

**WORK 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 Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on February 5, 2026**.

AGENDA ITEMS:

1. Mayor's Report
2. Councilmember's Reports
3. Open and Public Meeting Act Training
4. Conflict of Interest Training
5. Sexual Harassment Training
6. Community Development Block Grant Annual Action Plan for Fiscal Year 2026-2027
7. 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
8. 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
9. 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

ADJOURN:

Notice is hereby given that:

- 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.

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

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 2.

Subject:

Councilmember's Reports

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 3.

Subject:

Open and Public Meeting Act Training

Background:

Clinton Drake, City Attorney, will provide the Mayor and Council with Utah Risk Management Agency (URMA) required training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 4.

Subject:

Conflict of Interest Training

Background:

Clinton Drake, City Attorney, will provide the Mayor and Council with Utah Risk Management Agency (URMA) required training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.

Subject:

Sexual Harassment Training

Background:

Clinton Drake, City Attorney, will provide the Mayor and Council with Utah Risk Management Agency (URMA) required training.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 6.

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

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

Item Number: 7.

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.

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

Item Number: 8.

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.

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

Item Number: 9.

Subject:

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

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS

Open and Public Meetings Act Training

Layton City Council Meeting
February 5, 2026

Purpose of the Act / Declaration of Public Policy

- The state, its agencies and political subdivisions exist to aid in the conduct of the people's business.
- It is the intent of the Legislature that the state, its agencies and its political subdivisions:
 - (a) take their **actions openly**; and
 - (b) conduct their **deliberations openly**.

What is a meeting?

"Meeting" means the convening of a public body or a specified body, with a quorum present, including a workshop or an executive session, whether in person or by means of electronic communications, for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the public body or specific body has jurisdiction or advisory power.

WHAT IS NOT A “MEETING”?

- A chance gathering
- A social meeting

Electronic meetings

- CAN A MEETING BE HELD WITHOUT PEOPLE IN THE SAME ROOM?
 - Can meet electronically:
 - Notice requirements still apply
 - Public must have a means to attend
 - Electronically attending member must be able communicate verbally or electronically so that each member of the public body is able to hear or observe the communication.
 - Must be adopted into existing rules or by resolution or ordinance

Closed meetings

- The Utah Code allows for public meetings to be closed for limited reasons.
- All meetings start as an open meeting.

Closed meetings

- Reasons a closed meeting may be held:
 - Discuss an individual's character, professional competence, or physical or mental health
 - Discuss security personnel, devices or systems
 - Investigative proceedings regarding allegations of criminal misconduct
 - Strategy sessions to discuss the purchase, exchange, lease or sale of real property
 - *Public notice of the terms and approval of a sale must be in an open meeting

Are there any meetings that must be closed?

- No
- The decision to close a meeting to the public is always discretionary.

Process for closing a meeting.

- A Quorum must be present.
- Two-thirds of the body must vote to close the meeting.
- The body must first hold a public meeting with proper notice before entering into the closed meeting.
- The body must publicly disclose:
 - The vote by name of each member for or against entering into the closed meeting
 - The reasons for holding the closed meeting
 - Location of the closed meeting

What is prohibited in a closed meeting?

- You may not:
 - Approve any ordinance, resolution, rule, regulation, contract or appointment
 - Interview or discuss a person to fill an elected position
 - Take final action
 - Final votes must be open and on the record

Notice requirements

- Written notice at the place where the meeting will be held
- At least one local general circulation newspaper or local media correspondent
- To the “Utah Public Notice Website”
- At least 24 hours prior to meeting post:
 - Agenda including all action items stated with reasonable specificity
 - Date
 - Time
 - Place

Emergency meetings

- The law allows for meetings for “emergency or urgent” matters if:
 - The best notice practicable is given
 - The minutes include a statement of the unforeseen circumstances that made the meeting necessary

Meeting records

- Written minutes and recordings public of meetings must be kept.

Public Meeting Records

- Both written minutes and recordings of open meetings are public records.

