



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

Citizen Comment Guidelines

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

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

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

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

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

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

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

Thank you.

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

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on February 5, 2026.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - November 6, 2025
- B. Minutes of Layton City Council Meeting - November 6, 2025
- C. Minutes of Layton City Council Work Meeting - November 20, 2025
- D. Minutes of Layton City Council Work Meeting - December 4, 2025
- E. Minutes of Layton City Council Work Meeting - December 18, 2025
- F. Minutes of Layton City Council Meeting - December 18, 2025

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

4. CITIZEN COMMENTS:

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

- A. Appointments to Layton City Parks and Recreation Commission – Resolution 26-02
- B. Layton City Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Appointments – Resolution 26-03
- C. Bid Award – Jersey Excavation, Inc. for Kays Creek Trail Extension, Project 24-04 – Resolution 26-06 – Approximately 995 Hill Farms Drive
- D. Appoint a Member to the Administrative Control Board of the Wasatch Integrated Waste Management District – Resolution 26-05
- E. Appoint a Member to the North Davis Sewer District Board of Trustees – Resolution 26-04
- F. Bid Award – RJT Excavating, Inc. – WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57 – Resolution 26-08 – Along West Hill Field Road from Approximately 3200 West to 3700 West and Along 3200 West from Approximately Gordon Avenue to West Hill Field Road

6. PUBLIC HEARINGS:

- A. Community Development Block Grant Annual Action Plan for Fiscal Year 2026-2027
- B. Rezone Request – Hines at Three Farms – A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) – Ordinance 26-01 – Approximately 2746 West Gentile Street

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Municipal Building Authority (MBA) Meeting will be held at 5:30 PM. A Redevelopment Agency (RDA) Meeting will be held at 5:30 PM. A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ By: _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

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**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

NOVEMBER 6, 2025; 5:40 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, CLINT DRAKE, WESTON APPLONIE, LON CROWELL, TRACY; PROBERT, STEPHEN JACKSON, DAVID PRICE, JOELLEN GRANDY, AND KIM READ

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro informed the Council of the following items from the most recent Wasatch Integrated Waste Management Board Meeting:

- The Division of Air Quality was promoting its 'Charge Your Yard' incentive program to promote electric yardwork tools in place of various gas-powered tools. This recycling program would take place February through April 2026 and Wasatch Integrated would be accepting the gas-powered tools for recycling.
- The Material Recovery Facility had recently been audited and reported on the findings.
- Winter hours were now in effect: 7:00 AM – 5:00 PM
- The amount of waste from non-participating entities had decreased significantly which was a direct result of the 'out of district' implemented fee increase.
- Reported on cities which had implemented a 'green waste' recycling program and indicated the District could not accommodate future entities in the program.
- Informed the Council of the new Executive Board for 2026.
- The attorney working with the Wasatch Integrated Waste Management (WIWMD) District announced his resignation effective in six months.

She also informed the Council the National League of Cities and Towns Convention would be holding its

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National Convention in Salt Lake City toward the end of the month. First and Second-Class City representatives had been requested to attend an event on Friday, November 21, 2025, beginning at 2:00 PM at the Hyatt Regency. Pre-registration was required and requested those interested in attending to notify City Staff.

COUNCILMEMBER’S REPORTS

Councilmember Roberts announced the Davis Chamber of Commerce Legislative Affairs Committee had met earlier today and learned of the Legislatures priorities for the upcoming session:

- Digital ID (Identification)
- Educational program for signature gathering applicable to initiative and referenda to minimize fraud and shared some examples
- E-motorcycle regulation

He also informed the Council of the proposed tax increase public hearing on Thursday, December 11, 2025, at 7:00 PM by Davis Mosquito Abatement at the District’s office near 200 North in Kaysville, Utah.

Councilmember Morris mentioned the Utah League of Cities and Towns, in conjunction with the National League of Cities and Towns Meetings, Utah State night would be meeting at the Museum of Illusions in The Gateway at 6:00 PM on Friday, November 21, 2025. He stated members of the Council and their families were invited.

 **PROPOSAL TO AMEND LAYTON CITY MUNICIPAL CODE TITLE 18, LAND USE DEVELOPMENT, CHAPTER 18.01 GENERAL PROVISIONS, SECTION 18.01.070 DESIGNATION OF LAND USE AUTHORITY, CHAPTER 18.04 DEFINITIONS, SECTION 18.04.010 GENERALLY, CHAPTER 18.32 LOTS, SECTION 18.32.080 LOT LINE ADJUSTMENT, AND TITLE 19 ZONING, CHAPTER 19.03 LAND USE APPLICATION AND LAYTON CITY DEVELOPMENT GUIDELINES AND DESIGN STANDARDS TO UPDATE TERMINOLOGY AND PROCEDURES FOR BOUNDARY LINE ADJUSTMENTS IN ACCORDANCE WITH UTAH STATE CODE 10-9A-523, AND SIMPLIFY THE PROCESS FOR VACATING OR AMENDING A PLAT FOR A STANDARD SUBDIVISION – ORDINANCE 25-22 AND 25-23**

Weston Applonie, Community and Economic Development Director, informed the Council recent legislation in 2025 amended terminology and procedures for lot line adjustments, which resulted in three specific terms; however, those changes didn’t affect the City’s current procedures. The proposed ordinance

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would remove standards applicable to lot line adjustments identified in Engineering’s Development Guidelines and Design Standards. He clarified language in State Code removed the City from involvement in boundary line disputes between two property owners.

He shared an illustration which identified the terms and approval process for each included in the proposed ordinance. He continued to review each pointing out the Review Body, Recommending Body, Designated Land Use Authority, and Appeal Authority. He stated ‘boundary establishment’ language hadn’t been included in the proposed ordinance since the City didn’t have that authority. He reiterated the proposed ordinance was how the City was currently operating.

Mr. Applonie stated Staff was also recommending changes to how the new ordinance would be applicable to vacating and amending plats, pointing out the City Council would no longer be the approval authority; rather, it would become an administrative process by City Staff. He reiterated the section applicable to boundary adjustments would be removed from the Engineering Development and Guideline Standards altogether.

He asked if there were any questions.

Councilmember Morris clarified the proposed change authorizing Staff to be the approval authority wasn’t mandated by legislation and Mr. Applonie responded in the affirmative.

WASTEWATER MASTER PLAN – SEWER IMPACT FEE FACILITIES PLAN AND SEWER IMPACT FEE ANALYSIS DISCUSSION

Stephen Jackson, Public Works Director, reminded the Council it had approved the Wastewater Master Plan, along with the Sanitary Sewer Management Plan, completed by Bowen & Collins in 2024. It recommended improvements to resolve existing and projected future deficiencies based on the current General Plan. It also included a recommendation to evaluate potential Sewer Impact Fees to assist with funding growth related projects. Historically, an impact fee wasn’t necessary because the majority of the City’s sewer system had been constructed by development with 8-inch pipes, and the majority of the impact fees had been assessed by North Davis Sewer District (NDSD) for the larger trunk lines conveying the waste to the sewer treatment plant.

He shared a map illustration reflecting the City’s existing sewer collection system and reviewed those statistics. He shared another map illustration reflecting existing conditions and spoke to the existing system

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and future growth which identified proposed system improvements needing to be completed by the City. He announced the four projects identified to be completed in the short term. He informed the Council, Staff had completed the Impact Fee Facilities Plan and Impact Fee Analysis.

He informed the Council there were three components associated with the Impact Fee Facilities Plan and reviewed its purpose:

- Identified needs to accommodate anticipated development
- Existing deficiencies were not included, only growth related
- Complied with Impact Fee Act
- Based on Layton's Wastewater Master Plan growth projections
- Focused on the next 10-year Capital Improvements through 2034
- Did not include operation and maintenance costs
- Defined a level of service to maintain maximum ratio of flow to pipeline capacity of 0.75

He indicated the Plan considered historic flows and available excess capacity which justified the calculation for the proposed impact fees and reviewed those calculations with the Council. He informed the Council of the anticipated growth beyond the 10 years.

He announced the four identified projects were proposed to cost \$5.74 million; \$1.88 million Impact Fee Eligible within the next 10 years and pointed out the \$2.3 million of cost to existing capacity the City would need to pay for; clarifying the remaining \$1.4 could be funded through the City and collected at a later date once the impacts had been met. He reviewed the four projects with the Council and shared an illustration which identified those locations.

He identified the current Impact Fees assessed by NDSD.

Mr. Jackson stated the Impact Fee Analysis was the third component to the Impact Fee Facilities Plan and reviewed its purpose:

- Calculated the fees to ensure growth complied with the Impact Fees Act
- Based on Layton City Sewer Impact Fees Facilities Plan
- Based on Equivalent Residential Units (ERUs)
- Impact fees to be spent or encumbered within six years after being paid
- Impact fees cannot be implemented for 90 days following adoption by City Council

He reviewed the proposed Impact Fees and explained the \$2.39 million, to be credited by the City over 10

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years. He identified the amount for future projects which benefitted existing development and reviewed those calculations. He emphasized the growth and density was driving the implementation of this Impact Fee.

Alex Jensen, City Manager, continued to explain the philosophy, benefits, and purpose of implementing an Impact Fee.

Councilmember Bloxham inquired why the City hadn't previously implemented or needed this type of Impact Fee and Mr. Jackson explained there hadn't been a need for larger or upsizing of these pipelines to accommodate for growth. He continued to explain NDSB had planned well for future development in its upsized trunklines; however, the City's connection to the smaller 8-inch sewer pipeline installed by the developer didn't have the additional capacity.

Mr. Jensen also mentioned the density resulting from development in certain areas of the City required larger diameter of infrastructure beyond what the developer was required to install in conjunction with an initial approved development. He clarified this system improvement could be passed on to new development as opposed to the City accommodating for that cost as a result of growth.

Mayor Petro requested clarification the flow would continue to a larger size to avoid a 'bottle neck' situation. Mr. Jackson continued to explain how the infrastructure would be engineered to accommodate the larger capacity. He added the majority of cities experiencing growth similar to Layton had implemented these types of fees and believed this would be more equitable. He identified how this would affect a single-family homeowner by not only paying an Impact Fee for NDSB, but one to the City as well.

A discussion followed. Mr. Jackson stated a public hearing would be scheduled for a future City Council Meeting.

DISCUSSION REGARDING STATE OF UTAH PROPOSED IMPOSITION OF WATER QUALITY AND INFRASTRUCTURE FEES

Mr. Jackson reminded the Council of previous discussions regarding the proposed water fees of three cents per 1,000 gallons of water to pay for the Division of Drinking Water's operations and functions. He stated this discussion would be specific to the developed Water Infrastructure Plan. He explained the Water Development Coordinating Council (WDCC) had requested cities identify water projects which would potentially need future state funding. He informed the Council that when this plan was presented to City

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Staff, it was with the understanding that the WDCC was merely collecting projects which could potentially need assistance with State funding, and if the project wasn't on the list, it prohibited the City from ever receiving State funding. He expressed his opinion there were a significant number of projects simply as 'just in case' but which funding would never be sought out or requested. He indicated the City identified 14 projects totaling \$35 million; one of those would be to rebuild one of the reservoirs in order to increase its capacity with an estimated cost of \$10.5 million. He stated the remainder of the other projects were much smaller and in reality, the City would have programmed those in with the existing fee structure to complete the projects. He concluded the City could easily remove \$25 million from the list of projects. He also mentioned the City was requested to provide the list of projects in a quick timeframe.

He continued to explain the law was put into effect during the 2025 legislative session which authorized the fee study; however, to complete the study it required cities to identify the projects. He announced WDCC was proposing a \$16.32 fee, monthly fee, per household, which would be equivalent to .75 per 1,000 gallons on water connections, and .37 per 1,000 gallons on all sewer connections.

He informed the Council how the projects would be ranked by the WDCC to be considered for the funding which specifically identified what it considered a 'hardship'. He shared the various calculated costs associated with the proposed water and sewer rate increases, resulting in a monthly rate increase of \$39 for water and \$46 for sewer. This would be equivalent to a 105% rate increase. This would generate an additional \$21 million per year and the total amount of projects on the list was \$35 million; therefore, the City would generate enough funds in two years to outright pay for the projects. If the City chose not to institute the rate increase, it wouldn't be eligible to apply for State funding requests. The WDCC would take \$4.1 million from the residents of Layton to fund the remaining projects throughout the State. He expressed his opinion the City wouldn't recognize any of the funding to complete any of its projects, based upon the formula. He continued to explain other challenges associated with project eligibility and whether the funding requests would be applicable to regional projects and suggested this would be a funding source for smaller communities. He expressed his opinion it wouldn't be in the City's best interest to double the water and sewer rates with the possibility of not receiving any of the State funding and suggested the City could implement its own rate increase to fund its own projects. He concluded with the WDCC collecting \$4 million from Layton City, then requiring the City to compete for its own funds to complete projects, the City would be better off opting out of the Program and financing its own projects.

A discussion followed regarding the proposed fee and/or tax increase and ideas of how the City should be proactive in pointing out the disproportionate fee increases and benefits. Mr. Jackson emphasized the legislation already passed during the 2025 Legislative Session; the Plan was now presented to the Governor

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for its implementation. He clarified what was originally presented to the City was the WDCC needed to identify needs/projects. The Council discussed inviting the City's legislative delegation to inform them how this proposal would affect Layton City and its tax-paying residents.

OFF-LEASH DOGS IN PARKS STUDY

JoEllen Grandy, Parks Planner, shared a visual presentation and reminded the Council the City allowed dogs in parks only on-leash via ordinance adopted in 2016, with the exceptions of Commons and Ellison Parks, and shared a map of the City which identified those park locations which allowed on-leash dogs.

She stated this discussion would be focused on off-leash dogs in parks facilities and shared three different options for consideration and shared some illustrations of what that could resemble:

- Off-leash fenced area
- Off-leash shared-use park area
- Off-leash open space trail corridor area

She reviewed the summary of the three off-leash options, including capital improvement and operational maintenance costs with the Council. She shared a proposed location for an off-leash open space trail corridor area near the Eastridge Nature Park. She shared some visual illustrations of the area, and proposed costs including a phasing plan, and a discussion followed. The Council directed Staff to move forward with this proposal and submitting for a RAMP (Recreation, Arts, Museum, and Parks) grant.

The meeting adjourned at 7:01 p.m.

Kimberly S Read, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL MEETING**

NOVEMBER 6, 2025; 7:03 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, CLINT DRAKE, WESTON APPLONIE, STEPHEN JACKSON, DAVID PRICE, JOELLEN GRANDY, 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 Thomas offered the invocation and led the Pledge of Allegiance.

MINUTES:

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

**Layton City Council Work Meeting – May 1, 2025;
Layton City Council Work Meeting – June 5, 2025;
Layton City Council Meeting – June 5, 2025; and
Layton City Council Work Meeting – June 19, 2025.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the following events:

- Monday, November 24, 2025, Holiday Lighting Ceremony, at the new pavilion in Constitution Circle from 6:00-8:00 PM.
- Saturday, November 8, 2025, Veterans Day Parade would begin at 11:11 AM followed by an Honor's Ceremony at the Vietnam Wall Replica beginning at 12:30 PM. He mentioned the parade route was available on the City's website.

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- Wednesday, November 12, 2025, Layton Heritage Museum would be hosting a Turkey Trot for children 2-5 years old. A registration fee of \$10 per child was required.
- Layton Heritage Museum was currently hosting a traveling exhibit, 'The Pen is Mightier, Writing a Revolution' in conjunction with America250 Celebration. This exhibit would be open into January.

Mayor Petro added the State of Utah had recognized the Layton Heritage Museum for displaying this traveling exhibit.

Councilmember Roberts also mentioned all spaces for the Turkey Bowl had been filled.

Councilmember Smith Edmondson announced Communities That Care (CTC) would have a booth at the NUAMES Night of Hope at the Davis Campus/Weber State University Stewart Center Ballroom on Wednesday, November 19, 2025, from 6:00-7:30 PM. She explained the event would host students and parents for a mental health presentation with a focus on building resilience, fostering hope, and supporting mental health wellbeing. She encouraged the public's attendance.

She also mentioned the ongoing food drive which benefitted the Hill Air Force Base (HAFB) Airmen's Attic. This would assist military families who were required to work yet weren't receiving a paycheck due to the Government shutdown. She shared a list of needed items which could be donated at Clearfield City Hall, 55 South State Street, Clearfield, from 8:00 AM-5:00 PM, Monday-Friday, or at the Tru by Hilton Hotel, Clearfield, 24/7.

Mayor Petro announced the food drive at Layton Surf 'n Swim in conjunction with America250 and encouraged participation.

Mayor Petro also announced the free Interfaith Concert scheduled for Sunday, November 23, 2025, at the Western Sports Park in Farmington due to the construction at Layton High School. She mentioned the performers were members from the various faith-based organizations within Layton City. She added nativity lighting would take place following the Park Lighting Ceremony.

PRESENTATIONS:

Mayor Petro acknowledged the Municipal Election took place earlier this week on Tuesday, November 4, 2025. She congratulated Councilmember Smith Edmondson on her re-election to the City Council and announced Councilmember Roberts had chosen not to run for re-election. She recalled him sharing a personal

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experience regarding the removal of a tree on his family’s property and presented him with a seedling of a black walnut tree.

Councilmember Roberts thanked Mayor Petro for the tree seedling.

CITIZEN COMMENTS:

Jennifer Bazzano, resident, expressed appreciation to the Council for discussing an off-leash dog park during the previously held Work Meeting. She congratulated Councilmember Smith Edmondson on her successful City Council campaign. She appreciated the service of the elected officials and for Layton City moving forward on a potential dog park.

Terri Stephens, resident, expressed appreciation to the Council for their service. She mentioned she had attended the previously held Work Meeting and was overwhelmed with the various issues the Council had to address and make appropriate determinations and for their diligence in considering all options. She expressed her opinion the public should witness the Council in action and stated she was appreciative of the elected body. She also expressed congratulations to Mayor Petro and Councilmember Smith Edmondson on their successful re-election. She stated it was exciting to witness the City’s plans for an off-leash dog park/facility to be located in Davis County’s largest City. She believed the proposal would be a beautiful facility.

CONSENT AGENDA:

AMENDMENT NUMBER 1 OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-50 – APPROXIMATELY MAIN STREET AND 165 SOUTH MAIN STREET

Stephen Jackson, Public Works Director, introduced the agenda item and explained the Cooperative Agreement with Davis County would facilitate a traffic light signal at the Main Street/FrontRunner Station. Due to delays and obstacles encountered during the development of the property, Davis County had agreed to allow for an extension for the project’s completion until June 30, 2026. He indicated this would formalize that amendment to the Agreement and recommended approval of the Resolution.

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

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Mr. Jackson also mentioned all underground infrastructure improvements had been completed; the City was waiting for authorization and approval to stand the traffic signal from UDOT (Utah Department of Transportation).

Councilmember Morris inquired about pedestrian crossing associated with the trail crossing. Mr. Jackson responded the intersection would have a full crosswalk until the pedestrian overpass was completed.

