingle family residential d wellings shall be provided with a <u>two car</u> garage having a minimum interior width of 420' and constructed concurrently with the dwelling (see section 19.12.110).

...

<u>SECTION 19:</u> Amendment. "19.13.060 Development Plan Requirements for New Construction of an Undeveloped Site of Commercial/Industrial and Multi-Family Permitted and Conditional Uses, or Remodeling of Existing Structures" of the Layton Municipal Code is hereby *amended* as follows:

AMENDEMENT

19.13.060 Development Plan Requirements for New Construction of an Undeveloped Site of Commercial/Industrial and Multi-Family Permitted and Conditional Uses, or Remodeling of Existing Structures

Applications for new construction on an undeveloped site of permitted uses shall be accompanied by the following:

- 1. Appropriate application form and fees.
- 2. Ten copies of the development plan shall be required and shall include the following:

c. A landscape plan shall be submitted consistent with the landscape, fencing and clear view requirements provided in Chapter 19.16. include plant location, type, size, and quantities.

- •••
- 3. The following design criteria shall be required:
 - ...

e. If more than 50% of the required parking for a development is located between the structure and the public right-of-way, then there shall be an <u>800-300</u> square foot planter area for every 20 parking stalls. Said planter(s) shall be irrigated and have a minimum of two trees and other horticultural plantings. Said planters shall be dispersed throughout the parking area and not combined. This requirement is in addition to the minimum required landscaping for the underlying zoning district.

...

SECTION 20: Repealer Clause. All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

<u>SECTION 21:</u> Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION 22: Effective date. This ordinance shall go into effect immediately upon adoption as noted below.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro				
Tom Day	V			4 <u></u>
Dave Thomas	V			
Zach Bloxham	V	1	2	
Clint Morris	1			
Dawn Fitzpatrick	/			
Presiding Officer	CORF	COR PORTE Attest		
JOY PETRO, Mayor	Lavton City	ET IN KIMB	ERLY S READ. Cit	v Recorder
	, (010)	Laytor	n City	, iterestates

For GARY CRANE, City Attorney, Layton City

AMI

CHAD WILKINSON, Community & Economic Development Director, Layton City

Appendix C

Water Conservation Plan Update 2022 Adoption Ordinance

ORDINANCE 22-24

(Amendment to the Water Conservation Plan)

AN ORDINANCE AMENDING THE WATER CONSERVATION PLAN ADOPTED BY ORDINANCE 16-46

WHEREAS, Layton City operates a culinary water system; and

WHEREAS, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community; and

WHEREAS, the Utah Department of Natural Resources, Division of Water Resources (DWRe) has updated the Water Conservation Plan Act, Section 73-10-32, Utah Code Annotated, requiring all providers of public culinary water, that serve over 500 connections, to submit a Water Conservation Plan, containing existing and proposed water conservation measures and goals; and

WHEREAS, the City adopted the original Water Conservation Plan by Ordinance 16-46; and

WHEREAS, in order to comply with DWRe requirements, the City must update the existing Water Conservation Plan; and

WHEREAS, the City Council has determined that it is in the best interest of the City, as well as the health, safety and welfare of its citizens, to adopt Ordinance 22-24 amending the Layton City Water Conservation Plan to include the updates required by Utah Department of Natural Resources, Division of Water Resources.

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

<u>SECTION 1</u>. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

<u>SECTION 2</u>. Enactment. That Layton City Water Conservation Plan be amended to include the updates required by the Utah Department of Natural Resources, Division of Water Resources to read as follows:

See attached Exhibit "A"

<u>SECTION 3</u>. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This ordinance amendment shall become effective immediately upon posting.

Signatures on next page

Page 2, Ordinance 22-24

PASSED AND ADOPTED by the City Council of Layton, Utah, this 20th day of October, 2022.