Minute Requirements

- Minutes must include
 - Date, time, and place of meeting
 - Names of members present and absent
 - The substance of all matters proposed, discussed or decided
 - Names and substance of information from individuals giving testimony or comments
 - Individual votes on each matter
 - Any additional information requested by a member

Written minutes

- Pending minutes must be made available to the public within 30 days after holding the open meeting when minutes are awaiting formal approval.
- Pending minutes must clearly indicate that the public body has not approved the minutes and are subject to change.

What happens if there is a violation of OPMA?

- 52-4-305
 - “In addition to any other penalty under this chapter, a member of a public body who intentionally violates or intentionally abets or advises a violation of the closed meeting provisions of this chapter is guilty of a class B misdemeanor.”
- 52-4-301
 - A court can void any action in violation of the law
 - Sometimes a violation can be “cured” by discussing and taking a public vote in a subsequent meeting
 - May have to pay court costs and attorneys fees

Who can enforce OPMA?

- The courts
- The Attorney General
- A County Attorney
- A private citizen who is an aggrieved party

HOW LONG DOES A PARTY HAVE TO PURSUE CORRECTIVE ACTION?

- 90 Days
- 30 Days if it involves, bonds, notes, or debt



Sunlight is the best disinfectant.

The Municipal Officer and Employees Act

- Utah Code Annotated 10-3-1302.
 - Purpose and Policy.

(1) The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.

Municipal Officers' and Employees' Ethics Act

Purpose is to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.

The Municipal Officers' and Employees' Ethics Act

- The Act does two things:
 - Sets up a disclosure system for conflicts of interest; and
 - Describes crimes that can only be committed by public officers or employees.

Criminal Acts

- Cannot use your office or position to benefit yourself or others.
- Focuses on economic/special privileges.

Municipal Officers' and Employees' Ethics Act

- It is a crime to:
 - Disclose or improperly use private, controlled, or protected information that was acquired by way of an official position.
 - Use or attempt to use an official position to further substantially a personal economic interest or special privileges for one self or others.
 - Knowingly receive, accept, take or seek a gift / economic benefit that would tend to improperly influence a person carrying out their official duties.
 - Receive compensation for assisting another person or entity in a transaction with the City without making written and oral disclosure to the Mayor and public.

Examples

- Cannot use your office or position to benefit yourself or others.
- Focuses on economic/special privileges.

Disclosure

- You are required to disclose if you have an interest in any business or entity that:
 - Does business with the City
 - Is regulated by the City
- You must also disclose any personal interest that conflicts with your public duties.

Disclosure

- How do you make disclosure?
 - Requirements:
 - Written disclosure kept on file with City.
Available to the public.
 - Verbal disclosure.
- Not required to recuse.
 - You must decide.
 - Considerations:
 - How will it be viewed by the public?
 - Does it build the community?



Sunlight is the best disinfectant.

Sexual Harassment Training for Employees

Layton City Council Meeting

February 5, 2026



Community • Prosperity • Choice

MISSION

Provide services and opportunities, in partnership with the community, which enhance the quality of life.

VALUES

People	Trust, Communication, Respect, Recognition
Service	Quality, Efficient, Friendly, Timely
Integrity	Truthfulness, Character, Fairness, Openness
Commitment	Initiative, Dedication, Involvement, Perseverance
Excellence	Competence, Desire, Innovation, Progressive
Performance	Planning, Decisions, Follow-Through, Professionalism

EXPECTATIONS

- ◆ Directness, integrity and honesty in all of our actions.
- ◆ Good and competent employees who are loyal to our values and dedicated to using them to improve results.
- ◆ An open, two-way communications network that welcomes opinions and ideas.
- ◆ Respect for citizens, and their opinions, regardless of whether we think they are right or wrong.
- ◆ Recognition for significant contributions and ongoing competent performance.
- ◆ Employees who are willing to accept responsibility and expect to be held accountable for their actions.
- ◆ Innovation and change which produce positive results.
- ◆ Staff work that is timely and thorough.
- ◆ Mistakes are to be learned from rather than feared.
- ◆ Safety awareness that eliminates workplace hazards and minimizes community dangers.
- ◆ A professional environment free of harassment or intimidation of any kind.
- ◆ A friendly approach, a smile and a helpful attitude.