BID AWARD – INSITUFORM TECHNOLOGIES, LLC DBA TWIN D – STORM DRAIN CLEANING AND TELEVISION, PROJECT 25-20 – RESOLUTION 25-51 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Mr. Jackson introduced the agenda item and shared a visual illustration which identified the proposed locations, west of Main Street and north of Gordon Avenue, for the televising and cleaning of storm drain lines. He briefly reviewed the scope of the project. He reported the City had completed a bid process with Twin D submitting the lowest, responsive, responsible bid in the amount of \$153,174.88. The Engineer's estimate was \$156,866.22. Staff recommended approval of the Resolution awarding the bid to Twin D.

He asked if there were any questions.

Councilmember Smith Edmondson requested Mr. Jackson explain the City's bid process for projects. Mr. Jackson stated the City solicited bids via website: QuestCDN. Engineering Staff prepares all bid documents for the project, including the map, which is then posted to the website. All interested contractors have access to necessary information which identifies how bids can be submitted. An electronic bid opening takes place following the submission which identifies all bids for the project. Engineering Staff reviews all bids and brings the results to the City Council to award and approve.

AMENDED PLAT – TAGGART SUBDIVISION, FIRST AMENDED – 1342 AND 1346 EAST ROSEWOOD LANE

Weston Applonie, Community and Economic Development Director, shared a visual illustration and oriented the Council to the location of the subdivision. He explained the request of the subdivision amendment would realign the property boundary between two subject properties and clarified the property line adjustment would align with how the property was currently being used with an existing fence.

The Planning Commission reviewed this item during its meeting on Tuesday, October 14, 2025, and

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unanimously recommended approval. Staff supported the Planning Commission’s recommendation.

Mayor Petro requested clarification whether the distance between the existing roofline of home and the boundary and existing fence met the City’s current setback and Mr. Applonie responded in the affirmative, the setbacks were compliant.

MOTION: Councilmember Bloxham moved to approve the Consent Agenda as presented. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

PUBLIC HEARING:

PROPOSAL TO AMEND LAYTON CITY MUNICIPAL CODE TITLE 18.01 GENERAL PROVISIONS, SECTION 18.01.070 DESIGNATION OF LAND USE AUTHORITY, CHAPTER 18.04 DEFINITIONS, SECTION 18.04.010 GENERALLY, CHAPTER 18.32 LOTS, SECTION 18.32.080 LOT LINE ADJUSTMENT, AND TITLE 19 ZONING, CHAPTER 19.03 LAND USE APPLICATION REQUIREMENTS AND REVIEW PROCESS, SECTION 19.03.0005 APPLICABLE APPLICATIONS, SECTION 19.03.040 REVIEW OF APPLICATION AND LAYTON CITY DEVELOPMENT GUIDELINES AND DESIGN STANDARDS TO UPDATE TERMINOLOGY AND PROCEDURES FOR BOUNDARY LINE ADJUSTMENTS IN ACCORDANCE WITH UTAH STATE CODE 10-9A-523, AND SIMPLIFY THE PROCESS FOR VACATING OR AMENDING A PLAT FOR A STANDARDS SUBDIVISION – ORDINANCES 25-22 AND 25-23

Mr. Applonie introduced the agenda item and explained Senate Bill 104 was passed during the 2025 Legislative Session which amended the Municipal Land Use, Development, and Management Act (LUDMA) to revise the terminology and procedures for modifying property boundaries and lot line adjustments. He mentioned Layton City’s processes wouldn’t change based upon the legislation and clarified the changes would be specific to terminology. He indicated the State was requesting three specific functions and terms to be used for the following:

- Boundary Establishments – This process would be used when a boundary line adjoined a property which was ambiguous or uncertain which could potentially be disputed. This was intended to be worked out between the two property owners and then recorded at the County. He indicated this was a process currently being used by Layton City.
- Simple Boundary Adjustments – This would be used in either a subdivision or outside a subdivision in which there weren’t public utility easements that needed to be vacated. These would be reviewed and approved administratively; requiring submission of an application, City Staff would review to

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determine whether setbacks or any other standards required for compliance, prior to being recorded at the County.

- Full Boundary Adjustment – This would be an administrative process in which a plat amendment would be required in order to vacate any existing utility easements, re-establish new utility easements with the plat.

He clarified the second motion would remove the Engineering and Development Guidelines and Design Standards which regulated lot line adjustments.

Mr. Applonie shared a visual illustration reflected in City Code which identified the City’s processes, the respective reviewing body, and the Land Use Authority for the specific types of boundary adjustments. Additionally, vacating of plats and amending a plat was the same process between the preliminary and final plat process and clarified in each situation property lines and public utility easements were established. He stated the intent would be to match that procedure and administrative process; although the Planning Commission may have reviewed the request to begin with, Staff recommended it go back to the Planning Commission for approval, eliminating the need for review by the City Council.

He reported this item had been reviewed by the Planning Commission and clarified it didn’t review Engineering Standards, and it recommended approval for changes to Section 18.01.070, 18.04, 18.04.010, and 18.32. He clarified the Engineering section was reviewed and approved by the City Council.

Mayor Petro opened the public hearing at 7:31 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 7:32 PM and approve the amendments to Titles 18 and Title 19 as presented, Ordinances 25-22 and 25-23. Councilmember Bloxham seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Roberts, Bloxham, Morris, Smith Edmondson, and Thomas. Voting NO – None.**

UNFINISHED BUSINESS:

CLOSED MEETING:

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MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 7:33 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares and to discuss the Competency of an Individual. Councilmember Morris seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 8:14 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 8:14 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **6th day of November, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right to water shares and to discuss the Competency of an Individual.

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

NOVEMBER 20, 2025; 5:36 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

TYSON ROBERTS

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, WESTON
APPLONIE, BRAD MCILRATH, STEPHEN
JACKSON, ED FRAZIER, AND KIM READ**

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

Mayor Petro opened the meeting.

Mayor Petro welcomed Councilmember-elect Mike Kolendrianos to the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro mentioned the MyHometown program was continuing to move forward with activities at the Resource Center on Thursday nights. She reported it would be soliciting volunteers from businesses, faith-based organizations, and community leaders to participate in a community committee to identify future service projects.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham reported there hadn't been a UTOPIA meeting; however, he had received an email with an update regarding subscribership and indicated the take rate in Layton City continued to increase and it exceeded 10,000 subscribers.

Councilmember Smith Edmondson announced no Board Meeting for Communities That Care (CTC) was scheduled for December; however, an End of Year celebration was planned for Monday, December 8, 2025, beginning at 5:30 PM at the Davis Behavioral Health building in Layton. She mentioned the elected body should have received an emailed invitation for themselves and their spouses. RSVP was required no later

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than Monday, December 1, 2025.

Mayor Petro also mentioned the Council had been invited to a dinner hosted by MyHometown; however, it was scheduled for the same evening as the next City Council Meeting.

Councilmember Morris announced the RAMP (Recreation, Arts, Museum, and Parks) Commission had met. He mentioned Mayor Petro had requested the Commission host a ‘listening session’ on Monday, December 15, 2025, providing an opportunity to express opinions and concerns regarding the City’s RAMP ordinance/bylaws. He indicated invitations would be extended to any organization which had applied for RAMP grant funding over the previous 10 years. He clarified any changes made to the bylaws or ordinance by the Council wouldn’t be applicable for this year; those would only be applicable for the first year of the next 10-year cycle.

He reported he had attended LPC (Legislative Policy Committee) with ULCT (Utah League of Cities and Towns) and stated the water fee study had been presented to the Legislature this past week. He reviewed what had been explained and discussed by the LPC. He also mentioned ideas had been discussed regarding Municipal Property Tax. He indicated he wasn’t present for the housing discussion.

GENERAL PLAN ADDENDUM – WATER USE AND PRESERVATION ELEMENT – ORDINANCE 25-24

Brad McIlrath, City Planner, reminded the Council the agenda item had previously been discussed during the Work Meeting of Thursday, October 16, 2025. He stated he would present the Planning Commission’s recommendation to approve the Water Element with some modifications. He reported concerns had been expressed with some of the examples included in the Water Element such as the amount of area which could be used for turf grass, referencing a percentage, examples for pool sizes, and the limitations associated with those. Based upon those discussions and subsequent recommendations, he had completed additional research of State Code and identified the ‘shalls’ required to be in the ordinance, which justified those inclusions within the Water Element proposed ordinance. He emphasized Staff would be recommending the ordinance as originally presented, not the Planning Commission’s recommendations, in order to be compliant with State Code. He clarified other than the identified concerns, the Planning Commission was supportive of the Water Element Addendum.

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

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ADOPTION OF THE SEWER IMPACT FEE FACILITIES PLAN AND SEWER IMPACT FEE ANALYSIS – RESOLUTION 25-52

Stephen Jackson, Public Works Director, reminded the Council of previous discussions regarding the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis and stated it would be fully presented and reviewed during the regular Council Meeting. It was his intent to make sure the Council understood the proposal: Layton City would implement a Sewer Impact Fee for the four projects identified in the Impact Fee Facilities Plan, approximately \$4.8 million worth of projects. He pointed out this would be different from the Sewer Impact Fee assessed by North Davis Sewer District (NDSD) for its lines and facilities. He reminded the Council the Plan accommodated for growth and increased capacity throughout the system. If approved by the Council, the implementation of the Impact Fees would be February 23, 2026, the first Monday following the 90-day waiting period following adoption. He shared the proposed Impact Fees with the Council.

Councilmember Smith Edmondson inquired whether the City had received feedback from the development community regarding Impact Fee increases. Mr. Jackson responded Staff hadn't received any comments specific to this proposed Impact Fee.

DISCUSSION REGARDING DAVIS WEBER CANAL SECONDARY WATER

Mr. Jackson introduced Rick Smith, General Manager Davis & Weber Counties Canal Company (DWCCC), and Mike Kolendrianos, West Layton Ditch Master, to the Council. He shared a history regarding the City's Water Master Plan and the agreement with Weber Basin Water Conservancy District (WBWCD) for Layton's secondary irrigation system. He also shared the history associated with the pressurized irrigation system with Kays Creek Irrigation.

He shared an illustration identifying the secondary water areas within the City and explained the proposed agreement would convey the DWCCC's pressurized irrigation system of approximately 1,350 connections, with approximately 23 miles of pipe, to Layton City. DWCCC would retain the canal, reservoirs, and any transmission lines not associated with the system within Layton City. He also identified how the hybrid users would remain shareholders and customers of DWCCC and West Layton Ditch would also remain with DWCCC. He also identified the various contracts which would be terminated with the proposed transfer agreement.

He shared a map illustration of the South Layton System which identified the pipes of the pressurized

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system that would be transferred to Layton City. He also shared an illustration of the West Layton System and stated the hybrid users were on this system. It identified the pipe system which would be transferred to Layton City.

He reviewed the City's undertakings associated with the proposed agreement and a discussion followed. Mr. Jackson indicated he didn't anticipate any difference associated with the delivery of the water once the conversion to the City's system was completed.

He also reviewed the DWCCC undertakings identified in the proposed agreement. He pointed out this had been included in the City's Water Master Plan.

A discussion took place regarding the grant funding for the water meters.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:07 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Morris seconded the motion, which passed unanimously.

MOTION: Councilmember Smith Edmondson moved to open the meeting at 6:56 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 6:56 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **20th day of November, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 5th day of February, 2026.

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ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

D R A F T

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

DECEMBER 4, 2025; 5:30 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, CLINT DRAKE, WESTON APPLONIE, BRAD MCILRATH, SCOTT MAUGHAN, NATHAN NANCE, GAVIN MOFFAT, DOUG BITTON, BRENT MCFARLAND, ED FRAZIER, AND KIM READ

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced the Code Blue shelter located in Clearfield City was operational and was looking for volunteers.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham announced he would be participating in a UIA (Utah Infrastructure Agency) Board Meeting on Monday, December 8, 2025.

Councilmember Roberts reported the Legislative Affairs Committee with the Davis Chamber of Commerce had met earlier today to finalize legislative priorities for each of the sub-committees and announced he served on the Natural Resources and Utilities Committees. He informed the Council on his request to include the verbiage 'fair and equitable long-term statewide water infrastructure funding' reflected on utility/water legislation. He explained his intent was to ensure Layton City wouldn't be subsidizing other communities' water infrastructure. He mentioned Weber Basin Water Conservancy District had assisted with the proposed language and was understandable of the City's concern. He also mentioned how the Legislature was seeking authority for municipal land use in order to achieve some of the State's priorities and shared an example. He cautioned the Council to be aware of that legislation.

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Mayor Petro mentioned a special meeting associated with the National League of Cities and Towns conference in Salt Lake had taken place with first-and second-class cities during which land use authority and water fees/rates had been discussed. She indicated she had expressed the City's position and opinion on these issues and some of the other Mayors had expressed agreement.

PRESENTATION – COMMUNITIES THAT CARE (CTC)

Councilmember Smith Edmondson introduced Tiffany Lanning, Coordinator for Layton CTC, to the Council.

Ms. Lanning introduced Jen Meyer, Program Manager, and shared a visual presentation regarding the success of the CTC Program within the City. She identified the mission and vision involved with CTC. She reviewed 2025 Program highlights of supporting the youth within Layton City. She specifically mentioned the Prevention Summit and mentioned a few topics presented. She identified the schools which provided data from surveys and feedback from various agencies within the City. She also highlighted the tour of the teen living center in Layton City. Councilmember Smith Edmondson pointed out those living at the teen center function as a 'family' unit and shared some examples. Mayor Petro mentioned it was in the process of establishing a second hand retail store and how that would support the teen living center.

Ms. Lanning highlighted the various activities associated with Prevention Week in October and other service opportunities for the participating members of CTC. She also highlighted the various education classes and workshops which benefitted approximately 125 members of the community and shared some success stories by participants.

Ms. Lanning identified the community partnerships which included the following: Layton Hills Mall, MyHometown, Utah PTA (Parent-Teacher Association), Davis School District, and Layton City. She also identified the value to the Program with the association of the community's local schools and specifically mentioned the 2025 Davis School District's Summer Camp, MyHometown Layton Community Resource Center, and Layton City Day of Service, and the 'bonding baskets' donated by Layton Hills Mall.

She shared the programs and initiatives planned for the upcoming year. There were no questions from the Council. Mayor Petro expressed appreciation to Councilmember Smith Edmondson for her support of the Program.

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Ms. Lanning and Ms. Meyer left the meeting at 5:58 PM.

AMENDING TITLE 16, CHAPTER 16.10 AND SECTION 16.010.010 OF THE LAYTON MUNICIPAL CODE ADOPTING THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, C – FIRE HAZARD SEVERITY FORM; AND AMENDING TITLE 9, CHAPTER 9.64, SECTION 9.64.150 PROHIBITION OF DISCHARGING FIREWORKS OF THE LAYTON CITY MUNICIPAL CODE INCREASING FIREWORK RESTRICTIONS IN WILDLAND URBAN INTERFACE AREAS – ORDINANCE 25-26

Scott Maughan, Fire Chief, introduced Gavin Moffat, Deputy Fire Marshal, Brent McFarland, Captain/Emergency Manager, Doug Bitton, Fire Marshal, and Nathan Nance, Battalion Chief, involved with the agenda item. He mentioned recent legislation, HB48, required updates to the Wildland Urban Interface (WUI) ordinance.

Mr. Moffat explained the proposed ordinance would accomplish two things:

- It would adopt the 2006 Utah Wildland Interface Code, as required by HB48
- Would designate areas in the City where fireworks were restricted

He clarified the adoption of the ordinance would eliminate conflicting ordinances and identified the benefit from implementing the ordinance. He added the ordinance would also adopt the new Wildland Interface map and shared illustrations which identified the areas where fireworks were prohibited. He informed the Council the City currently participated with the Cooperative Wildfire System (CWS) which would cover costs associated with fighting an out-of-control wildfire, if the City met specific identified requirements. He reviewed those requirements and pointed out the City had already been doing the various required training and activities and was prepared to meet the expectations.

A discussion took place regarding the proposed map and the discharge of fireworks. Mr. Moffat identified the various activities carried out by Staff used to drafting the ordinance and Chief Maughan emphasized the City had taken a practical approach in drafting the proposed ordinance and map. Mr. Maughan clarified if the City participated in the CWS it had to follow HB48 and adopt a WUI map and ordinance which had to be adopted by January 1, 2026.

ANNEXATION AND REZONE REQUEST WITH DEVELOPMENT AGREEMENT – STEVENSON FIELDS SUBDIVISION – R-S (RESIDENTIAL SUBURBAN) AND

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UNINCORPORATED AREA TO R-1-10 PRUD (SINGLE-FAMILY, PLANNED RESIDENTIAL UNIT DEVELOPMENT) – ORDINANCE 25-11 AND ORDINANCE 25-12 – APPROXIMATELY 2073 WEST GENTILE STREET

Brad McIlrath, City Planner, introduced the agenda item and shared a visual presentation. He identified the location of the parcel applicable to the rezone and also the area proposed for annexation. He clarified 58.428 acres were proposed for annexation and 5.47 acres of that was City property used for a regional storm water detention basin. He pointed out the detention basin property would not be used to meet the open space requirement or for the density associated with the Stevenson Fields Subdivision. He shared an overview of the subdivision concept which included 335 residential units consisting of single-family homes and townhomes. The 73 townhomes were equivalent to 21.8% of the maximum 30% for the townhome density allowed with the PRUD. He pointed out the parcel was located within the Ag-Heritage Overlay in the General Plan. The proposed development required 20% open space and informed the Council the project provided 22.6%. It also allowed a maximum density up to 4.9 units per acre and the project was 4.89. He continued to share an illustration reflecting the conceptual site plan for the proposed development and briefly reviewed adjacent developments for neighborhood context. He continued to address the open space associated with the project. He also pointed out the acreage of the open space for the proposed development would be similar to Ellison or Commons Park. He continued to identify landscape and amenities, which included a trail system.

Mr. McIlrath pointed out housing within the development would follow a pattern book and reviewed the requirements of the architectural home style types and identified some of the specifics. He explained the parking analysis and data and pointed out the amount of provided parking was compliant to City standards. He pointed out the advantage of widening 2200 West which would be a direct result of the development.

He asked if there were any questions.

Mayor Petro requested Mr. McIlrath identify the various street connections associated with the proposed development and Mr. McIlrath specifically identified Alberta Spruce, Gentile Street, and 2200 West.

Councilmember Roberts requested clarification how the Ag Heritage Overlay applied with the proposed development. Mr. McIlrath explained the areas in West Layton which had agriculture purposes and the Ag Heritage Overlay required the preservation of open space and clustering of housing units. The General Plan also spoke to the PRUD ordinance to provide open spaces to meet the intent of the Ag Heritage Overlay. The General Plan also provided opportunities for neighborhood agriculture uses; however, that wasn't a

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requirement. Councilmember Roberts believed it required an agriculture component and a discussion followed. He indicated the developer would be involved with the establishment of the Homeowner's Association (HOA) until full buildout of the development and the discussion continued.

Councilmember Smith Edmondson requested clarification regarding traffic slowing measures for Alberta Spruce and Mr. McIlrath mentioned the safety measures intended for the collector streets identified as 'A' and 'B' and mentioned those would be wider than other collector streets in order to accommodate traffic. A discussion took place regarding the street network within the proposed development.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:38 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Bloxham seconded the motion, which passed unanimously.