NAY AYE ABSENT ABSTAIN Joy Petro Zach Bloxham Clint Morris Tyson Roberts Bettina Smith Edmondson Dave Thomas JOY PÉTRO, Mayor ATTEST KIMBERLY S READ, City Recorder Gary Crane, City Attorney Terry Coburn, Department Director

STATE OF UTAH) ss: COUNTY OF DAVIS)

I, Kimberly S Read, do hereby certify that I am the duly qualified and acting City Recorder of Layton City Corporation, a municipal corporation located in Davis County, State of Utah. I further certify that on the 21st day of October, 2022, I posted Ordinance 22-24 to which this certificate is attached, by posting a full, true and correct copy thereof, in each of the following three public places within the corporate limits of Layton City, to wit:

One copy at Layton City Municipal Building One copy at Davis County Library, Layton Branch One copy at Layton City Surf'n Swim Bulletin Board

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the corporate seal of Layton City this **21st day of October**, **2022**.



KIMBERUY S READ, City Recorder

MINUTES OF LAYTON CITY COUNCIL MEETING

OCTOBER 20, 2022; 7:02 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, GARY CRANE, LON CROWELL, TERRY COBURN, STEPHEN JACKSON, DAVID PRICE, AND KIM READ

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

Mayor Petro opened the meeting and welcomed the public. Councilmember Bloxham led the Pledge of Allegiance and offered the invocation.

MINUTES:

No minutes came before the Council for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced Parks and Recreation was hosting the Halloween Bash on Friday evening, October 21, 2022, beginning at 6:00 p.m. at the Kenley Amphitheater. Mayor Petro added a small train would be a new attraction this year for small children to ride through the park.

Councilmember Smith Edmondson announced the following:

- The month of October was designated Domestic Violence Awareness Month and informed the Council, Safe Harbor would be hosting a benefit on Thursday, November 17, 2022, at the Davis Conference Center.
- Davis Arts Council would begin its Small Stage Series performances the 1st and 3rd Friday evenings until April. She stated Steven Farr, Larissa Humphries, and Vince Humphries would perform on Friday, October 21, at 8:00 p.m. She added the Quesley Bunch would be performing on Friday, November 4, 2022. She mentioned these concert series were free events to the public.
- OPPA (On Pitch Performing Arts) would be presenting Macbeth beginning Friday, October 28, 2022.

Mayor Petro suggested residents view the calendar on the City's website and Facebook to identify the different Halloween events.

PRESENTATIONS:

<u>RECOGNITION OF RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ADVISORY</u> <u>COMMISSION MEMBERS</u>

Mayor Petro announced the City would like to recognize two residents of the City which had contributed significant time and dedication by their service on the RAMP (Recreation, Arts, Museum, and Parks) Commission.

David Price, Parks and Recreation Director, commented Ms. Delaney Nalder was part of the original committee instrumental for the ballot proposition and lobbied for its successful election. She has been an active participant on the RAMP Commission since its inception, serving three consecutive terms, totaling six years, part of that time as the Vice-Chair. He expressed appreciation for her dedication and time spent away from her family.
Mayor Petro expressed appreciation for the scrutiny she exercised in reviewing the grant applications and her example to other members of the Commission. She mentioned there were other volunteer opportunities available and encouraged her participation.

Councilmember Morris complimented both Ms. Nalder and Mr. Smith for the responsibility of the RAMP funding source and believed those projects which received RAMP grant funding were beneficial to the community in great ways. He expressed his personal appreciation to both.

Mayor Petro presented Ms. Nalder with a certificate of appreciation.

Mr. Price announced Mr. Rick Smith, RAMP Commission Chair, had also served on the Commission for six years and expressed appreciation for his time and talents to the Commission. He expressed he had great respect for Mr. Smith for defending his position in considering grant requests.

Mayor Petro expressed appreciation to Mr. Smith for his expertise in pointing out improvements to the Commission's bylaws and procedures and presented him with a certificate of appreciation.

Councilmember Roberts mentioned he considered both Ms. Nalder and Mr. Smith friends for many years and expressed appreciation to each of them for their interest in topics related to the City, outside of their RAMP Commission responsibilities, in sharing their opinions and perspective which had helped him in his role as a councilmember.