MOTION: Councilmember Morris moved to open the meeting at 7:00 p.m. Councilmember Thomas seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **4th day of December, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

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**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

DECEMBER 18, 2025; 5:30 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, CLINT DRAKE, STEPHEN JACKSON, TRACY PROBERT, DAVID PRICE, DOUG BITTON, GAVIN MOFFAT, BRENT MCFARLAND, NATHAN NANCE, KRISLYN KENNARD, ED FRAZIER, AND KIM READ

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro shared an update from Wasatch Integrated Waste Management District and announced it had received a grant from the Environmental Protection Agency which would assist in expanding the compost facility which would assist the recycling program.

She also attended the North Davis Sewer District (NDSD) Board Meeting last week and a budget discussion took place.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson shared an update regarding the OPIOID settlement funds and its negative effect on CTC (Communities That Care). She reminded the Council, CTC was primarily funded via grants which focused on prevention. She continued to explain the State Opioid Task Force had requested 27% of the settlement funds for these types of prevention efforts; however, the Governor's budget only appropriated 4%. A 'Call to Action' email had been distributed to key leaders encouraging them to reach out to their respective legislators regarding the appropriation decrease. She pointed out Davis County had four CTC Chapters which would significantly affect programming.

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Councilmember Thomas mentioned the Sub-For-Santa had been completed and expressed appreciation to the City Staff which wrapped the gifts in record time.

Councilmember Roberts announced Davis County Mosquito Abatement had adopted its budget, which included its tax increase, during its last meeting on Thursday, December 11, 2025.

PRESENTATION – VICTIMS OF CRIME ACT (VOCA) GRANT

Krislyn Kennard, Victim Services Coordinator, shared a presentation specific to Layton Victim Services which included statistics from January 1, through September 30, 2025, and reviewed them with the Council. She also reviewed the various types of services provided during this timeframe. She explained she had recently been accepted to the Certified Advocate Partners Program (CAPP) through the Community Justice Advocates of Utah and explained how this benefitted victims within Layton City and Davis County. She also shared how the Sub-for-Santa program benefitted three local families.

Councilmember Smith Edmondson suggested when reaching out to legislators regarding the OPIOID settlement fund appropriations, the request could also include additional funding for VOCA. Ms. Kennard indicated grant funding applications could be submitted every two years and was hopeful additional funding could be recognized following the 2027 submission/application period. A discussion followed regarding grant funding.

AUDIT AND FINANCIAL REPORTS FISCAL YEAR ENDED JUNE 30, 2025

Tracy Probert, Finance Director, expressed appreciation to Audit Committee Members: Doug Belliston and Van Christensen, both Layton City residents with extensive professional experience specific to budget oversight. He expressed his opinion their service had been beneficial to the audit process and the completed report. He shared the following highlights from the Audit Report:

- General Fund Revenue, including B&C Road Funds, Alcohol Funds, Sales Tax, and Energy Tax
- Expenditures
- Unassigned Fund Balance
- Enterprise Funds
- Capital Projects Funds

He expressed his opinion the City was in a good financial situation with healthy reserves in all funds. He continued to review Sales Tax Revenue with the Council and indicated statistics reflected this revenue trend was slowing.

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Robert Wood, Auditor, explained the documents included the ACFR book and announced the City had received a clean, unmodified opinion specific to the audit including preparation of financial statements. He stated no deficiencies had been identified specific to financial reporting, segregation of duties, and compliance to laws and regulations, which concluded the City was very well managed. He also complimented the service of Mr. Belliston and Mr. Christensen on the Audit Committee and appreciated their participation in the audit process. He stated one finding had been identified specific to the State Compliance Guide and explained it was the result of an accounting issue. He continued to express his opinion the City operated efficiently with very little debt compared to other municipalities and complimented the way in which the City was managed.

Mr. Probert distributed the Fraud Risk Assessment, reviewed it with the Council, and had the Council complete the assessment. A discussion followed regarding the threshold for when an internal auditor position would be beneficial. Mr. Wood stated he wasn't aware of another entity which had internal audit function and indicated there was no threshold to determine that need. He expressed his opinion this position wasn't needed at Layton City and didn't believe the benefit would outweigh the cost.

AMENDING TITLE 16, CHAPTER 16.10 AND SECTION 16.10.010 OF THE LAYTON MUNICIPAL CODE ADOPTING THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, C – FIRE HAZARD SEVERITY FORM; AND AMENDING TITLE 9, CHAPTER 9.64, SECTION 9.64.150 PROHIBITION OF DISCHARGING FIREWORKS OF THE LAYTON CITY MUNICIPAL CODE INCREASING FIREWORK RESTRICTIONS IN WILDLAND URBAN INTERFACE AREAS – ORDINANCE 25-26

Gavin Moffat, Deputy Fire Marshal, shared a presentation specific to the Cooperative Wildfire System (CWS) and identified the City's responsibility by its participation within the Program. Recent legislation, House Bill 48, required the City to adopt the 2006 Utah Wildland Urban Interface Code. He pointed out Layton City was already meeting requirements to participate in the Program; the City only needed to adopt an ordinance stating it would be adopting the 2006 Utah Wildland Urban Interface Code. He further explained the portions being removed, highlighted in red, were no longer applicable.

Councilmember Bloxham arrived at 6:18 PM.

The State also required the City to provide a map which identified the land area in which the Wildland

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Urban Interface Code would be applicable and would be required to comply with the newly proposed ordinance. He shared an illustration of the new map which would be implemented with the ordinance and explained the process used by Staff to determine the applicable area. He identified the area(s) on the map where fireworks would be totally restricted and a discussion followed regarding the complete ban of fireworks for specific areas.

Mr. Moffat also announced the map completed by the State reflecting assessment areas, identified by risk factors, hadn't reflected any properties within Layton City boundaries and a discussion followed regarding changes in the future due to risk factors and indicators. Mr. Moffat emphasized Layton City had no input or control with the State's map.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE 52-4-205

CLOSED MEETING:

MOTION: Councilmember Roberts moved to adjourn the meeting and convene in a closed meeting at 6:29 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Bloxham moved to open the meeting at 6:56 p.m. Councilmember Thomas seconded the motion, which passed unanimously.

The meeting adjourned at 6:56 p.m.

Kimberly S Read, City Recorder

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SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **18rd day of December, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL MEETING

DECEMBER 18, 2025; 7:01 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, CLINT DRAKE, TRACY PROBERT, DAVID PRICE, JOELLEN GRANDY, DOUG BITTON, GAVIN MOFFAT, BRENT MCFARLAND, AND KIM READ

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

Mayor Petro opened the meeting and welcomed the public. Alex Jensen, City Manager, offered the invocation and Mr. Dix Roberts, resident, led the Pledge of Allegiance.

Mayor Petro recognized Erik King, Youth Councilmember, for his participation in the City Council Meeting. Mr. King shared a few comments regarding his involvement with the Youth Council.

MINUTES:

MOTION: Councilmember Morris moved and Councilmember Roberts seconded to approve the minutes of:

**Layton City Council Work Meeting – October 16, 2025;
Layton City Council Meeting – October 16, 2025; and
Layton City Council Special Meeting – November 18, 2025.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the following associated with the Parks and Recreation Department:

- ‘Lights Before Christmas’ lighting display in Constitution Circle would be available nightly from 5:00 PM -11:00 PM through Wednesday, December 31, 2025.

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- The Layton Heritage Museum had several exhibits available this month and specifically mentioned ‘The Pen is Mightier’, a traveling exhibit associated with the America250 campaign.
- A Nutcracker display, with nutcrackers on loan from Layton residents, could also be viewed at the Museum
- Jigsaw Puzzle Tournament was scheduled for Saturday, January 10, 2026. Pre-registration was required and directed those interested to the Parks and Recreation’s page on the City’s website.

Councilmember Thomas mentioned the Rotary Club was offering train rides through the Christmas light display in Constitution Circle. Mayor Petro added hot chocolate and churros would also be sold and all proceeds benefited the Layton community.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

Dale Rowell, resident, expressed his support for a dog park in Layton City. He shared his personal experience of taking his dog to dog parks in neighboring communities and believed it would be a great addition to the many amenities Layton City had to offer. He specifically mentioned the City’s Christmas light display in Constitution Circle.

CONSENT AGENDA:

AUDIT AND FINANCIAL REPORTS – FISCAL YEAR ENDED JUNE 30, 2025

Tracy Probert, Finance Director, expressed appreciation at the opportunity to work with Councilmember Roberts for the past four years. He announced the Audit and Financial Report had been completed and presented to the Council. He suggested residents interested in the report view it online and suggested pages 11 and 124 would be of interest. He stated the Report reflected Layton City was in very good financial condition, with healthy reserves in all funds.

Robert Wood, Auditor with HBME, PC, reviewed the various reports required by the auditors to present to the Council. He reported the Independent Auditor’s Report addressed how the City prepared its financial statements and announced the City had received an unmodified opinion provided by the auditors. He

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mentioned this was the best opinion that could be provided. He mentioned there were three other reports toward the back of the Report and specifically mentioned the report regarding internal controls and compliance with laws. He announced no items were identified as a weakness or deficiency. The City had received the best report he could offer. He addressed the very last report required by the State Auditor's Office and informed the Council one finding had been identified. He reminded the Council of the discussion which had taken place in the Work Meeting held earlier, in which a paper entry for leased vehicles hadn't been properly accounted for in accordance with GASB (Governmental Accounting Standards Board) 87. He announced the last report was applicable to federal grant funding and announced no issues had been identified. All of these documents were included in the Report.

Mr. Wood asked if there were any questions.

Councilmember Thomas requested Mr. Wood address the City's debt. Mr. Wood stated his firm worked with approximately 20 different municipal government audits and stated Layton City had the lowest amount of debt than any other cities he worked with.

Mayor Petro mentioned the two residents, Doug Belliston and Van Christensen, which had served on the Audit Committee for the past three years. Mr. Wood mentioned the City had recruited residents to serve on an Audit Committee and reviewed their qualifications. He mentioned both of these residents had asked appropriate questions and made suggestions regarding the Report. He also expressed his opinion the City had the most qualified individuals serving on the Audit Committee and believed the City's Financial Report was far superior compared to some others within the State.

Mayor Petro expressed appreciation to everyone which had contributed to a professional Financial Report.

AMENDING TITLE 16, CHAPTER 16.10 AND SECTION 16.10.010 OF THE LAYTON MUNICIPAL CODE ADOPTING THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, C – FIRE HAZARD SEVERITY FORM; AND AMENDING TITLE 9, CHAPTER 9.64.150 PROHIBITION OF DISCHARGING FIREWORKS OF THE LAYTON CITY MUNICIPAL CODE INCREASING FIREWORK RESTRICTIONS IN WILDLAND URBAN INTERFACE AREAS – ORDINANCE 25-26

Gavin Moffat, Deputy Fire Marshal, explained recent legislation required the City to adopt new codes and regulations regarding the Wildland Urban Interface (WUI). The Fire Department was proposing an amendment

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to City Code to adopt and incorporate the 2006 edition of the Utah Wildland Urban Interface Code to be compliant with HB48. The amendment would change where the WUI Code would be applied. He stated Staff had worked diligently with identifying the geographical area which would be applicable to the newly proposed ordinance. He shared an illustration of the proposed new map and reviewed it. He also announced residents living within the geographical area of the new map, would no longer be allowed to possess or use any fireworks. He also shared an illustration of the current map to identify the differences between the two maps.

He asked if there were any questions.

Councilmember Smith Edmondson requested Mr. Moffat explain the importance of the City adopting this ordinance. Mr. Moffat responded the City participated in the cooperative wildfire system since its inception. He further explained the new legislation required participating cities to implement and adopt the ordinance in the event it experienced a catastrophic wildfire and the City had to defer to the State; it would accommodate those firefighting costs. He continued to identify the significant costs which could incur with a catastrophic wildfire. He concluded Fire Department Staff believed for the small contributions already being incurred by Staff, the new ordinance would be a benefit to the community.

Councilmember Roberts mentioned he initially had concerns regarding the proposed map; however, once he was educated he was appreciative of the Fire Department Staff.

Councilmember Morris asked about the new fire station east of Highway 89 and whether it had been considered during this process. Mr. Moffat responded the new station allowed firefighters to provide quicker and more effective response times to these areas.

INTERLOCAL COOPERATION TRANSPORTATION PROJECT REIMBURSEMENT AMENDMENT TO THE AGREEMENT FOR ACCEPTING DAVIS COUNTY'S 2025 3RD QUARTER TRANSPORTATION SALES TAX REVENUE GRANT FOR THE KAY'S CREEK TRAIL PEDESTRIAN OVERPASS AT THE LAYTON FRONTRUNNER – RESOLUTION 25-54 – APPROXIMATELY 150 SOUTH MAIN STREET

JoEllen Grandy, Parks Planner, shared a visual illustration which identified the location of the proposed crossing for the Kay's Creek Trail Pedestrian Overpass at the FrontRunner station. She also shared a concept illustration of what the crossing would resemble. She continued to explain the City had applied for Davis County transportation grant funds to be used for the project and announced the City had received an additional \$677,000 and shared an illustration which reflected the various funding sources for the project. She announced

D R A F T

it was intended to begin construction in 2026.

Councilmember Thomas requested Ms. Grandy speak to how the proposed pedestrian crossing would accommodate cyclists and Ms. Gandy explained a runnel, or small ramp, would be implemented in the construction of the overpass for that purpose.

Councilmember Morris commented on the amount of grant funding the City had received for the project and referenced the illustration. He mentioned the City's philosophy of not using debt for these types of projects and complimented Ms. Grandy for her efforts in securing the significant amount of grant funding.

INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-55 – SUGAR STREET REALIGNMENT TO THE SIGNALIZED INTERSECTION AT GENTILE STREET AND ANGEL STREET

Stephen Jackson, Public Works Director, announced Engineering Staff had also submitted a grant funding request to Davis County for the realignment of Sugar Street and signalized intersection at Gentile and Angel Streets. He explained this project would provide a more functional trail crossing, as well as contribute to a safer intersection for both vehicle and pedestrian traffic. He shared an illustration reflecting what the proposed realignment would resemble and briefly reviewed the concept plan. He announced Davis County Council of Governments (COG) approved funding for the project in the amount up to \$2,670,000, with the City's participation of \$664,000. The City had agreed to complete the project on or before December 31, 2030.

Staff recommended approval and he asked if there were any questions.

Councilmember Smith Edmondson requested clarification specific to access for the commercial businesses, especially the gas station, along Sugar Street would be accommodated with the new realignment. Mr. Jackson explained access would continue to be available on Gentile Street to the gas station, the access to Sugar Street would also remain; however, vehicles would no longer be allowed to exit and then proceed south toward Gentile to make a left- or right-hand turn. Vehicles would be required to proceed to the newly installed traffic signaled intersection at Angel Street. Councilmember Smith Edmondson clarified Sugar Street at Gentile would resemble a cul-de-sac. She believed the new configuration would contribute to pedestrian safety in that area.

Mr. Jackson added Methods Consulting would be completing an intersection study specific to the trail and

D R A F T

believed that would be presented to the Council early 2026.

Mayor Petro also expressed her opinion the proposed project was needed in the area.

AMEND TRANSPORTATION IMPACT FEES AND ADD SEWER IMPACT FEES LISTED IN TITLE 3, CHAPTER 3.15, SECTION 3.15.010 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 25-27

Mr. Jackson explained the ordinance would amend the Consolidated Fee Schedule for Transportation Impact Fees and add Sewer Impact Fees, which was recently approved with the new Transportation Master Plan and Wastewater Master Plans. He shared an illustration reflecting the fees approved in the Transportation Master Plan and Impact Fee Analysis which needed to be updated in the Consolidated Fee Schedule. He pointed out these fees would only be paid when new development occurred. He indicated the new fees would take effect on Monday, January 5, 2026, for the Transportation Impact Fees and the Sanitary Sewer Impact Fees, approved with the Wastewater Master Plan, would be effective February 23, 2026. He asked if there were any questions.

Mayor Petro asked if there were any questions.

Councilmember Bloxham requested clarification regarding the staggering of effective dates. Mr. Jackson explained when the fees were adopted in the Plans, statute required a 90-day delay period. The effective dates were based upon those approved dates.

APPROVING A TELECOMMUNICATIONS SERVICES FRANCHISE AGREEMENT BETWEEN SENA WAVE LLC AND LAYTON CITY – RESOLUTION 25-56

Clint Drake, City Attorney, explained the franchise agreement would allow Sena Wave to access the public rights-of-way. The City had already adopted ordinances which governed the application and review process for these uses. The City believed this was in the best interest of the public to grant the franchise agreement to operate a telecommunications network in Layton City.

He asked if there were any questions.

Councilmember Bloxham clarified the City would receive revenue for allowing the franchise agreement and Mr. Drake responded in the affirmative.

D R A F T

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

PUBLIC HEARINGS:

There were no scheduled public hearings.

UNFINISHED BUSINESS:

Mayor Petro announced this would be Councilmember Roberts' last meeting and shared some photos reflecting his time on the Council. Mayor Petro, members of the Council, and Alex Jensen, City Manager, each presented Councilmember Roberts with parting gifts and expressed appreciation for the way in which he conducted himself and served the City.

Mayor Petro presented Mrs. Roberts with a bouquet of roses on behalf of Layton City. She also expressed appreciation to Councilmember Roberts' family. Mayor Petro also presented Councilmember Roberts with a clock and a City sign; 'Roberts Corner'.

Councilmember Roberts shared some parting words regarding his time serving on the Council. He expressed appreciation at the opportunity to serve with the Council and City Staff. He also thanked his family for allowing him the opportunity to serve in this capacity.

The meeting adjourned at 8:11 p.m.

Kimberly S Read, City Recorder

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

Item Number: 5.A.

Subject:

Appointments to Layton City Parks and Recreation Commission – Resolution 26-02

Background:

Mayor Joy Petro recommends the following individuals for appointment to the Layton City Parks and Recreation Commission:

Appointment of Tyrone Aranda to serve as a member of the Parks and Recreation Commission with a term ending February 1, 2027.

Appointment of Linda Lartigue to serve as a second alternate member of the Parks and Recreation Commission with a term ending February 1, 2028.

Reappointment of Austin Green and April Parker as members of the Parks and Recreation Commission with terms ending February 1, 2029.

Reappointment of Lamont Hampton as an alternate member of the Parks and Recreation Commission with a term ending February 1, 2029.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-02 to appoint Tyrone Aranda as a member and Linda Lartigue as a second alternate member of the Layton City Parks and Recreation Commission; reappoint Austin Green and April Parker as members and Lamont Hampton as an alternate member of the Layton City Parks and Recreation Commission; 2) Adopt Resolution 26-02 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-02 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-02 to appoint Tyrone Aranda and reappoint Austin Green and April Parker as members, and Lamont Hampton as alternate member and Linda Lartigue as second alternate member of the Layton City Parks and Recreation Commission.

RESOLUTION 26-02

**A RESOLUTION APPOINTING TYRONE ARANDA TO SERVE AS A MEMBER;
AND LINDA LARTIGUE AS A SECOND ALTERNATE MEMBER; AND
REAPPOINTING AUSTIN GREEN, AND APRIL PARKER AS MEMBERS AND
LAMONT HAMPTON AS AN ALTERNATE MEMBER OF THE PARKS AND
RECREATION COMMISSION**

WHEREAS, pursuant to Section 2.36.030 of the Layton Municipal Code, appointments or reappointments of members of the Parks and Recreation Commission shall be made upon recommendation by the Mayor, and a majority vote of the City Council; and

WHEREAS, the Parks and Recreation Commission has five vacant positions; and

WHEREAS, the Mayor recommends the appointment of Tyrone Aranda to serve as a member on the Parks and Recreation Commission for a designated term until February 1, 2027; and

WHEREAS, the Mayor recommends the appointment of Linda Lartigue to serve as a second alternate member on the Parks and Recreation Commission for a designated term until February 1, 2028; and

WHEREAS, the Mayor recommends the reappointment of Austin Green and April Parker to serve as members of the Parks and Recreation Commission for a designated term until February 1, 2029; and

WHEREAS, the Mayor recommends the reappointment of Lamont Hampton to serve as an alternate member on the Parks and Recreation Commission for a designated term until February 1, 2029; and

WHEREAS, the City Council finds it to be in the best interest of the citizens of Layton to have Tyrone Aranda, Linda Lartigue, Austin Green, April Parker, and Lamont Hampton serving on the Parks and Recreation Commission, and for designated terms, as contemplated by Ordinance 2.36.020.

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

1. That upon the recommendation of the Mayor and a majority vote of the City Council; Tyrone Aranda, serving as a member, be appointed to serve for a term to end February 1, 2027 on the Parks and Recreation Commission.
2. That upon the recommendation of the Mayor and a majority vote of the City Council; Linda Lartigue serving as a second alternate member, be appointed to serve for a term to end February 1, 2028 on the Parks and Recreation Commission.
3. That upon the recommendation of the Mayor and a majority vote of the City Council; Austin Green and April Parker serving as members, be appointed to serve for a term to end February 1, 2029 on the Parks and Recreation Commission.
4. That upon the recommendation of the Mayor and a majority vote of the City Council; Lamont Hampton serving as an alternate member, be appointed to serve for a term to end February 1, 2029 on the Parks and Recreation Commission.

The City wishes to express appreciation to all members of the Parks and Recreation Commission for their desire to serve the public in this capacity.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 5th day of February, 2026.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 

CLINT DRAKE, City Attorney



DAVID R. PRICE,
Parks & Recreation Department Director

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

Item Number: 5.B.

Subject:

Layton City Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Appointments – Resolution 26-03

Background:

Mayor Joy Petro recommends the following individuals for reappointment to the Layton City Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission:

Reappointment of Julie Batchelor and Cameron Cross to serve as members of the RAMP Advisory Commission with a term to expire September 30, 2027.

Appointment of Bruce Finch to serve as a member of the RAMP Advisory Commission with a term to expire September 30, 2026.

Appointment of Jared Taylor to serve as a member of the RAMP Advisory Commission with a term to expire September 30, 2027

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-03 to reappoint Julie Batchelor and Cameron Cross to serve as members of the RAMP Advisory Commission with a term to expire September 30, 2027; appoint Bruce Finch to serve as a member of the RAMP Advisory Commission with a term to expire September 30, 2026, and appoint Jared Taylor to serve as a member of the RAMP Advisory Commission with a term to expire September 30, 2027; 2) Adopt Resolution 26-03 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-03 and remand to Staff with directions.

Recommendation:

Staff recommends Council adopt Resolution 26-03 to reappoint Julie Batchelor and Cameron Cross to serve as members of the RAMP Advisory Commission, and appoint Bruce Finch and Jared Taylor to serve as new members of the RAMP Advisory Commission for the designated term of office.

RESOLUTION 26-03

A RESOLUTION REAPPOINTING JULIE BATCHELOR AND CAMERON CROSS; AND APPOINTING BRUCE FINCH AND JARED TAYLOR AS MEMBERS OF THE LAYTON CITY RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ADVISORY COMMISSION

WHEREAS, pursuant to Section 3.21.070 of the Layton Municipal Code, the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission was established; and

WHEREAS, pursuant to Section 3.21.070 of the Layton Municipal Code, appointments or reappointments of members of the RAMP Advisory Commission, upon recommendation by the Mayor, shall be made by a majority vote of the City Council; and

WHEREAS, the Mayor recommends the reappointment of Julie Batchelor and Cameron Cross to serve on the RAMP Advisory Commission for a designated term; and

WHEREAS, the Mayor recommends the appointment of Bruce Finch and Jared Taylor to serve as members on the RAMP Advisory Commission for a designated term; and

WHEREAS, the City Council finds it to be in the best interest of the citizens of Layton to have Julie Batchelor, Cameron Cross, Bruce Finch, and Jared Taylor serve as members of the RAMP Advisory Commission, for designated terms, as contemplated by ordinance.

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

1. That upon the recommendation of the Mayor, Julie Batchelor and Cameron Cross be reappointed to serve as members of the RAMP Advisory Commission for a term to end September 30, 2027.
2. That upon the recommendation of the Mayor, Bruce Finch be appointed to serve as a member of the RAMP Advisory Commission for a term to end September 30, 2026.
3. That upon the recommendation of the Mayor, Jared Taylor be appointed to serve as a member of the RAMP Advisory Commission for a term to end September 30, 2027.
4. The City wishes to express appreciation to all members of the RAMP Advisory Commission for their desire to serve the public in this capacity.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **5th day of February, 2026**.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:

For: By: John Sanders
Clinton Drake, City Attorney

By: David R. Price
DAVID R. PRICE, Parks and Recreation Director

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

Item Number: 5.C.

Subject:

Bid Award – Jersey Excavation, Inc. for Kays Creek Trail Extension, Project 24-04 – Resolution 26-06 – Approximately 995 Hill Farms Drive

Background:

Resolution 26-06 authorizes the execution of an agreement (Agreement) between Layton City and Jersey Excavation, Inc. for the Kays Creek Trail Extension, Project 24-04, located at approximately 995 Hill Farms Drive. The Project includes the installation of approximately 668 linear feet of asphalt trail.

On January 21, 2026, eight bids were received, with Jersey Excavation, Inc. submitting the lowest responsive, responsible bid in the amount of \$88,487.18.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-06 authorizing the City Manager to conduct negotiations and execute the Agreement between Layton City and Jersey Excavation, Inc. for construction of the Kays Creek Trail Extension, Project 24-04; 2) Adopt Resolution 26-06 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-06 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-06 authorizing the City Manager to conduct negotiations and execute the agreement between Layton City and Jersey Excavation, Inc. for construction of the Kays Creek Trail Extension, Project 24-04.

RESOLUTION 26-06

A RESOLUTION AUTHORIZING AN AGREEMENT WITH JERSEY EXCAVATION, INC. FOR THE KAYS CREEK TRAIL EXTENSION, PROJECT 24-04

WHEREAS, Layton City desires to extend the Kays Creek Trail system located at approximately 995 Hill Farms Drive; and

WHEREAS, the City has issued the Advertisement for Bids for construction of approximately 668 linear feet of asphalt trail; and

WHEREAS, the City received eight bids for the construction of the referenced project on January 21, 2026, with the results of these bids attached hereto, for the Council's review; and

WHEREAS, Staff has reviewed and evaluated each response to the Advertisement for Bids and has found it to be in the best interest of the City to select Jersey Excavation, Inc. as the contractor for construction of the trail extension; and

WHEREAS, the Council desires to authorize the acceptance and execution of the agreement (herein the "Agreement") between Jersey Excavation, Inc. and Layton City for construction of the trail extension; and

WHEREAS, the Council determines it to be in the best interest of the City to accept the Agreement for construction of the trail extension.

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

1. The City is hereby authorized to enter into the Agreement between Jersey Excavation, Inc. and Layton City for construction of the Kays Creek Trail Extension, Project 24-04, which is attached hereto and incorporated herein by this reference.

2. That the City Manager is authorized to execute the Agreement and any other documents necessary in furtherance of this Resolution.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **5th day of February, 2026.**

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 

CLINT DRAKE, City Attorney



DAVID R. PRICE,
Parks & Recreation Department Director

KAYS CREEK TRAIL EXTENSION

Project 24-04

Item No.	Items Written in Words	Qty	Unit	Beck Construction	Forefront General Contracting	Jersey Excavation	MSCI	Next Construction	Post Asphalt	RC Enterprise & Paving	Strong Excavation
				Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)
1	Mobilization / General Conditions	1	LS	\$35,000.00	\$9,500.00	\$7,832.50	\$16,815.00	\$40,750.00	\$2,500.00	\$15,600.00	\$9,048.88
2	Construction Surveying & Staking	1	LS	\$5,400.00	\$1,900.00	\$1,725.00	\$2,850.00	\$11,500.00	\$3,500.00	\$1,111.00	\$1,961.65
3	Traffic Control / Construction Fencing	1	LS	\$11,600.00	\$2,500.00	\$575.00	\$570.00	\$7,500.00	\$1,500.00	\$1,111.00	\$4,214.52
4	Erosion Control Elements & Protection	1	LS	\$10,500.00	\$500.00	\$2,121.75	\$2,850.00	\$8,640.00	\$5,000.00	\$1,111.00	\$10,113.96
5	Demolition / Site Clearing	1	LS	\$28,200.00	\$5,000.00	\$6,587.20	\$11,152.85	\$93,947.00	\$25,000.00	\$6,800.00	\$5,330.40
6	Earthwork & Rough Grading	1	LS	\$27,560.00	\$3,900.00	\$4,036.50	\$12,376.00	\$6,975.80	\$9,230.00	\$15,730.00	\$6,393.40
7	Furnish & Install Sterilizer	1	LS	\$11,690.00	\$2,672.00	\$828.00	\$334.00	\$734.80	\$601.20	\$668.00	\$668.00
8	Furnish & Install Roadbase: 6" Thick	1	LS	\$29,283.00	\$7,037.00	\$8,359.93	\$10,208.19	\$5,902.00	\$10,896.00	\$9,988.00	\$10,142.36
9	Furnish & Install Roadbase: 9" Thick	1	LS	\$20,808.00	\$4,216.00	\$4,457.40	\$6,115.92	\$3,644.80	\$7,888.00	\$6,188.00	\$6,866.64
10	Furnish & Install Asphalt: 3" Thick (PG 58-28)	1	LS	\$24,892.00	\$19,685.00	\$21,965.00	\$15,535.91	\$30,589.22	\$17,780.00	\$19,050.00	\$13,924.28
11	Furnish & Install Fencing	1	LS	\$26,746.00	\$27,990.00	\$19,780.00	\$21,272.40	\$21,459.00	\$19,655.20	\$21,770.00	\$19,064.30
12	Furnish & Install Landscaping (Broadcast Seed Mix to Disturbed Areas)	1	LS	\$6,085.00	\$2,200.00	\$2,081.50	\$4,976.10	\$16,041.00	\$9,450.00	\$2,500.00	\$939.16
13	Furnish & Install 12" RCP & Flared End Sections	1	LS	\$7,270.00	\$4,600.00	\$3,151.00	\$4,788.00	\$4,426.00	\$6,000.00	\$2,300.00	\$0.00
14	Patching, Crack Sealing, & Mastic Seal Coat Application	1	LS	\$16,250.00	\$33,000.00	\$4,986.40	\$4,984.65	\$22,536.00	\$5,500.00	\$5,700.00	\$0.00
Kays Creek Trail Extension, Project 24-04 Total Base Bid:				\$261,284.00	\$124,700.00	\$88,487.18	\$114,829.02	\$274,645.62	\$124,500.40	\$109,627.00	\$88,667.55
GRAND TOTAL				\$261,284.00	\$124,700.00	\$88,487.18	\$114,829.02	\$274,645.62	\$124,500.40	\$109,627.00	\$88,667.55

Lowest responsive, responsible bid

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

Item Number: 5.D.

Subject:

Appoint a Member to the Administrative Control Board of the Wasatch Integrated Waste Management District – Resolution 26-05

Background:

It is proposed that Mayor Joy Petro be appointed as a member of the Administrative Control Board of the Wasatch Integrated Waste Management District. This appointment shall commence on February 5, 2026, ending December 31, 2027.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-05 to appoint Mayor Joy Petro to the Administrative Control Board of the Wasatch Integrated Waste Management District for a term commencing on February 5, 2026, ending on December 31, 2027; 2) Adopt Resolution 26-05 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-05 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-05 to appoint Mayor Joy Petro to the Administrative Control Board of the Wasatch Integrated Waste Management District for a term commencing on February 5, 2026, and ending on December 31, 2027.

RESOLUTION 26-05

A RESOLUTION APPOINTING A MEMBER TO THE ADMINISTRATIVE CONTROL BOARD OF THE WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT

WHEREAS, Layton City, Utah is within the boundaries of the Wasatch Integrated Waste Management District (District), and desires to appoint a member to the Administrative Control Board (Board) of the District; and

WHEREAS, the City Council, as the governing body of the City, is the “appointing authority” for such members of the Board under Section 17B-1-102(1), Utah Code Annotated 1953, as amended; and

WHEREAS, all actions required by law in connection with the appointment made by this resolution have been taken, including all actions required under Title 17B, Chapter 1, Part 3, Utah Code Annotated 1953, as amended;

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

1. **Appointment of Board Member;** Mayor Joy Petro is hereby appointed by Layton City’s Governing Body as a member of the Board of the District. Such appointment shall commence on February 5, 2026, ending December 31, 2027, or, if earlier, ending on the date of the resignation or removal of such individual as a member of the Board.
2. **Repealer.** All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.
3. **Effective Date.** This Resolution shall take effect immediately upon adoption.

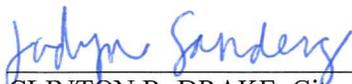
PASSED AND ADOPTED by the City Council of Layton, Utah, this **5th day of February 2026**.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 

CLINTON R. DRAKE, City Attorney

Department Director

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

Item Number: 5.E.

Subject:

Appoint a Member to the North Davis Sewer District Board of Trustees – Resolution 26-04

Background:

It is proposed that Mayor Joy Petro be appointed to the North Davis Sewer District Board of Trustees. Such appointment shall commence on February 5, 2026, ending December 31, 2027.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-04 to appoint Mayor Joy Petro to the North Davis Sewer District Board of Trustees for a term beginning February 5, 2026, ending December 31, 2027; 2) Adopt Resolution 26-04 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-04 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-04 to appoint Mayor Joy Petro to the North Davis Sewer District Board of Trustees for a term beginning February 5, 2026, and ending December 31, 2027.

RESOLUTION 26-04

A RESOLUTION APPOINTING A MEMBER TO THE NORTH DAVIS SEWER DISTRICT BOARD OF TRUSTEES

WHEREAS, Layton City, Utah is within the boundaries of the North Davis Sewer District, and desires to appoint a member to the Board of the District; and

WHEREAS, the City Council, as the governing body of the City is the “appointing authority” for such members of the Board under Section 17B-1-102(1), Utah Code Annotated 1953, as amended; and

WHEREAS, all actions required by law in connection with the appointment made by this resolution have been taken, including all actions required under Title 17B, Chapter 1, Part 3, Utah Code Annotated 1953, as amended;

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

1. **Appointment of Board Member.** Mayor Joy Petro is hereby appointed by Layton City’s Governing Body as a member of the Board of Trustees of the North Davis Sewer District. Such appointment shall commence on February 5, 2026, ending December 31, 2027, or, if earlier, ending on the date of the resignation or removal of such individual as the member of the Board.

2. **Repealer.** All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

3. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **5th day of February, 2026**

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 

CLINTON R. DRAKE, City Attorney

Department Director

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

Item Number: 5.F.

Subject:

Bid Award – RJT Excavating, Inc. – WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57 – Resolution 26-08 – Along West Hill Field Road from Approximately 3200 West to 3700 West and Along 3200 West from Approximately Gordon Avenue to West Hill Field Road

Background:

Resolution 26-08 authorizes the execution of an agreement between Layton City and RJT Excavating, Inc. (RJT) for WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57 (Project). The Project includes the installation of asphalt, curb and gutter, sidewalk, secondary water line, storm drain pipe, manholes, conduit, and associated items.

Seven bids were received, with RJT submitting the lowest responsive, responsible bid in the amount of \$3,757,287.27. The engineer's estimate was \$4,240,000.00.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-08 awarding the bid to RJT for the WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57; 2) Adopt Resolution 26-08 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-08 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-08 awarding the bid to RJT and authorize the City Manager to execute the Agreement for the WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57.

RESOLUTION 26-08

**A RESOLUTION ADOPTING AN AGREEMENT WITH RJT EXCAVATING, INC.
FOR WEST HILL FIELD ROAD: 3200 WEST WIDENING, PROJECT 23-70 AND
2700 WEST TO 3200 WEST, PROJECT 24-57**

WHEREAS, Layton City (City) has elected to construct street improvements, to be known as WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57 (Project 23-70 and 24-57), located along West Hill Field Road from approximately 3200 West to 3700 West and along 3200 West from approximately Gordon Avenue to West Hill Field Road; and

WHEREAS, the City received seven bids for construction of the referenced project on January 22, 2026, with the results of the bid attached hereto for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated the response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Layton City to conditionally select RJT Excavating, Inc. (RJT) as the contractor for Project 23-70 and 24-57.

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

1. RJT is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for Project 23-70 and 24-57.

2. The City Manager is directed to conduct negotiations for an agreement (Agreement) with RJT for Project 23-70 and 24-57. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price contained in the proposal submitted by RJT that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an agreement for Project 23-70 and 24-57.

3. When the Agreement is in a form acceptable to the City Manager and City Attorney and after RJT has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by RJT and the formal award of the contract to RJT for Project 23-70 and 24-57, pursuant to the terms and conditions of the Agreement.

4. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 5th day of February, 2026.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: Jodym Sanders
CLINTON R. DRAKE, City Attorney

Stephen Jackson
STEPHEN JACKSON, Department Director

LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

Bid Opening January 22, 2026, 10:00 a.m.