Councilmember Bloxham commented when he began attending City events as a councilmember he recognized they were at every event, even those not involving the RAMP Commission and was grateful for their service and support to the City.

Councilmember Thomas remarked both Ms. Nalder and Mr. Smith had set the bar with their perspective and opinions which allowed a safe place for members of the Commission to openly express opinions.

CITIZEN COMMENTS:

Martin Wiser, 2859 North 2550 East, distributed a handout to the Council and requested the Council consider installation of a T-stop light at the intersection of Highway 193 and Hobbs Creek Drive for the purpose of increasing safety for vehicular traffic. He informed the Council he had already visited with UDOT (Utah Department of Transportation) regarding his request which indicated the request would have to meet the following stipulations: distance requirements between another stop light and distance requirement from an off ramp for traffic coming off the freeway – Highway 89; therefore, it was not in favor of the requested stop light. He continued to explain how the T-stop light could be accommodated and suggested the City had the ability to make proposals to UDOT. He reviewed the benefits and drawbacks associated with the stop light. He requested the Council present the proposal to UDOT.

CONSENT AGENDA:

AMENDED PLAT – EAGLE EYE SUBDIVISION – 1235 AND 1275 WEST GORDON AVENUE

Lon Crowell, Community and Economic Development Deputy Director, introduced the agenda item and shared an illustration identifying the location and parcels. He explained the proposal was to combine lots 1 and 3 of the Eagle Eye commercial subdivision to create a single lot for the purpose to construct an industrial warehouse with an office component. He mentioned the only concern from the Planning Commission meeting was specific to an access between the two lots and indicated the City's Engineering Department would be vacating the easement. He stated the Planning Commission recommended approval during its meeting on Tuesday, September 27, 2022 and Staff supported the recommendation, subject to meeting all City requirements.

There were no questions from the Council.

<u>AMENDMENT – LAYTON MUNICIPAL CODE TITLE 13, WATER AND SEWERS – ORDINANCE</u> 22-25

Terry Coburn, Public Works Director, introduced the agenda item and explained the Legislature passed House Bill 242 during the 2022 legislative session, which required that all secondary water systems be metered by 2030. The Utah Board of Water Resources had established a program allowing for grant funding and low interest loans to be made available to secondary water providers in order to mitigate some of the costs associated with the Bill. The City recently acquired the Kays Creek Irrigation pressurized secondary water system and must purchase and install 2,380 secondary water meters in order to be compliant. The estimated cost of the Project was approximately \$7,140,000. The Board awarded the City \$5,000,000 in grant funding toward the Project. The Board also authorized a low interest loan in the amount of \$1,821,000 of additional funding in order to mitigate a portion of the Project costs. The City's estimated participation cost for the Project, after the grant and loan funds had been applied would be approximately \$319,000. The low interest loan included some stipulations which needed to be met in order for the release of the funding; one of which was the City must adopt an ordinance prohibiting irrigation of landscapes between the hours of 10:00 am and 6:00 pm. The amendment to Title 13, Water and Sewers, would add Section 9 entitled Water Conservation, under which the landscape irrigation prohibition would be added, as required.

Staff recommended approval and asked if there were any questions.

There were no questions from the Council.

AUTHORIZE THE ISSUANCE AND SALE OF NOT MORE THAN \$2,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER REVENUE BONDS, SERIES 2022; AND RELATED MATTERS – RESOLUTION 22-62

Gary Crane, City Attorney, mentioned Mr. Coburn just provided the explanation specific to the City being awarded a \$5 million dollar grant for secondary water metering as required by recent legislation. Utah State House Bill 242 also provided for grant and loan funding to accomplish the requirements of metering these connections. On August 4, 2022, The State of Utah, Department of Natural Resources, Board of Water Resources (the Board) committed ARPA (American Rescue Plan Act) grant funds in the amount of \$5,000,000 and authorized a loan in the amount of \$1,821,000 to Layton City to install 2,380 secondary meters within the City. The grant and loan authorized by the Board were estimated to cover 95.5% of the total cost of \$7,140,000 leaving the City portion \$319,000 or 4.5% of the total cost of the Project. The loan would have a 15-year repayment term at 1% interest and was required by the Board to be secured by non-voted water revenue bonds. Resolution 22-62 addressed the parameters of issuance of bonds. He stated this parameters resolution was the first step associated with the bonding.