Engineer's Estimate: \$4,240,000.00

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	RJT Excavating, Inc.	Staker Parson Companies	Kilgore Companies, LLC	Leon Poulsen Construction
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SECTION 1 - WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70

Schedule A - Street Construction	QTY	Unit	(\$ Per)	TOTAL (\$)						
A1 Clear and excavate right-of-way	1	LS	\$227,398.00	\$227,398.00	\$303,250.00	\$303,250.00	\$340,000.00	\$340,000.00	\$445,000.00	\$445,000.00
A2 Furnish and install roadbase material	7,500	TN	\$22.73	\$170,475.00	\$31.00	\$232,500.00	\$27.50	\$206,250.00	\$22.00	\$165,000.00
A3 Furnish and install subgrade material	2,200	TN	\$19.19	\$42,218.00	\$27.30	\$60,060.00	\$25.50	\$56,100.00	\$20.00	\$44,000.00
A4 Furnish and install PG 58-28 performance asphalt	3,300	TN	\$107.00	\$353,100.00	\$90.00	\$297,000.00	\$89.00	\$293,700.00	\$95.00	\$313,500.00
A5 Mill and grind existing asphalt surface up to 4-inch thickness	10,180	SY	\$2.27	\$23,108.60	\$3.90	\$39,702.00	\$3.60	\$36,648.00	\$3.50	\$35,630.00
A6 Mill and grind existing asphalt surface per inch above 4-inch thickness	10,180	SY	\$4.75	\$48,355.00	\$0.80	\$8,144.00	\$1.65	\$16,797.00	\$1.00	\$10,180.00
A7 Sawcut and remove existing asphalt edge	8,000	SF	\$1.10	\$8,800.00	\$0.27	\$2,160.00	\$0.50	\$4,000.00	\$1.50	\$12,000.00
A8 Remove existing curb and gutter	10	LF	\$6.00	\$60.00	\$30.00	\$300.00	\$32.00	\$320.00	\$18.00	\$180.00
A9 Construct standard curb and gutter	3,420	LF	\$23.65	\$80,883.00	\$22.50	\$76,950.00	\$24.00	\$82,080.00	\$28.00	\$95,760.00
A10 Remove existing sidewalk	1,750	LF	\$12.00	\$21,000.00	\$4.20	\$7,350.00	\$16.00	\$28,000.00	\$6.50	\$11,375.00
A11 Construct 5-foot wide sidewalk	3,470	LF	\$36.50	\$126,655.00	\$39.00	\$135,330.00	\$27.50	\$95,425.00	\$42.00	\$145,740.00
A12 Construct 5-foot concrete sidewalk 8-inch thick	130	LF	\$40.00	\$5,200.00	\$45.00	\$5,850.00	\$54.00	\$7,020.00	\$64.00	\$8,320.00
A13 Construct standard drive approach	95	LF	\$40.00	\$3,800.00	\$47.00	\$4,465.00	\$35.00	\$3,325.00	\$60.00	\$5,700.00
A14 Construct standard drive approach 8-inch thick	122	LF	\$40.00	\$4,880.00	\$45.00	\$5,490.00	\$55.00	\$6,710.00	\$72.00	\$8,784.00
A15 Remove and replace concrete driveway for tie-in	150	SF	\$3.50	\$525.00	\$16.00	\$2,400.00	\$15.00	\$2,250.00	\$22.00	\$3,300.00
A16 Furnish and install roadbase driveway tie-in	30	TN	\$22.73	\$681.90	\$54.00	\$1,620.00	\$60.00	\$1,800.00	\$58.00	\$1,740.00
A17 Furnish and install topsoil for park strip	640	TN	\$29.17	\$18,668.80	\$49.50	\$31,680.00	\$75.00	\$48,000.00	\$35.00	\$22,400.00
A18 Furnish and install 3-inch thick rock and weed barrier for parkstrip	40	CY	\$138.00	\$5,520.00	\$200.00	\$8,000.00	\$275.00	\$11,000.00	\$175.00	\$7,000.00
A19 Furnish and install slag rock and weed barrier for parkstrip	17	CY	\$52.54	\$893.18	\$134.00	\$2,278.00	\$260.00	\$4,420.00	\$170.00	\$2,890.00
A20 Lower existing manhole/cleanout	29	EA	\$450.00	\$13,050.00	\$310.00	\$8,990.00	\$310.00	\$8,990.00	\$400.00	\$11,600.00
A21 Lower existing valve covers	5	EA	\$360.00	\$1,800.00	\$284.00	\$1,420.00	\$285.00	\$1,425.00	\$225.00	\$1,125.00
A22 Adjust to final grade the existing manhole/cleanout	29	EA	\$875.00	\$25,375.00	\$566.00	\$16,414.00	\$570.00	\$16,530.00	\$820.00	\$23,780.00
A23 Adjust to final grade the existing valve covers	5	EA	\$650.00	\$3,250.00	\$510.00	\$2,550.00	\$515.00	\$2,575.00	\$465.00	\$2,325.00
A24 Furnish and install signage and striping per plan	1	LS	\$25,745.00	\$25,745.00	\$24,100.00	\$24,100.00	\$22,140.00	\$22,140.00	\$24,000.00	\$24,000.00
A25 Furnish and install backfill behind new sidewalk	1	LS	\$6,800.00	\$6,800.00	\$8,230.00	\$8,230.00	\$25,675.00	\$25,675.00	\$25,500.00	\$25,500.00
A26 Relocate existing mailbox to parkstrip	4	EA	\$300.00	\$1,200.00	\$380.00	\$1,520.00	\$650.00	\$2,600.00	\$400.00	\$1,600.00
A27 Relocate water meters to parkstrip	4	EA	\$1,800.00	\$7,200.00	\$1,875.00	\$7,500.00	\$3,330.00	\$13,320.00	\$1,375.00	\$5,500.00
A28 Furnish and install 5-foot tall non-climbing field fence	2,700	LF	\$22.00	\$59,400.00	\$22.30	\$60,210.00	\$17.00	\$45,900.00	\$18.00	\$48,600.00
Schedule A Total:				\$1,286,041.48		\$1,355,463.00		\$1,383,000.00		\$1,482,529.00

Schedule B - Storm Drain Construction	QTY	Unit	(\$ Per)	TOTAL (\$)						
B1 Furnish and install 15-inch Class III, C-76 reinforced concrete pipe	86	LF	\$103.11	\$8,867.46	\$84.50	\$7,267.00	\$116.00	\$9,976.00	\$106.00	\$9,116.00
B2 Furnish and install 1-inch gravel (rock) bedding material for pipe	15	TN	\$22.96	\$344.40	\$51.00	\$765.00	\$60.00	\$900.00	\$32.00	\$480.00
B3 Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	18	TN	\$19.19	\$345.42	\$31.00	\$558.00	\$50.00	\$900.00	\$24.00	\$432.00
B4 Construct standard hooded inlet box	4	EA	\$3,500.00	\$14,000.00	\$3,650.00	\$14,600.00	\$4,780.00	\$19,120.00	\$4,300.00	\$17,200.00
B5 Connect to existing storm drain stub	1	EA	\$850.00	\$850.00	\$721.00	\$721.00	\$5,691.00	\$5,691.00	\$1,650.00	\$1,650.00
B6 Connect to existing storm drain manhole	3	EA	\$1,650.00	\$4,950.00	\$1,545.00	\$4,635.00	\$3,625.00	\$10,875.00	\$2,250.00	\$6,750.00
B7 Clean and televise new lines	1	LS	\$500.00	\$500.00	\$2,780.00	\$2,780.00	\$1,553.00	\$1,553.00	\$400.00	\$400.00
Schedule B Total:				\$29,857.28		\$31,326.00		\$49,015.00		\$36,028.00

Schedule C - Sanitary Sewer Construction	QTY	Unit	(\$ Per)	TOTAL (\$)						
C1 Rotate existing sanitary sewer manhole cone	1	EA	\$1,800.00	\$1,800.00	\$1,650.00	\$1,650.00	\$5,700.00	\$5,700.00	\$1,500.00	\$1,500.00
Schedule C Total:				\$1,800.00		\$1,650.00		\$5,700.00		\$1,500.00

Schedule D - Irrigation Improvements	QTY	Unit	(\$ Per)	TOTAL (\$)						
D1 Modify existing irrigation box, Detail A	1	EA	\$14,500.00	\$14,500.00	\$18,060.00	\$18,060.00	\$36,750.00	\$36,750.00	\$46,000.00	\$46,000.00
D2 Connect 18-inch RCP to 24-inch RCP with field constructed concrete collar and remove existing irrigation manhole, Detail B	1	EA	\$500.00	\$500.00	\$3,600.00	\$3,600.00	\$7,760.00	\$7,760.00	\$6,500.00	\$6,500.00
D3 Modify existing irrigation box and adjust lid	9	EA	\$800.00	\$7,200.00	\$4,635.00	\$41,715.00	\$2,587.00	\$23,283.00	\$10,600.00	\$95,400.00
D4 Modify existing irrigation box with manhole ring and lid, Detail C	1	EA	\$1,850.00	\$1,850.00	\$5,150.00	\$5,150.00	\$5,691.00	\$5,691.00	\$12,900.00	\$12,900.00
D5 Cut new irrigation tailwater ditch	1,100	LF	\$5.40	\$5,940.00	\$4.75	\$5,225.00	\$4.00	\$4,400.00	\$4.00	\$4,400.00
Schedule D Total:				\$29,990.00		\$73,750.00		\$77,884.00		\$165,200.00

LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	RJT Excavating, Inc.	Staker Parson Companies	Kilgore Companies, LLC	Leon Poulsen Construction
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SECTION 2 - WEST HILL FIELD ROAD: 2700 West to 3200 West, Project 24-57										
Schedule E - Street Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
E1	1	LS	\$261,309.00	\$261,309.00	\$348,500.00	\$348,500.00	\$485,000.00	\$485,000.00	\$683,000.00	\$683,000.00
E2	7,300	TN	\$22.73	\$165,929.00	\$30.00	\$219,000.00	\$28.00	\$204,400.00	\$22.00	\$160,600.00
E3	7,700	TN	\$19.19	\$147,763.00	\$26.50	\$204,050.00	\$22.50	\$173,250.00	\$20.00	\$154,000.00
E4	3,200	TN	\$106.00	\$339,200.00	\$90.00	\$288,000.00	\$90.50	\$289,600.00	\$95.00	\$304,000.00
E5	25,500	SY	\$2.27	\$57,885.00	\$1.82	\$46,410.00	\$3.00	\$76,500.00	\$2.30	\$58,650.00
E6	2,800	TN	\$108.00	\$302,400.00	\$92.50	\$259,000.00	\$93.00	\$260,400.00	\$100.00	\$280,000.00
E7	18,000	SF	\$0.75	\$13,500.00	\$0.92	\$16,560.00	\$0.55	\$9,900.00	\$1.55	\$27,900.00
E8	10	LF	\$6.00	\$60.00	\$30.30	\$303.00	\$32.00	\$320.00	\$18.00	\$180.00
E9	4,130	LF	\$23.65	\$97,674.50	\$22.50	\$92,925.00	\$21.75	\$89,827.50	\$28.00	\$115,640.00
E10	10	LF	\$12.00	\$120.00	\$37.00	\$370.00	\$39.50	\$395.00	\$13.00	\$130.00
E11	2,320	LF	\$36.50	\$84,680.00	\$39.00	\$90,480.00	\$27.50	\$63,800.00	\$42.00	\$97,440.00
E12	15	LF	\$36.50	\$547.50	\$105.00	\$1,575.00	\$37.25	\$558.75	\$56.00	\$840.00
E13	60	LF	\$40.00	\$2,400.00	\$53.00	\$3,180.00	\$33.00	\$1,980.00	\$60.00	\$3,600.00
E14	250	TN	\$29.17	\$7,292.50	\$55.00	\$13,750.00	\$75.00	\$18,750.00	\$35.00	\$8,750.00
E15	31	EA	\$450.00	\$13,950.00	\$310.00	\$9,610.00	\$310.50	\$9,625.50	\$400.00	\$12,400.00
E16	49	EA	\$360.00	\$17,640.00	\$285.00	\$13,965.00	\$285.00	\$13,965.00	\$225.00	\$11,025.00
E17	31	EA	\$875.00	\$27,125.00	\$565.00	\$17,515.00	\$570.00	\$17,670.00	\$820.00	\$25,420.00
E18	49	EA	\$650.00	\$31,850.00	\$510.00	\$24,990.00	\$515.00	\$25,235.00	\$465.00	\$22,785.00
E19	1	LS	\$24,000.00	\$24,000.00	\$22,345.00	\$22,345.00	\$33,650.00	\$33,650.00	\$22,000.00	\$22,000.00
E20	40	TN	\$14.71	\$588.40	\$46.50	\$1,860.00	\$59.50	\$2,380.00	\$58.00	\$2,320.00
E21	1	LS	\$4,300.00	\$4,300.00	\$4,665.00	\$4,665.00	\$14,100.00	\$14,100.00	\$16,500.00	\$16,500.00
E22	2	EA	\$3,600.00	\$7,200.00	\$3,190.00	\$6,380.00	\$3,880.00	\$7,760.00	\$8,500.00	\$17,000.00
Schedule E Total:				\$1,607,413.90		\$1,685,433.00		\$1,799,066.75		\$2,024,180.00
Schedule F - Storm Drain Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
F1	103	LF	\$103.11	\$10,620.33	\$84.00	\$8,652.00	\$130.00	\$13,390.00	\$105.00	\$10,815.00
F2	40	TN	\$22.96	\$918.40	\$51.00	\$2,040.00	\$46.60	\$1,864.00	\$32.00	\$1,280.00
F3	80	TN	\$19.19	\$1,535.20	\$31.00	\$2,480.00	\$57.00	\$4,560.00	\$24.00	\$1,920.00
F4	5	EA	\$5,200.00	\$26,000.00	\$4,550.00	\$22,750.00	\$4,780.28	\$23,901.40	\$4,300.00	\$21,500.00
F5	3	EA	\$1,500.00	\$4,500.00	\$721.00	\$2,163.00	\$3,620.00	\$10,860.00	\$1,650.00	\$4,950.00
F6	2	EA	\$2,000.00	\$4,000.00	\$1,545.00	\$3,090.00	\$3,620.00	\$7,240.00	\$2,250.00	\$4,500.00
F7	1	EA	\$1,300.00	\$1,300.00	\$1,030.00	\$1,030.00	\$5,700.00	\$5,700.00	\$1,250.00	\$1,250.00
F8	1	LS	\$500.00	\$500.00	\$2,780.00	\$2,780.00	\$2,590.00	\$2,590.00	\$500.00	\$500.00
Schedule F Total:				\$49,373.93		\$44,985.00		\$70,105.40		\$46,715.00
Schedule G - Culinary Water Line Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
G1	50	LF	\$81.39	\$4,069.50	\$180.00	\$9,000.00	\$67.25	\$3,362.50	\$65.00	\$3,250.00
G2	20	TN	\$14.71	\$294.20	\$27.30	\$546.00	\$36.25	\$725.00	\$24.00	\$480.00
G3	40	TN	\$19.19	\$767.60	\$31.00	\$1,240.00	\$46.60	\$1,864.00	\$24.00	\$960.00
G4	8	EA	\$10,000.00	\$80,000.00	\$10,815.00	\$86,520.00	\$12,950.00	\$103,600.00	\$8,400.00	\$67,200.00
G5	1	EA	\$3,500.00	\$3,500.00	\$7,570.00	\$7,570.00	\$4,750.00	\$4,750.00	\$4,800.00	\$4,800.00
G6	1	EA	\$9,800.00	\$9,800.00	\$10,200.00	\$10,200.00	\$7,500.00	\$7,500.00	\$11,000.00	\$11,000.00
G7	3	EA	\$3,100.00	\$9,300.00	\$5,000.00	\$15,000.00	\$5,200.00	\$15,600.00	\$4,000.00	\$12,000.00
Schedule G Total:				\$107,731.30		\$130,076.00		\$137,401.50		\$99,690.00
Schedule H - Sanitary Sewer Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
H1	1	EA	\$1,800.00	\$1,800.00	\$1,650.00	\$1,650.00	\$1,750.00	\$1,750.00	\$1,500.00	\$1,500.00
H2	1	EA	\$3,000.00	\$3,000.00	\$2,575.00	\$2,575.00	\$1,750.00	\$1,750.00	\$2,500.00	\$2,500.00
Schedule H Total:				\$4,800.00		\$4,225.00		\$3,500.00		\$4,000.00

LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	RJT Excavating, Inc.	Staker Parson Companies	Kilgore Companies, LLC	Leon Poulsen Construction
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Schedule I - Miscellaneous Construction	QTY	Unit	(\$ Per	TOTAL (\$)						
I1 Furnish and install 4 1-1/2-inch fiber optic conduit runs	4,200	LF	\$28.10	\$118,020.00	\$19.40	\$81,480.00	\$23.80	\$99,960.00	\$19.00	\$79,800.00
I2 Furnish and install fiber optic junction boxes	12	EA	\$3,570.00	\$42,840.00	\$1,870.00	\$22,440.00	\$2,860.00	\$34,320.00	\$1,850.00	\$22,200.00
I3 Furnish and install 1-1/2-inch schedule 40 PVC by digging	3,300	LF	\$13.25	\$43,725.00	\$6.90	\$22,770.00	\$11.50	\$37,950.00	\$7.00	\$23,100.00
I4 Furnish and install 1-1/2-inch schedule 40 PVC by directional bore	1,250	LF	\$25.25	\$31,562.50	\$15.70	\$19,625.00	\$30.00	\$37,500.00	\$15.50	\$19,375.00
I5 Furnish and install 3-inch schedule 40 PVC by directional bore	120	LF	\$54.00	\$6,480.00	\$20.00	\$2,400.00	\$36.25	\$4,350.00	\$19.50	\$2,340.00
I6 Furnish and install Carson L 1419 splice box	23	EA	\$1,100.00	\$25,300.00	\$540.00	\$12,420.00	\$640.00	\$14,720.00	\$550.00	\$12,650.00
I7 Furnish and install residential meter pedestal	1	EA	\$7,350.00	\$7,350.00	\$8,445.00	\$8,445.00	\$6,350.00	\$6,350.00	\$8,500.00	\$8,500.00
Schedule I Total:				\$275,277.50		\$169,580.00		\$235,150.00		\$167,965.00

Schedule J - Secondary Water Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
J1 Furnish and install 8-inch C-900 DR14 purple PVC pipe	24	LF	\$271.37	\$6,512.88	\$405.00	\$9,720.00	\$67.25	\$1,614.00	\$246.00	\$5,904.00
J2 Furnish and install 12-inch C900 DR14 purple PVC pipe	2,650	LF	\$113.17	\$299,900.50	\$100.00	\$265,000.00	\$88.00	\$233,200.00	\$90.00	\$238,500.00
J3 Furnish and install sand bedding material for pipe bedding	850	TN	\$14.71	\$12,503.50	\$27.30	\$23,205.00	\$36.25	\$30,812.50	\$24.00	\$20,400.00
J4 Furnish and install 3-inch minus, select borrow material for trench backfill	1,500	TN	\$19.19	\$28,785.00	\$31.50	\$47,250.00	\$46.50	\$69,750.00	\$24.00	\$36,000.00
J5 Connect new secondary water main to existing secondary water main	2	EA	\$2,500.00	\$5,000.00	\$4,740.00	\$9,480.00	\$9,850.00	\$19,700.00	\$3,000.00	\$6,000.00
J6 Remove and salvage existing drain and valve	1	EA	\$500.00	\$500.00	\$721.00	\$721.00	\$1,555.00	\$1,555.00	\$500.00	\$500.00
J7 Loop new 12-inch secondary water line, not shown on plans	1	EA	\$6,900.00	\$6,900.00	\$10,900.00	\$10,900.00	\$11,385.00	\$11,385.00	\$12,000.00	\$12,000.00
J8 Install additional valve not shown on plans	1	EA	\$4,900.00	\$4,900.00	\$5,200.00	\$5,200.00	\$3,625.00	\$3,625.00	\$5,500.00	\$5,500.00
Schedule J Total:				\$365,001.88		\$371,476.00		\$371,641.50		\$324,804.00

SECTION 1 - WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70				
Schedule A - Street Construction:			\$1,286,041.48	\$1,355,463.00
Schedule B - Storm Drain Construction:			\$29,857.28	\$31,326.00
Schedule C - Sanitary Sewer Construction:			\$1,800.00	\$1,650.00
Schedule D - Irrigation Improvements:			\$29,990.00	\$73,750.00

SECTION 2 - WEST HILL FIELD ROAD: 2700 West to 3200 West, Project 24-57				
Schedule E - Street Construction:			\$1,607,413.90	\$1,685,433.00
Schedule F - Storm Drain Construction:			\$49,373.93	\$44,985.00
Schedule G - Culinary Water Line Construction:			\$107,731.30	\$130,076.00
Schedule H - Sanitary Sewer Construction:			\$4,800.00	\$4,225.00
Schedule I - Miscellaneous Construction:			\$275,277.50	\$169,580.00
Schedule J - Secondary Water Construction:			\$365,001.88	\$371,476.00

Project Total:	\$3,757,287.27	\$3,867,964.00	\$4,132,464.15	\$4,352,611.00
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LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

Bid Opening January 22, 2026, 10:00 a.m.

Engineer's Estimate: \$4,240,000.00

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	Pronghorn Construction	Marsh Construction	Landmark Excavating, Inc.
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SECTION 1 - WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70

Schedule A - Street Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
A1 Clear and excavate right-of-way	1	LS	\$365,000.00	\$365,000.00	\$425,000.00	\$425,000.00	\$106,200.00	\$106,200.00
A2 Furnish and install roadbase material	7,500	TN	\$28.00	\$210,000.00	\$25.00	\$187,500.00	\$37.50	\$281,250.00
A3 Furnish and install subgrade material	2,200	TN	\$25.00	\$55,000.00	\$19.00	\$41,800.00	\$43.00	\$94,600.00
A4 Furnish and install PG 58-28 performance asphalt	3,300	TN	\$105.00	\$346,500.00	\$103.00	\$339,900.00	\$118.00	\$389,400.00
A5 Mill and grind existing asphalt surface up to 4-inch thickness	10,180	SY	\$4.00	\$40,720.00	\$5.50	\$55,990.00	\$8.30	\$84,494.00
A6 Mill and grind existing asphalt surface per inch above 4-inch thickness	10,180	SY	\$2.00	\$20,360.00	\$1.20	\$12,216.00	\$1.80	\$18,324.00
A7 Sawcut and remove existing asphalt edge	8,000	SF	\$2.00	\$16,000.00	\$2.00	\$16,000.00	\$2.40	\$19,200.00
A8 Remove existing curb and gutter	10	LF	\$15.00	\$150.00	\$100.00	\$1,000.00	\$21.50	\$215.00
A9 Construct standard curb and gutter	3,420	LF	\$24.00	\$82,080.00	\$27.00	\$92,340.00	\$31.00	\$106,020.00
A10 Remove existing sidewalk	1,750	LF	\$4.50	\$7,875.00	\$6.00	\$10,500.00	\$5.50	\$9,625.00
A11 Construct 5-foot wide sidewalk	3,470	LF	\$24.00	\$83,280.00	\$37.00	\$128,390.00	\$36.50	\$126,655.00
A12 Construct 5-foot concrete sidewalk 8-inch thick	130	LF	\$50.00	\$6,500.00	\$50.00	\$6,500.00	\$36.50	\$4,745.00
A13 Construct standard drive approach	95	LF	\$83.00	\$7,885.00	\$37.00	\$3,515.00	\$60.50	\$5,747.50
A14 Construct standard drive approach 8-inch thick	122	LF	\$95.00	\$11,590.00	\$50.00	\$6,100.00	\$60.50	\$7,381.00
A15 Remove and replace concrete driveway for tie-in	150	SF	\$17.00	\$2,550.00	\$15.00	\$2,250.00	\$16.50	\$2,475.00
A16 Furnish and install roadbase driveway tie-in	30	TN	\$43.00	\$1,290.00	\$70.00	\$2,100.00	\$44.50	\$1,335.00
A17 Furnish and install topsoil for park strip	640	TN	\$36.00	\$23,040.00	\$35.00	\$22,400.00	\$75.00	\$48,000.00
A18 Furnish and install 3-inch thick rock and weed barrier for parkstrip	40	CY	\$106.00	\$4,240.00	\$200.00	\$8,000.00	\$193.00	\$7,720.00
A19 Furnish and install slag rock and weed barrier for parkstrip	17	CY	\$115.00	\$1,955.00	\$200.00	\$3,400.00	\$251.00	\$4,267.00
A20 Lower existing manhole/cleanout	29	EA	\$560.00	\$16,240.00	\$350.00	\$10,150.00	\$423.00	\$12,267.00
A21 Lower existing valve covers	5	EA	\$504.00	\$2,520.00	\$350.00	\$1,750.00	\$423.00	\$2,115.00
A22 Adjust to final grade the existing manhole/cleanout	29	EA	\$840.00	\$24,360.00	\$650.00	\$18,850.00	\$927.00	\$26,883.00
A23 Adjust to final grade the existing valve covers	5	EA	\$645.00	\$3,225.00	\$650.00	\$3,250.00	\$738.00	\$3,690.00
A24 Furnish and install signage and striping per plan	1	LS	\$24,000.00	\$24,000.00	\$25,000.00	\$25,000.00	\$26,990.00	\$26,990.00
A25 Furnish and install backfill behind new sidewalk	1	LS	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00	\$26,730.00	\$26,730.00
A26 Relocate existing mailbox to parkstrip	4	EA	\$610.00	\$2,440.00	\$400.00	\$1,600.00	\$2,470.00	\$9,880.00
A27 Relocate water meters to parkstrip	4	EA	\$1,025.00	\$4,100.00	\$2,500.00	\$10,000.00	\$3,050.00	\$12,200.00
A28 Furnish and install 5-foot tall non-climbing field fence	2,700	LF	\$15.00	\$40,500.00	\$20.00	\$54,000.00	\$27.50	\$74,250.00
Schedule A Total:				\$1,433,400.00		\$1,514,501.00		\$1,512,658.50

Schedule B - Storm Drain Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
B1 Furnish and install 15-inch Class III, C-76 reinforced concrete pipe	86	LF	\$70.00	\$6,020.00	\$150.00	\$12,900.00	\$73.00	\$6,278.00
B2 Furnish and install 1-inch gravel (rock) bedding material for pipe	15	TN	\$46.00	\$690.00	\$40.00	\$600.00	\$40.50	\$607.50
B3 Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	18	TN	\$35.00	\$630.00	\$25.00	\$450.00	\$23.00	\$414.00
B4 Construct standard hooded inlet box	4	EA	\$4,250.00	\$17,000.00	\$5,000.00	\$20,000.00	\$6,115.00	\$24,460.00
B5 Connect to existing storm drain stub	1	EA	\$2,750.00	\$2,750.00	\$1,000.00	\$1,000.00	\$2,305.00	\$2,305.00
B6 Connect to existing storm drain manhole	3	EA	\$4,750.00	\$14,250.00	\$1,250.00	\$3,750.00	\$2,685.00	\$8,055.00
B7 Clean and televise new lines	1	LS	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$5,995.00	\$5,995.00
Schedule B Total:				\$43,340.00		\$41,200.00		\$48,114.50

Schedule C - Sanitary Sewer Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
C1 Rotate existing sanitary sewer manhole cone	1	EA	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$2,205.00	\$2,205.00
Schedule C Total:				\$1,500.00		\$1,500.00		\$2,205.00

Schedule D - Irrigation Improvements	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
D1 Modify existing irrigation box, Detail A	1	EA	\$18,000.00	\$18,000.00	\$32,000.00	\$32,000.00	\$34,450.00	\$34,450.00
D2 Connect 18-inch RCP to 24-inch RCP with field constructed concrete collar and remove existing irrigation manhole, Detail B	1	EA	\$2,750.00	\$2,750.00	\$2,000.00	\$2,000.00	\$3,680.00	\$3,680.00
D3 Modify existing irrigation box and adjust lid	9	EA	\$2,400.00	\$21,600.00	\$7,000.00	\$63,000.00	\$3,715.00	\$33,435.00
D4 Modify existing irrigation box with manhole ring and lid, Detail C	1	EA	\$3,300.00	\$3,300.00	\$10,000.00	\$10,000.00	\$6,305.00	\$6,305.00
D5 Cut new irrigation tailwater ditch	1,100	LF	\$6.00	\$6,600.00	\$15.00	\$16,500.00	\$10.00	\$11,000.00
Schedule D Total:				\$52,250.00		\$123,500.00		\$88,870.00

LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	Pronghorn Construction	Marsh Construction	Landmark Excavating, Inc.
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SECTION 2 - WEST HILL FIELD ROAD: 2700 West to 3200 West, Project 24-57

Schedule E - Street Construction	QTY	Unit	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)
E1 Clear and excavate right-of-way	1	LS	\$525,000.00	\$525,000.00	\$486,000.00	\$486,000.00	\$263,150.00	\$263,150.00
E2 Furnish and install roadbase material	7,300	TN	\$28.00	\$204,400.00	\$25.00	\$182,500.00	\$39.00	\$284,700.00
E3 Furnish and install subgrade material	7,700	TN	\$26.00	\$200,200.00	\$19.00	\$146,300.00	\$32.50	\$250,250.00
E4 Furnish and install 5-inch thick PG 58-28 performance asphalt	3,200	TN	\$100.00	\$320,000.00	\$103.00	\$329,600.00	\$120.00	\$384,000.00
E5 Mill and grind existing asphalt surface	25,500	SY	\$3.50	\$89,250.00	\$5.50	\$140,250.00	\$7.50	\$191,250.00
E6 Furnish and install 2-inch PG 58-28 performance asphalt overlay	2,800	TN	\$100.00	\$280,000.00	\$110.00	\$308,000.00	\$117.00	\$327,600.00
E7 Sawcut and remove existing asphalt edge	18,000	SF	\$2.00	\$36,000.00	\$2.00	\$36,000.00	\$1.80	\$32,400.00
E8 Remove existing curb and gutter	10	LF	\$14.00	\$140.00	\$100.00	\$1,000.00	\$67.00	\$670.00
E9 Construct standard curb and gutter	4,130	LF	\$24.00	\$99,120.00	\$27.00	\$111,510.00	\$31.00	\$128,030.00
E10 Remove existing sidewalk	10	LF	\$15.00	\$150.00	\$100.00	\$1,000.00	\$43.00	\$430.00
E11 Construct 5-foot wide sidewalk	2,320	LF	\$25.00	\$58,000.00	\$37.00	\$85,840.00	\$36.00	\$83,520.00
E12 Construct 6-foot wide abutting sidewalk	15	LF	\$92.00	\$1,380.00	\$50.00	\$750.00	\$43.00	\$645.00
E13 Construct standard drive approach	60	LF	\$82.00	\$4,920.00	\$37.00	\$2,220.00	\$60.50	\$3,630.00
E14 Furnish and install topsoil in parkstrip for finish grading	250	TN	\$39.00	\$9,750.00	\$35.00	\$8,750.00	\$92.00	\$23,000.00
E15 Lower existing manhole/cleanout	31	EA	\$560.00	\$17,360.00	\$350.00	\$10,850.00	\$423.00	\$13,113.00
E16 Lower existing valve covers	49	EA	\$504.00	\$24,696.00	\$350.00	\$17,150.00	\$423.00	\$20,727.00
E17 Adjust to final grade the existing manhole/cleanout	31	EA	\$840.00	\$26,040.00	\$650.00	\$20,150.00	\$927.00	\$28,737.00
E18 Adjust to final grade the existing valve covers	49	EA	\$644.00	\$31,556.00	\$650.00	\$31,850.00	\$738.00	\$36,162.00
E19 Furnish and install signage and striping per plan	1	LS	\$33,000.00	\$33,000.00	\$32,000.00	\$32,000.00	\$38,380.00	\$38,380.00
E20 Furnish and install roadbase driveway tie-ins	40	TN	\$43.00	\$1,720.00	\$70.00	\$2,800.00	\$35.00	\$1,400.00
E21 Furnish and install backfill behind new sidewalk	1	LS	\$19,000.00	\$19,000.00	\$25,000.00	\$25,000.00	\$21,200.00	\$21,200.00
E22 Remove existing non-conforming ADA ramp and replace with standard ADA ramp	2	EA	\$3,650.00	\$7,300.00	\$2,500.00	\$5,000.00	\$582.00	\$1,164.00
Schedule E Total:				\$1,988,982.00		\$1,984,520.00		\$2,134,158.00

Schedule F - Storm Drain Construction	QTY	Unit	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)
F1 Furnish and install 15-inch Class III, C-76 reinforced concrete pipe	103	LF	\$70.00	\$7,210.00	\$130.00	\$13,390.00	\$73.00	\$7,519.00
F2 Furnish and install 1-inch gravel (rock) bedding material for pipe	40	TN	\$48.00	\$1,920.00	\$40.00	\$1,600.00	\$40.50	\$1,620.00
F3 Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	80	TN	\$35.00	\$2,800.00	\$25.00	\$2,000.00	\$23.00	\$1,840.00
F4 Construct standard hooded inlet box	5	EA	\$4,300.00	\$21,500.00	\$5,000.00	\$25,000.00	\$6,115.00	\$30,575.00
F5 Connect to existing storm drain stub	3	EA	\$2,400.00	\$7,200.00	\$1,500.00	\$4,500.00	\$2,305.00	\$6,915.00
F6 Connect to existing storm drain manhole	2	EA	\$4,750.00	\$9,500.00	\$1,500.00	\$3,000.00	\$2,685.00	\$5,370.00
F7 Remove existing storm drain box	1	EA	\$1,700.00	\$1,700.00	\$2,500.00	\$2,500.00	\$1,790.00	\$1,790.00
F8 Clean and televise new lines	1	LS	\$2,300.00	\$2,300.00	\$2,500.00	\$2,500.00	\$6,335.00	\$6,335.00
Schedule F Total:				\$54,130.00		\$54,490.00		\$61,964.00

Schedule G - Culinary Water Line Construction	QTY	Unit	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)
G1 Furnish and install 8-inch C900 DR14 waterline	50	LF	\$118.00	\$5,900.00	\$150.00	\$7,500.00	\$92.50	\$4,625.00
G2 Furnish and install sand bedding material for pipe bedding	20	TN	\$36.00	\$720.00	\$40.00	\$800.00	\$21.50	\$430.00
G3 Furnish and install 3-inch minus, select borrow material for trench backfill	40	TN	\$37.00	\$1,480.00	\$25.00	\$1,000.00	\$23.00	\$920.00
G4 Furnish and install new fire hydrant assembly on existing stub	8	EA	\$7,500.00	\$60,000.00	\$11,000.00	\$88,000.00	\$10,200.00	\$81,600.00
G5 Connect new water main to existing water main stub	1	EA	\$5,300.00	\$5,300.00	\$3,500.00	\$3,500.00	\$4,860.00	\$4,860.00
G6 Construct 8-inch or 10-inch waterline loop not indicated on plans	1	EA	\$9,500.00	\$9,500.00	\$3,850.00	\$3,850.00	\$8,600.00	\$8,600.00
G7 Construct 6-inch waterline half loop under utilities	3	EA	\$6,000.00	\$18,000.00	\$3,000.00	\$9,000.00	\$8,395.00	\$25,185.00
Schedule G Total:				\$100,900.00		\$113,650.00		\$126,220.00

Schedule H - Sanitary Sewer Construction	QTY	Unit	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)	(\$ Per)	TOTAL (\$)
H1 Rotate existing cone	1	EA	\$1,600.00	\$1,600.00	\$1,500.00	\$1,500.00	\$2,205.00	\$2,205.00
H2 Replace existing concentric cone with eccentric cone (if necessary)	1	EA	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$2,600.00	\$2,600.00
Schedule H Total:				\$6,100.00		\$6,000.00		\$4,805.00

LAYTON CITY
WEST HILL FIELD ROAD:
3200 West Widening, Project 23-70 and
2700 West to 3200 West, Project 24-57

WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70 and 2700 West to 3200 West, Project 24-57	Pronghorn Construction	Marsh Construction	Landmark Excavating, Inc.
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Schedule I - Miscellaneous Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
I1	Furnish and install 4 1-1/2-inch fiber optic conduit runs	4,200	LF	\$27.00	\$113,400.00	\$28.00	\$117,600.00	\$30.00	\$126,000.00
I2	Furnish and install fiber optic junction boxes	12	EA	\$3,360.00	\$40,320.00	\$3,500.00	\$42,000.00	\$3,480.00	\$41,760.00
I3	Furnish and install 1-1/2-inch schedule 40 PVC by digging	3,300	LF	\$12.00	\$39,600.00	\$13.50	\$44,550.00	\$14.00	\$46,200.00
I4	Furnish and install 1-1/2-inch schedule 40 PVC by directional bore	1,250	LF	\$24.00	\$30,000.00	\$26.50	\$33,125.00	\$36.50	\$45,625.00
I5	Furnish and install 3-inch schedule 40 PVC by directional bore	120	LF	\$51.00	\$6,120.00	\$55.00	\$6,600.00	\$44.00	\$5,280.00
I6	Furnish and install Carson L 1419 splice box	23	EA	\$1,025.00	\$23,575.00	\$1,200.00	\$27,600.00	\$782.00	\$17,986.00
I7	Furnish and install residential meter pedestal	1	EA	\$7,000.00	\$7,000.00	\$7,200.00	\$7,200.00	\$7,695.00	\$7,695.00
Schedule I Total:					\$260,015.00		\$278,675.00		\$290,546.00

Schedule J - Secondary Water Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
J1	Furnish and install 8-inch C-900 DR14 purple PVC pipe	24	LF	\$289.00	\$6,936.00	\$100.00	\$2,400.00	\$263.00	\$6,312.00
J2	Furnish and install 12-inch C900 DR14 purple PVC pipe	2,650	LF	\$114.00	\$302,100.00	\$95.00	\$251,750.00	\$84.00	\$222,600.00
J3	Furnish and install sand bedding material for pipe bedding	850	TN	\$36.00	\$30,600.00	\$25.00	\$21,250.00	\$21.50	\$18,275.00
J4	Furnish and install 3-inch minus, select borrow material for trench backfill	1,500	TN	\$37.00	\$55,500.00	\$25.00	\$37,500.00	\$23.00	\$34,500.00
J5	Connect new secondary water main to existing secondary water main	2	EA	\$5,250.00	\$10,500.00	\$2,500.00	\$5,000.00	\$3,050.00	\$6,100.00
J6	Remove and salvage existing drain and valve	1	EA	\$475.00	\$475.00	\$2,500.00	\$2,500.00	\$321.00	\$321.00
J7	Loop new 12-inch secondary water line, not shown on plans	1	EA	\$10,500.00	\$10,500.00	\$4,500.00	\$4,500.00	\$12,550.00	\$12,550.00
J8	Install additional valve not shown on plans	1	EA	\$4,600.00	\$4,600.00	\$5,000.00	\$5,000.00	\$7,050.00	\$7,050.00
Schedule J Total:					\$421,211.00		\$329,900.00		\$307,708.00

SECTION 1 - WEST HILL FIELD ROAD: 3200 West Widening, Project 23-70			
Schedule A - Street Construction:		\$1,433,400.00	\$1,514,501.00
Schedule B - Storm Drain Construction:		\$43,340.00	\$41,200.00
Schedule C - Sanitary Sewer Construction:		\$1,500.00	\$1,500.00
Schedule D - Irrigation Improvements:		\$52,250.00	\$123,500.00
SECTION 2 - WEST HILL FIELD ROAD: 2700 West to 3200 West, Project 24-57			
Schedule E - Street Construction:		\$1,988,982.00	\$1,984,520.00
Schedule F - Storm Drain Construction:		\$54,130.00	\$54,490.00
Schedule G - Culinary Water Line Construction:		\$100,900.00	\$113,650.00
Schedule H - Sanitary Sewer Construction:		\$6,100.00	\$6,000.00
Schedule I - Miscellaneous Construction:		\$260,015.00	\$278,675.00
Schedule J - Secondary Water Construction:		\$421,211.00	\$307,708.00

Project Total:	\$4,361,828.00	\$4,447,936.00	\$4,577,249.00
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**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 6.A.