Staff recommended approval.

Councilmember Bloxham inquired about the City's strategy to repay the bond.

Alex Jensen, City Manager, responded the City had generally avoided debt projects and indicated the repayment of funds would be identified during the budget process and suggested the Council would be involved in the prioritization of when the bond would be paid off in conjunction with completing identified water infrastructure projects.

Mayor Petro pointed out the small interest rate of 1% and believed the purpose of the bonding supported the reason for bonding.

Councilmember Roberts indicated his desire to make comment specific to the previous item, Item B of the Consent Agenda. He referenced the language specific to the water use time restrictions identified within the ordinance and requested clarification whether those identified restriction between the hours of 10:00 a.m. and

6:00 p.m. could impact small agricultural operations taking place outside the agricultural zone, such as on a one or two acre residential parcel, and inquired if those residents would also be held to these restrictions.

Mr. Crane responded that was how the ordinance was written but pointed out the term agricultural zoning designations wasn't capitalized; therefore, it didn't identify the actual zone. Based on that, he believed it could be interpreted to mean anything with an agriculture zoning purpose would be allowed just as those properties were allowed to have horses, chickens, etc. unless the Council would like the language to be more specific and a discussion took place.

Stephen Jackson, City Engineer, pointed out the intent of the language was specific to irrigation for outdoor landscaping, turf, and flower beds, and not what Councilmember Roberts was questioning. Councilmember Roberts indicated he was satisfied with Staffs' responses.

Councilmember Morris also requested further clarification specific to supervised hand watering and Mr. Jackson provided an explanation.

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed with the following vote: Voting AYE – Councilmembers Bloxham, Morris, Smith Edmondson, Roberts, and Thomas. Voting NO – None.

PUBLIC HEARINGS:

AMENDMENT – WATER CONSERVATION PLAN – ORDINANCE 22-24

Mr. Coburn complimented the City's Engineering Staff in securing the \$7 million of grant funding for water meters.

He introduced the agenda item and explained the Utah Department of Natural Resources, Division of Water Resources (DWRe) had updated the Water Conservation Plan Act (WCPA), UCA Section 73-10-32, requiring all providers of public culinary water, that serve over 500 connections, to submit a Water Conservation Plan (WCP) containing existing and proposed water conservation measures and goals. The WCPA also required providers update the WCP and submit to the DWRe every five years. Layton City adopted its original Water Conservation Plan by Ordinance 16-46 on December 1, 2016. The DWRe established a renewal date of December 31, 2022, for the City to submit it's updated and Council approved WCP to the DWRe. Staff recommended adoption of the Ordinance.

There were no questions from the Council.

Mayor Petro opened the public hearing at 7:38 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 7:39 p.m. and adopt the amendment - Water Conservation Plan - Ordinance 22-24. Councilmember Roberts seconded the motion. The motion passed with the following vote: Voting AYE - Councilmembers Thomas, Smith Edmondson, Morris:

Councilmember Bloxham commented the City had conserved over 1.1 billion gallons of water over the past year and believed Staff had done an excellent job in providing pertinent information. Voting AYE – Councilmember Bloxham;

Councilmember Roberts mentioned Mr. Rick Smith had read the City's packet, reviewed the agenda, and communicated with the Council. He expressed appreciation for his professional opinion regarding the City's water ordinances.

Voting AYE - Councilmember Roberts. Voting NO - None.

Mayor Petro expressed appreciation to the City's residents for their conservation efforts and was hopeful these conservation habits would continue into future years.

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:42 p.m.