Subject:

Community Development Block Grant Annual Action Plan for Fiscal Year 2026-2027

Background:

As an entitlement grantee of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), Layton City (City) is required to develop an Annual Action Plan (Plan). The Plan identifies needs within the City and proposes strategies to meet those needs using the allotment of CDBG funds during the upcoming Fiscal Year, July 1, 2026, to June 30, 2027. HUD regulations require two public hearings during the preparation of this Plan.

This is the first public hearing which is being held to gather information from the public concerning the needs within the City. Community organizations may present requests for assistance with their operational costs. There is no action required on this item. The finalized Plan will be presented to the Council in May 2026.

Alternatives:

N/A

Recommendation:

N/A

2025-26 CDBG Activities & Funding - \$392,160

Program	Amount Funded
• Administration & Planning (20% cap):	\$78,432
• Homebuyer Assistance:	\$80,000
• Critical Home Repair/Rehab:	\$174,904
• Public Service Sub-grants (15% cap):	\$58,824
• Open Doors: (Includes \$6,000 Davis County Homeless Motel Vouchers)	\$19,600
• Safe Harbor:	\$18,224
• Layton Community Action Council (Youth Court):	\$14,000
• Lantern House:	\$7,000



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

Item Number: 6.B.

Subject:

Rezone Request – Hines at Three Farms – A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) – Ordinance 26-01 – Approximately 2746 West Gentile Street

Background:

Greg Timothy (Applicant), representing Ivory Development LLC, is requesting a rezone of 30.5 acres from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) zoning. The subject property is adjacent to R-S zoning to the west and A zoning to the north, south, and east.

The proposal for the rezone is to develop a single-family residential subdivision comparable to the surrounding single-family residential subdivisions. The submitted concept plan proposes 84 single-family lots under the R-1-10 zoning designation with street connections from the subdivisions to the west and to the recently constructed 2700 West street.

The Applicant will be required to go through the subdivision process to subdivide the property into single-family residential lots and dedicate all proposed streets within the subdivision to the City. The concept plan may change with future preliminary plat reviews and has been provided for illustrative purposes.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-01 approving the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential); 2) Adopt Ordinance 26-01 approving the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) with modifications; or 3) Not adopt Ordinance 26-01, denying the rezone request.

Recommendation:

On January 13, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential).

Staff supports the Planning Commission's recommendation.

ORDINANCE 26-01

(Hines at Three Farms – Approximately 2746 West Gentile Street Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCELS 12-109-0381, 12-109-0375, 12-109-0074, 12-109-0073, 12-109-0072, 12-109-0287 AND 12-109-0285 DESCRIBED HEREIN, LOCATED AT APPROXIMATELY 2746 WEST GENTILE STREET FROM A (AGRICULTURE) AND R-S PRUD (RESIDENTIAL SUBURBAN PLANNED RESIDENTIAL UNIT DEVELOPMENT) TO R-1-10 (SINGLE FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from A and R-S PRUD to R-1-10 be approved; and

WHEREAS, the 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 Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

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

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

SECTION 2. Enactment. The zoning map is hereby amended by changing the zone classification of the following property from A and R-S PRUD to R-1-10:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET (A LAYTON CITY STREET), SAID POINT OF BEGINNING BEING N89°50'34"W 305.90 FEET AND N00°00'00"E 33.00 FEET FROM SOUTH QUARTER CORNER OF SAID SECTION 24 AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°50'34"W 221.49 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0359; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND PARCELS #12-109-0286 AND #12-109-0288 THE FOLLOWING FOUR (4) COURSES: 1.) N00°14'33"E 412.68 FEET; 2.) N89°50'39"W 99.95 FEET; 3.) S00°10'50"W 272.87 FEET; 4.) N89°49'10"W 198.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0348; THENCE ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSES: 1.) N00°10'50"E 49.75 FEET; 2.) N89°49'10"W 39.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SIERRA BELLA ESTATES SUBDIVISION, RECORDED AS ENTRY #2076520 IN BOOK 3796 ON PAGE 286 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY OF SIERRA BELLA ESTATES SUBDIVISION PHASE 2 RECORDED AS ENTRY #2179775 IN BOOK 4064 ON PAGE 1008 AT THE DAVIS COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: 1.) N00°10'50"E 1113.75 FEET; 2.) S89°49'10"E 237.60 FEET; 3.) N00°10'50"E 601.44 FEET; THENCE S89°49'10"E 610.99 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL 12-109-0089; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSE: 1.) S36°29'27"E 26.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL #12-109-0377; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00°10'50"W 1201.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 2700 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES: 1.) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 584.00 FEET,

A DISTANCE OF 280.92 FEET, A CHORD DIRECTION OF S14°53'18"W, AND A CHORD DISTANCE OF 278.22 FEET; 2.) S89°50'39"E 2.68 FEET; 3.) S00°37'10"W 169.11 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL #12-109-0376; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING (2) COURSES: 1.) N89°55'56"W 237.82 FEET; 2.) S00°04'17"E 243.22 FEET TO THE POINT OF BEGINNING. CONTAINS 30.50 ACRES IN AREA

SECTION 3. 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 zoning amendment shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON FEBRUARY 5, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Mike Kolendrianos	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

For: Clinton R. Drake
CLINTON R. DRAKE, City Attorney

Weston Applonie
WESTON APPLONIE, Community &
Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Kem Weaver, Planner II

DATE: February 5, 2026

RE: Rezone Request – Hines at Three Farms – Rezone from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) – Approximately 2746 West Gentile Street – Ordinance 26-01

LOCATION: Approximately 2746 West Gentile Street

CURRENT ZONING: A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development)

PROPOSED ZONING: R-1-10 (Single Family Residential)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 30.5 acres of vacant land located in west Layton. The property is located north of Gentile Street and west of 2700 West with street frontage on both Gentile Street and 2700 West.

The subject property is adjacent to R-S zoning to the west and A zoning to the north, south and east.

BACKGROUND INFORMATION

The applicant, Greg Timothy, representing Ivory Development LLC, is requesting a rezone for the subject property. The purpose of the rezone is to develop a single-family subdivision under the R-1-10 zoning district. The included concept plan shows how the streets from existing subdivisions to the west and to the newly constructed 2700 West street will connect into the proposed subdivision. The concept plan is proposing 84 residential lots, which includes an existing home fronting Gentile Street.

If the rezone is approved, the development will be required to comply with subdivision requirements and processes for a preliminary plat and then final plat. Preliminary plats are

approved through the Planning Commission and the final plat is reviewed and approved by City Staff.

General Plan

State Code 10-20-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for low density residential with the neighborhood agricultural heritage overlay. The neighborhood agricultural heritage overlay provides the option to apply the planned residential unit overlay (PRUD) to the underlying zone; however, this is an option and not required by the General Plan. The R-1-10 zone as requested by the applicant is consistent with the General Plan and constitutes a continuation of single-family development in this area as defined in the General Plan.



Figure 1 - Layton City General Plan Map

STAFF RECOMMENDATION

On January 13, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential). Staff supports the Planning Commission recommendation.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Greg Timothy; gregt@ivorydevelopment.com
Peter Duberow; peter@edmpartners.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: December 4, 2025

SUBJECT: Hines at Three Farms Rezone
2746 West Gentile

I have reviewed the Petition for Amending the Zoning Ordinance for seven parcels of ground containing approximately 30.50 acres at 2746 West Gentile. The applicant is requesting a zoning change from R-S and A to R-1-10 develop the parcels into single family lots. The Engineering Department has the following concerns regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

1. The developer should be aware that the City does not own the 2700 West right-of-way (ROW) and is currently in litigation with the owners of the 2700 West ROW regarding the City's right to acquire the property through eminent domain. No connections can be made to the street or utilities within the ROW until the litigation has been resolved and the City has ownership of the land.
2. The developer should be aware that the City intends to establish a payback for the infrastructure constructed in association with the 2700 West project. The final payback amounts will be calculated upon resolution of the litigation previously mentioned.
3. The 2.68 foot shift in the 2700 West ROW is not an intentional part of the street design. The ROW line is intended to be at the back of sidewalk. The ROW line will need to be adjusted in the final subdivision stage of development of this area.
4. The UP&L parcel number to the north is incorrectly identified as 12-109-0089 in the drawing and in the legal description. The correct parcel number is 12-109-0069.
5. The Hines Associates parcel (12-109-0379) to the north should be labeled for consistency.

The following utility information is provided for informational purposes and may not be inclusive.

Street – The developer shall be responsible to remove the temporary turn-arounds on 75 North and 150 North. The developer shall also be responsible for any utility relocation, driveway tie-ins as well as landscape repair.

Due to limited sight distances and street access restrictions on 2700 North, it is anticipated that public street connections to 2700 West will be located at the locations shown in the attached drawing.

150 North will be designated as a 62-foot Residential Collector.

Gentile was overlaid in 2023 and is under a three year “no cut” moratorium until October 2026. 2700 West was constructed in 2024 and is under a three year “no cut” moratorium until October 2027. (MC 12.16.100)

Access to 2700 West from single family lots will be prohibited.

Access to Gentile from single family lots will require a hammerhead or circular drive to allow vehicles to leave the lots forward facing.

Culinary Water – There is an 8-inch culinary water line in 75 North, 150 North, and 325 North. Two 8-inch culinary water line stubs were installed from 2700 North with the construction of the road at the future street locations shown in the attached drawing.

Based on the city water model, the fire flow available to the development with a looped system based on the concept plan provided with the rezone application will be approximately 8,000 gpm with 100 psi. The fire flow will be refined with the approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants.

A culinary water sampling station will need to be constructed within the development. The final location will be determined by the City Water Supervisor. (DG 4.14.F)

Sanitary Sewer – There is a 24-inch NDS sanitary sewer line on the north side of Gentile. Any connections to their main will need to meet their standards.

There are 8-inch sanitary sewer mains in 75 North, 150 North, and 325 North. 2700 North does not have sanitary sewer capacity to address this development.

Storm Drain – The storm drain in this area is master planned to drain west into the 18-inch in 325 North (5 cfs), the 24-inch in 150 North (17.5 cfs), and the 18-inch in 75 North (5 cfs) and south into the 27-inch in Gentile (17.5 cfs). The storm drain in 2700 West was not sized to address the storm drain run off from the rezone parcels. The 27-inch storm drain in Gentile stops at the western property line of parcel 12-109-0375. This line may need to be extended to address the development.

The development will need to comply with Low Impact Development requirements in Section 6.14 of the City Guidelines and Design Standards. Items of note for the LID:

- 1) This property is serviced by a regional detention facility located at the south end of 3200 West on the Nature Conservancy properties where the water is harvested and reused.
- 2) The feasibility to implement LID BMPs may be impacted by the geotechnical findings.
- 3) Infiltration tests will need to comply with the requirements outlined in Section 8.16 and are only required if infiltration is a possibility.

Land Drain – A land drain system will be required for any home/building as specified in the geotechnical report and as required per MC 18.40.020.

There are 8-inch land drain mains in 75 North, 150 North, and 325 North. The 8-inch land drain in Gentile ends at the eastern property line of the home at 20 North Sierra Way. This line may need to be

extended to address the development. 2700 North does not have a land drain main to address this development.

Secondary Water – Two 8-inch Layton City secondary water stubs were installed from 2700 North with the construction of the road at the future street locations shown in the attached drawing. 8-inch secondary water mains will need to be constructed in all public streets and extend to the subdivision boundary lines. (DG 15.04.E)

Miscellaneous –

1. Water exaction requirements will need to be met. The water requirement will need to be provided via certificates from Kays Creek Irrigation, Holmes Creek Irrigation, or Davis Weber Counties Canal Company and through the Trilateral Water Agreement.
 - a. Parcel 12-109-081, containing 21.18 acres, is a child parcel of 12-109-0068 which has trilateral water available for assignment towards the water exaction requirement for this parcel only. The Trilateral water provision is for 3 acre-feet of water per acre of land. The developer shall pay a Trilateral water fee as determined by Weber Basin (currently \$4,200.00 per acre-foot). This fee will be added to the subdivision fees and must be paid prior to scheduling a preconstruction meeting.
 - b. Any future development of this parcel that results in additional water exaction, beyond the available Trilateral water, will require the developer to bring in additional water shares.
 - c. Water share certificates shall be required to meet the water requirement for all other parcels.
2. Street lights will need to be installed along all public streets. A preliminary layout will be provided upon receipt of the preliminary plans. The developer will be responsible to pay for the purchase of the street lights and the installation by the City's contractor.
3. All overhead utilities along Gentile will need to be buried. The developer shall be responsible to coordinate with RMP and other utility companies to bury these lines at the developer's expense. (DG 1.08.Telephone & Power)
4. The developer shall contact and coordinate with Enbridge Energy, Rocky Mountain Power, Utopia, CenturyLink/Lumen, and other utility companies to determine their requirements for development as well as the location of their facilities within the project.
5. The developer shall be responsible to coordinate with the irrigation users and/or ditch master for any changes to the existing irrigation system. (DG 13.04) Our records indicate the irrigation system is the West Layton Ditch company and the ditch master is Mike Kolendrianos.

While the concept plan included with the rezone application was not reviewed as part of the rezone application by the Engineering Department, the developer and their engineer should be aware of the following standards and guidelines that may impact the design of the project.

- 1) Street intersections shall have an approach to an intersection of at least 100 feet of tangent approach. (DG 3.04.A.2)
- 2) The street extension to the north for parcel 12-109-0379 will need to be shifted to line up with the western north/south street. This will allow gravity utilities to drain from the parcel. This will also allow for a street configuration on the vacant parcel that meets the City minimum curve standards.
- 3) DG Standards 3.12.H, 5.02.H, 6.06.L, & 7.06.H prohibit reverse grade streets and gravity utilities to a maximum length of 200 feet. The gravity utilities in the southern street with connection to

2700 North would be reverse grade to drain into the mains in 150 North. The length measured on the concept plan is over 650 feet.

- 4) The maximum block length in the R-1-10 zone is 800 feet. (MC 18.28.010) The length between 150 North and 325 North measures to approximately 1,060 feet.



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Scott Maughan • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Hines at Three Farms Rezone @ 2746 W Gentile St

CC: 1) Engineering
2) Greg Timothy, greg@ivorydevelopment.com
3) Peter Duberow, peter@edmpartners.com

DATE: December 4, 2025

I have reviewed the rezone received on November 6, 2025 or the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. **(2021 IFC 507.3/Appendix B)**
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. **(2021 IFC Section 503)**

3. Where applicable, two means of egress may be required. **(2021 IFC Appendix D as Amended)**
4. On site fire hydrants may be required. **(2021 IFC Section 507)**

These plans have been reviewed for Fire Department requirements only. Other departments may review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

GM\#4ANNEX/REZONE:sh
Plan #S25-144 District #40
Project Tracker #LAY2511063481



Memorandum

To: Greg Timothy, Peter Duberow
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: November 14, 2025
Re: Hines at Three Farms, Rezone – 2746 W. Gentile St.
Review: Review 1

The proposed Hines at Three Farms, to be located at 2746 West Gentile Street (Tax ID#s: 12-109-0074, 12-109-0073, 12-109-0072, 12-109-0287, 12-109-0285, 12-109-0375, and 12-109-0381) lie within the City's existing Harmony Place Park service area. The applicant's proposed rezone from A & R-S to R-1-10 would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted on November 6th and has no comments or concerns regarding approval of the rezone.

Note: These plans have been reviewed by the Parks & Recreation Department. Other departments must review these plans and will have their requirements. This review by the Parks & Recreation Department must not be construed as final approval from Layton City.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.





HINES AT THREE FARMS

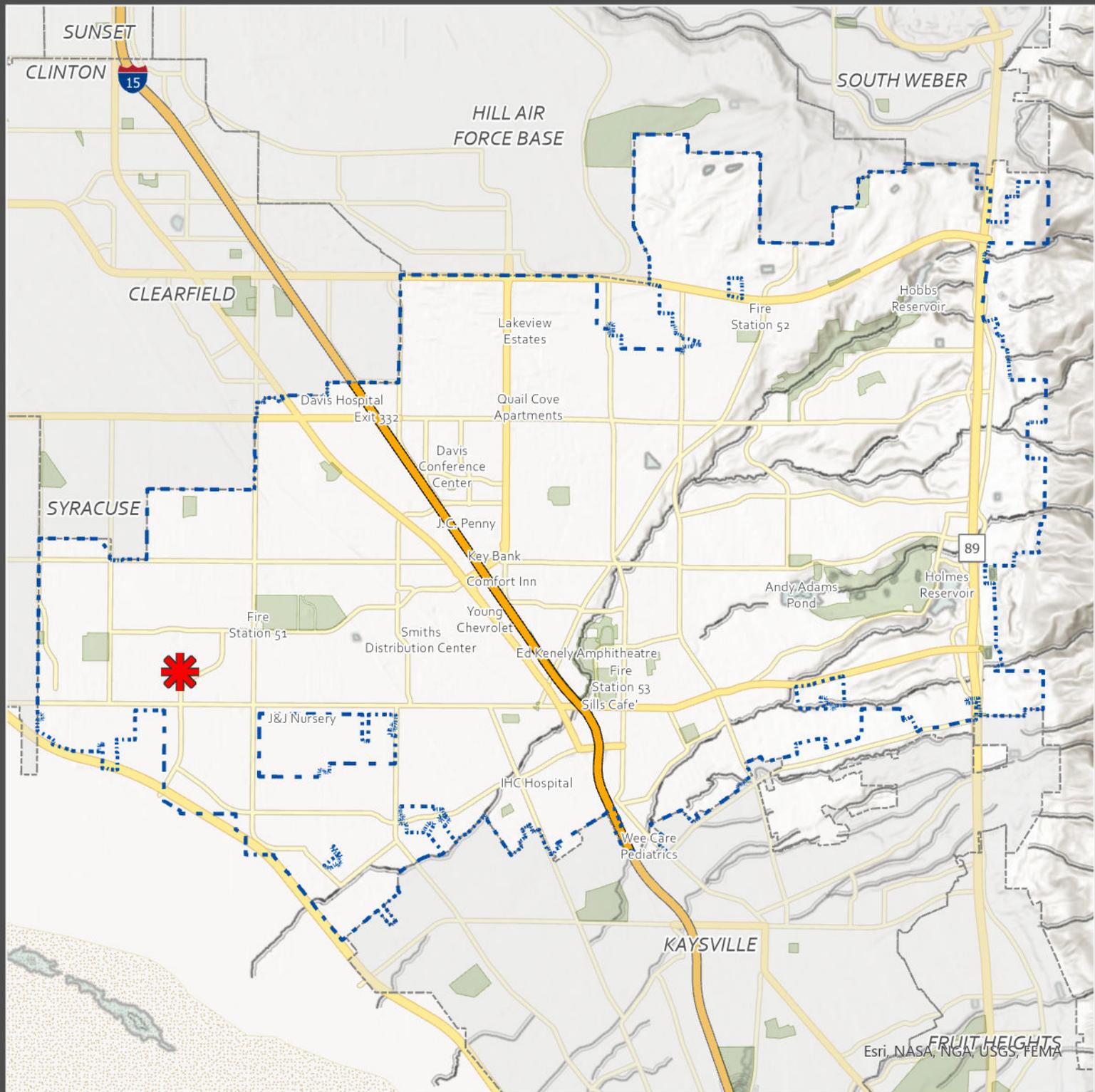
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2746 WEST
GENTILE STREET

REZONE
A and R-S PRUD
TO
R-1-10

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 1





HINES AT THREE FARMS

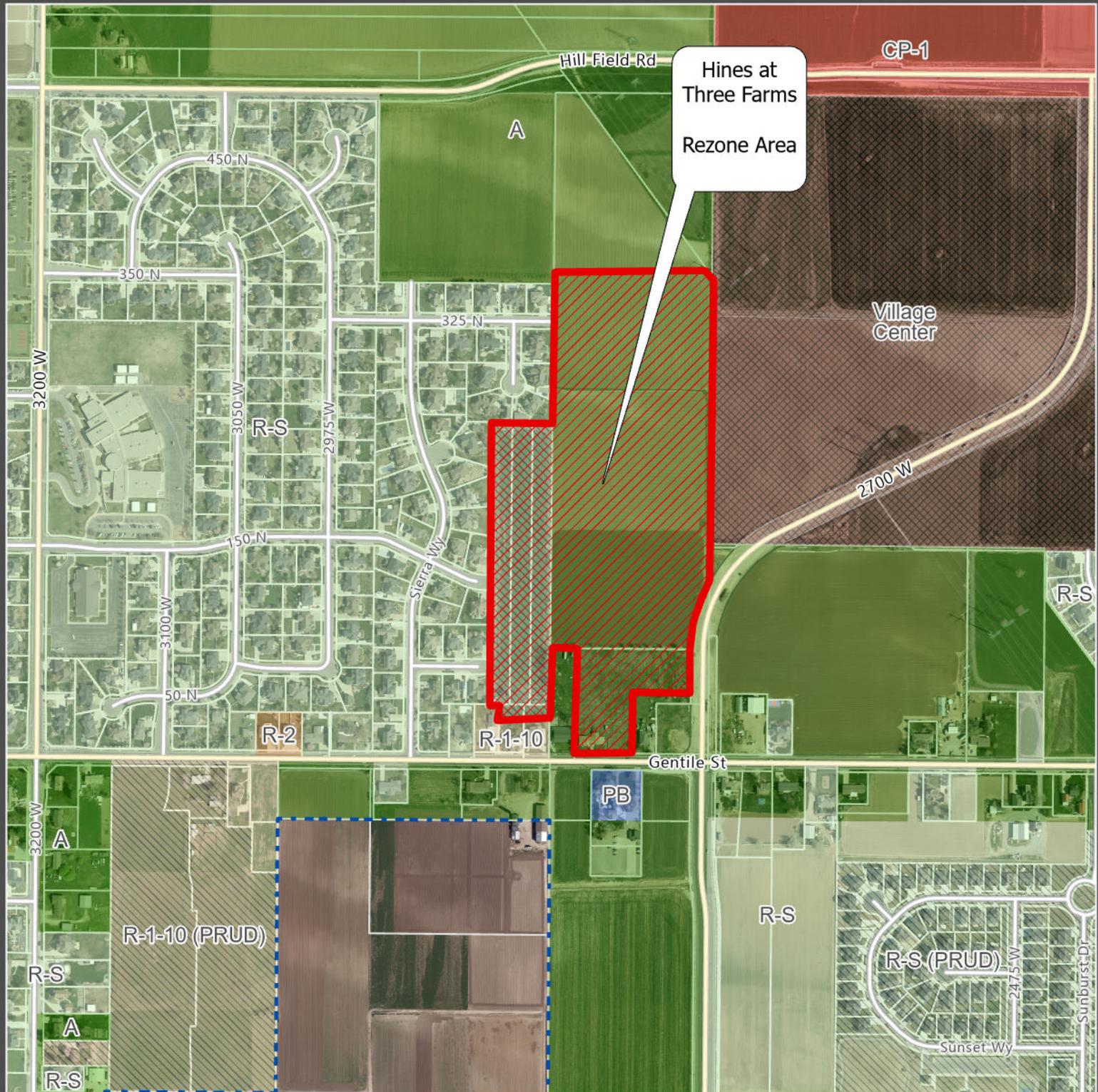
APPROXIMATELY
2746 WEST
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R-1-10

- Project Site
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- Davis County Parks
- City Boundaries
- Lakes
- Streams



Map 2





HINES AT THREE FARMS

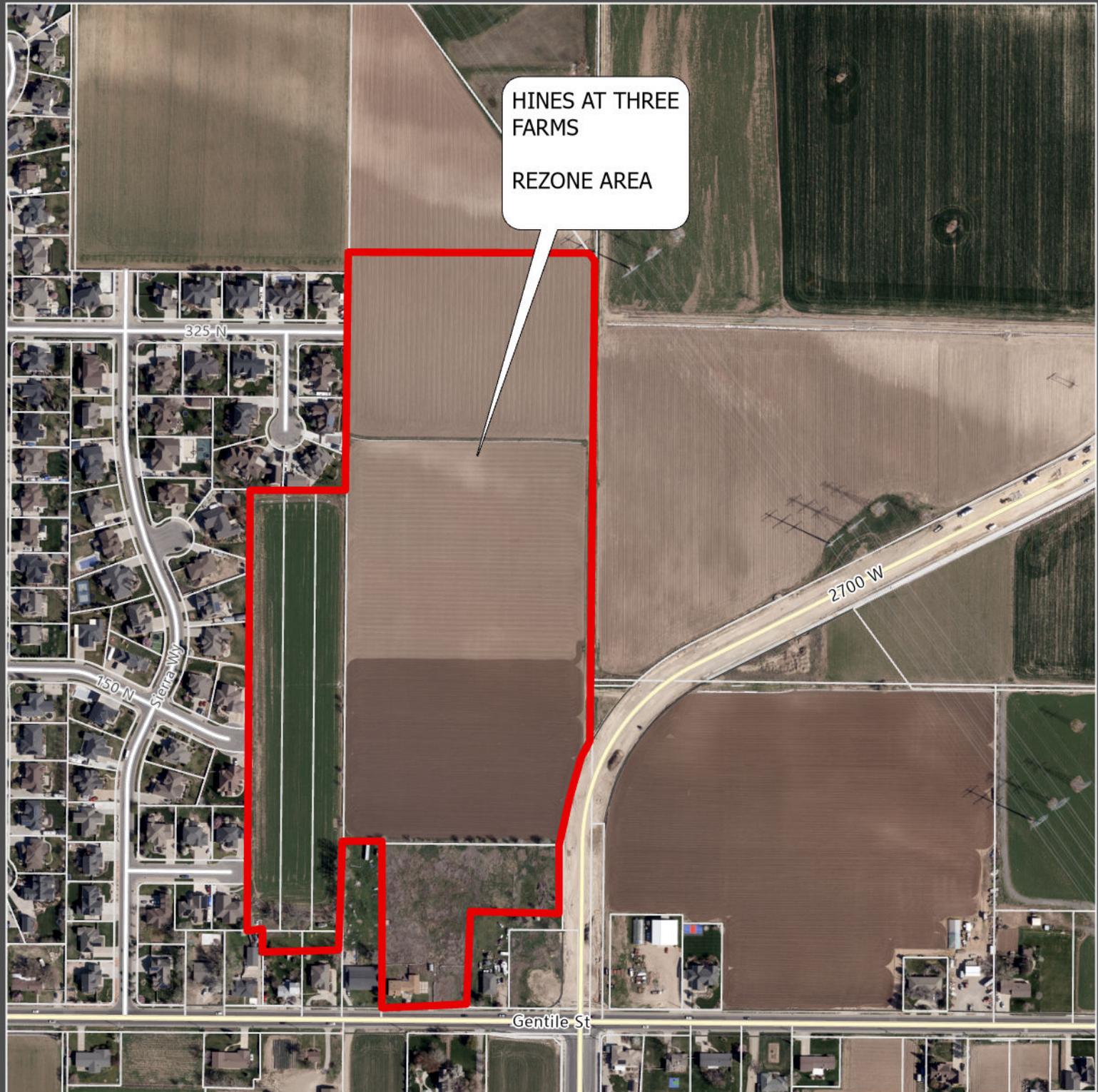
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TO
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-  City Boundaries
-  Lakes
-  Streams



Map 3



OVERALL BOUNDARY DESCRIPTION:

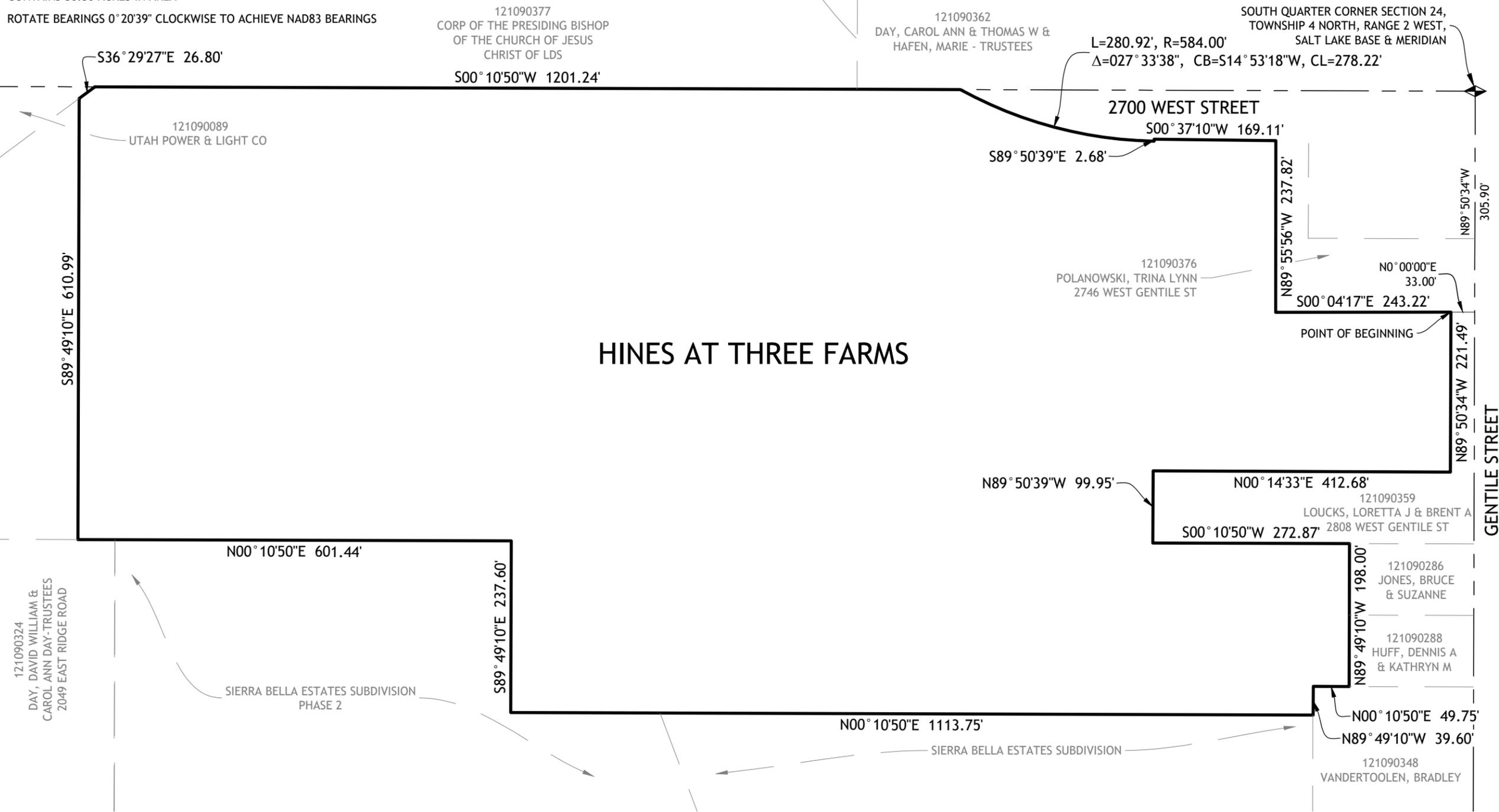
A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET (A LAYTON CITY STREET), SAID POINT OF BEGINNING BEING N89°50'34"W 305.90 FEET AND N00°00'00"E 33.00 FEET FROM SOUTH QUARTER CORNER OF SAID SECTION 24 AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°50'34"W 221.49 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0359; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND PARCELS #12-109-0286 AND #12-109-0288 THE FOLLOWING FOUR (4) COURSES: 1.) N00°14'33"E 412.68 FEET; 2.) N89°50'39"W 99.95 FEET; 3.) S00°10'50"W 272.87 FEET; 4.) N89°49'10"W 198.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0348; THENCE ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSES: 1.) N00°10'50"E 49.75 FEET; 2.) N89°49'10"W 39.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SIERRA BELLA ESTATES SUBDIVISION, RECORDED AS ENTRY #2076520 IN BOOK 3796 ON PAGE 286 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY OF SIERRA BELLA ESTATES SUBDIVISION PHASE 2 RECORDED AS ENTRY #2179775 IN BOOK 4064 ON PAGE 1008 AT THE DAVIS COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: 1.) N00°10'50"E 1113.75 FEET; 2.) S89°49'10"E 237.60 FEET; 3.) N00°10'50"E 601.44 FEET; THENCE S89°49'10"E 610.99 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL 12-109-0089; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSE: 1.) S36°29'27"E 26.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL #12-109-0377; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00°10'50"W 1201.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 2700 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES: 1.) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 584.00 FEET, A DISTANCE OF 280.92 FEET, A CHORD DIRECTION OF S14°53'18"W, AND A CHORD DISTANCE OF 278.22 FEET; 2.) S89°50'39"E 2.68 FEET; 3.) S00°37'10"W 169.11 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL #12-109-0376; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING (2) COURSES: 1.) N89°55'56"W 237.82 FEET; 2.) S00°04'17"E 243.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 30.50 ACRES IN AREA

ROTATE BEARINGS 0°20'39" CLOCKWISE TO ACHIEVE NAD83 BEARINGS

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2815 East 3300 South
Salt Lake City, UT 84109
(801) 305-4670
www.edmpartners.com



SCALE: 1" = 150'



10/16/2025
FOR REVIEW ONLY



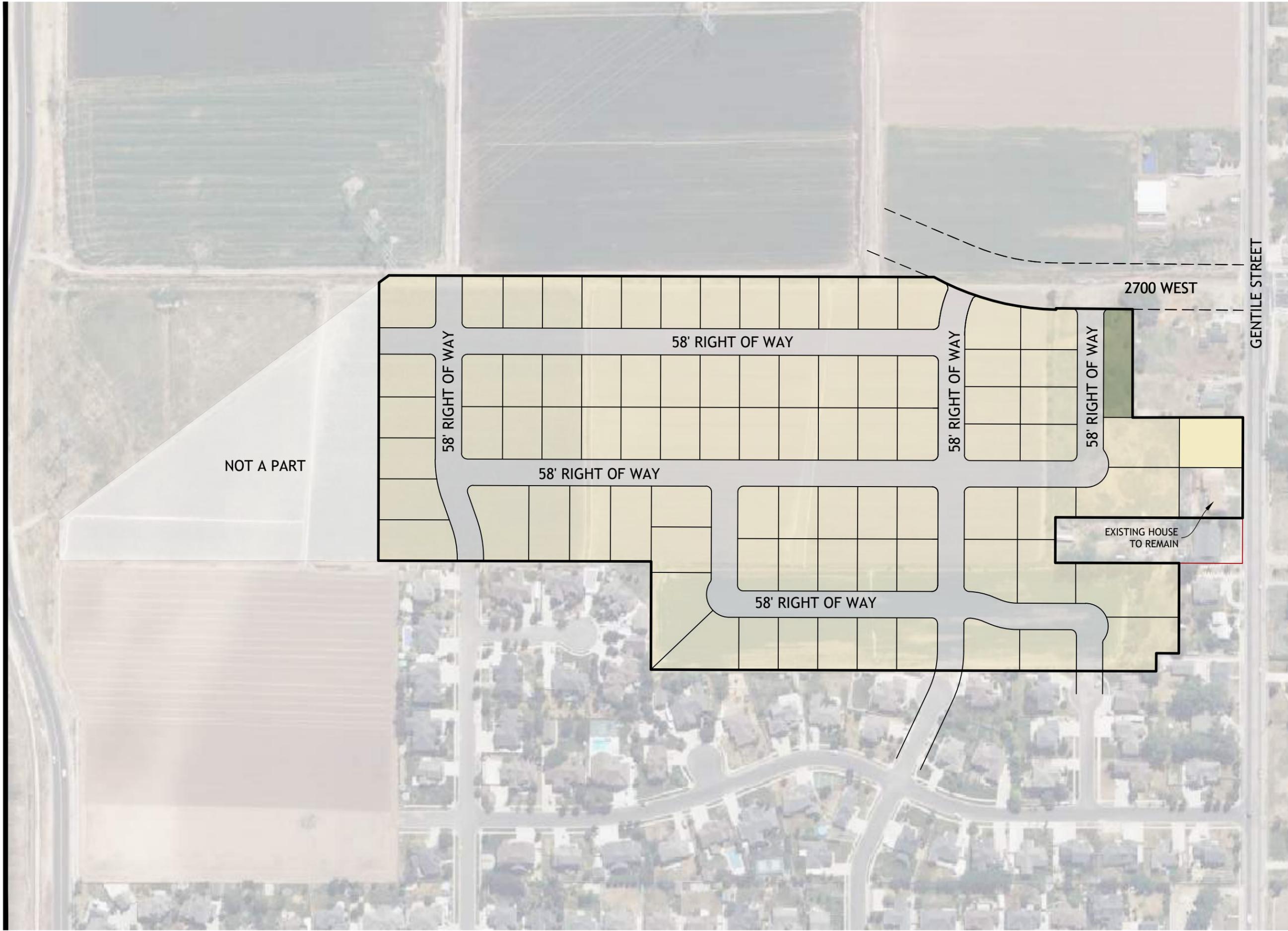
**HINES AT
THREE FARMS
EXHIBIT**

DATE: 10/16/25

SHEET NUMBER:

1 OF 1

C:\Users\pmd22\EDM Partners Dropbox\Projects\Hines Farm\Drawings\Conceptual Site Plan 11.dwg



2815 East 3300 South
 Salt Lake City, UT 84109
 (801) 305-4670
 www.edmpartners.com



SCALE: 1" = 200'



STATISTICS:

TOWNHOMES	0
COTTAGE LOTS	0
COLLECTION LOTS	0
SIGNATURE LOTS	84
TOTAL	84

DISCLAIMER:
 ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

HINES PACEL

Conceptual Site Plan

DATE: 7/9/25

SHEET NUMBER:

C-1