Kimberly S Read, City Recorder



Community • Prosperity • Choice

Mayor • Joy Petro City Manager • Alex R. Jensen Asst. City Manager • Steven L Garside Council Members
Zach Bloxham
Clint Morris
Tyson Roberts
Bettina Smith Edmondson
Dave Thomas

NOTICE OF PUBLIC HEARING October 20, 2022

NOTICE IS HEREBY GIVEN that the Layton City Council will hold a PUBLIC HEARING on THURSDAY, OCTOBER 20, 2022, at 7:00 p.m. in the City Council Chambers of the Layton City Center, 437 North Wasatch Drive, to review a proposal to update the Water Conservation Plan in compliance with State Code 73-10-32.

The hearing will be held at the regularly scheduled **Council** meeting. Public comments are welcomed.

If you desire further information regarding this Water Conservation Plan update, please contact the Public Works - Engineering Department at (801) 336-3700.

The plan can be viewed on the City's website by visiting www.laytoncity.org/WaterConservationPlan.

Kimberly S Read, City Recorder

Layton City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide assistance. Please contact Human Resources at 437 North Wasatch Drive, Layton, Utah, 84041, telephone number (801) 336-3820.

Municipal Offices • 437 N. Wasatch Dr. • Layton, Utah 84041 • (801) 336-3800 • Fax: (801) 336-3811

STATE OF UTAH) ss: COUNTY OF DAVIS)

I, **Kimberly S Read**, do hereby certify that I am the duly qualified and acting **City Recorder** of Layton City Corporation, a municipal corporation located in Davis County, State of Utah. I further certify that on the 5th day of October, 2022, I posted a copy of the City Council **Notice of Public Hearing for October 20, 2022,** to which this certificate is attached, in each of the following three public places within the corporate limits of Layton City, to wit:

> One copy at Layton City Hall One copy at Davis County Library, Layton Branch One copy at Layton City Surf'n Swim Bulletin Board

I further certify that on the 5th day of October, 2022, I posted a copy of said notice on the Layton City website and on the Utah Public Notice website.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the corporate seal of Layton City this 5th day of October, 2022.



KIMBERLY S READ, City Recorder

Kim Read

From:	Stacy Majewski
Sent:	Monday, October 03, 2022 1:22 PM
To:	Kim Read
Subject:	Notice of Public Hearing - Water Conservation Plan Update - (for Wed 10/5)
Attachments:	Notice of Public Hearing - Water Conservation Plan Update - CC 10.20.22.doc; Notice of Public Hearing - Water Conservation Plan Update - CC 10.20.22.pdf

Hi Kim,

As discussed, please post the attached public notice on Wednesday, October 5th for the Water Conservation Plan Update. I've attached both the Word document and a PDF version with the posting details. The notice is required to be posted on the Utah Public Notice website <u>plus at least 3 additional public locations</u>. Gary/Darren in Legal looked over the wording regarding the "14 days' notice" and agreed that posting on October 5th meets the requirement for 14 days' notice prior to the Public Hearing at Council on October 20th.

Please let me know if you have any questions need any other information. If you could send me proof of notice, we will keep that in our records.

Thanks,

Stacy Majewski

Staff Engineer | smajewski@laytoncity.org | www.laytoncity.org

Layton Public Works Engineering • 437 N Wasatch Dr • Layton, UT 84041 • Phone: (801) 336-3700 • Fax: (801)

NOTICE OF PUBLIC HEARING October 5, 2022

Notice is hereby given that the Layton City Council will hold a **PUBLIC HEARING** at **7:00 PM**, **THURSDAY**, **OCTOBER 20**, **2022**, in the City Council Chambers, located at Layton City Center, 437 North Wasatch Drive, to review a proposal to update the Water Conservation Plan in compliance with State Code 73-10-32.

If you desire further information regarding this Water Conservation Plan update, please contact the Public Works -Engineering Department at (801) 336-3700.

The plan can be viewed on the City's website by visiting www.laytoncity.org/WaterConservationPlan.

Water Conservation Plan Update – CC – 10/20/22