What is sexual harassment?

- Unwelcome sexual advances.
- Requests or demands for sexual favors.
- Other verbal or physical conduct of a sexual nature that:
 - affects an individual's employment;
 - unreasonably interferes with his/her work performance; or
 - creates an intimidating, hostile or offensive work environment.

Two Forms of Sexual Harassment

- Quid Pro Quo
- Hostile Work Environment

Who is involved in sexual harassment?

- Offenders- Those who commit. This includes employees at all levels including management, customers, members of the opposite sex, same sex.
- Victims- Those who are targeted or exposed to harassing behavior. Includes all levels of employees.
- Bystanders- Witnesses. Those who may have observed, heard, or are otherwise aware of conduct that could be harassment or a violation of City policy. Often are affected by the harassment and can be victims as well.

Prevention

- Why is it important to prevent sexual harassment in our workplace?
 - Employee safety and work environment. Sexual Harassment harms us all. Our core City values are to treat all employees with respect and dignity.
 - Engaging in, condoning, turning a blind eye or not reporting sexual harassment are in direct conflict with our values and City policy.

Prevention

- Why is it important to prevent sexual harassment in our workplace?
 - Compliance with federal and state laws including Title VII of the Civil Rights Act which prohibits sex discrimination (includes gender identity, change of sex and/or transgender status).
 - Liability

Personnel Policies and Procedures

- Section 3500 Employee Conduct
 - 3502- Harassment
 - 3512- Workplace Violence Prevention
 - 3513- Consensual Romantic Relationships In the Workplace
 - 3518- Social Networking

Section 3501 Employee Conduct - General

- All City employees are expected to:
 - Conduct themselves in a manner that brings credit to them and the City.
 - Conduct themselves in a professional and competent manner appropriate to their position, whether on or off duty.
 - Be honest in word and conduct at all times.

Section 3502 Harassment

- The City will not tolerate harassment toward its employees (other employees, citizens, contractors, vendors, or others)
- Employees at all times should treat other employees respectfully and with dignity.
- The City's management is committed to vigorously enforcing its Harassment Policy at all levels.
- All complaints will be promptly investigated and appropriate action will be taken against individuals found to have engaged in harassing, obstructive or dishonest conduct.

Employee Responsibility

- Report any instances of harassment to the proper person.
 - Applies to both victims and bystanders
- Cooperate with investigations
 - Applies to both victims and bystanders

Making a Complaint

(Reporting)

- Complaints can be in writing, verbal, or anonymous
- Complaints will be taken seriously and investigated
- Any employee who has experienced, observed or is aware of harassment, a policy violation, or retaliation, has an obligation to report it immediately:
 - Supervisor
 - Department Director
 - City Manager
 - City Attorney
 - Assistant City Attorneys
 - Human Resources Manager
 - any member of the City Council or Mayor
 - Harassment Investigation Group
 - Stephanie Combes
 - Sharon Wiggins
 - Scott Maughan
 - Kristen Eklund
 - Lon Crowell

Making a Complaint

(Reporting)

- Supervisors who receive complaints must immediately notify their Department Director, or the City Manager's or Attorney's office.
- Complaints may be made at any time, day or night.

Investigation

- Complaints will be investigated in a prompt, impartial, and confidential manner.
- All employees must fully cooperate
 - Disciplinary action, up to and including termination, will be taken against any employee who makes false statements, obstructs, retaliates or does not fully cooperate with any investigation.

Retaliation

- Do not retaliate against the complaining employee or witnesses
- If you are the victim or witness to sexual harassment, you should not fear or expect retaliation.
- Retaliation will not be tolerated.

Your Responsibilities as an Employee

- Know and comply with City Policy and Procedure.
- Report any incident you experience directly or witness.
- Cooperate with investigations.
- Support victims of harassment.



Community • Prosperity • Choice

MISSION

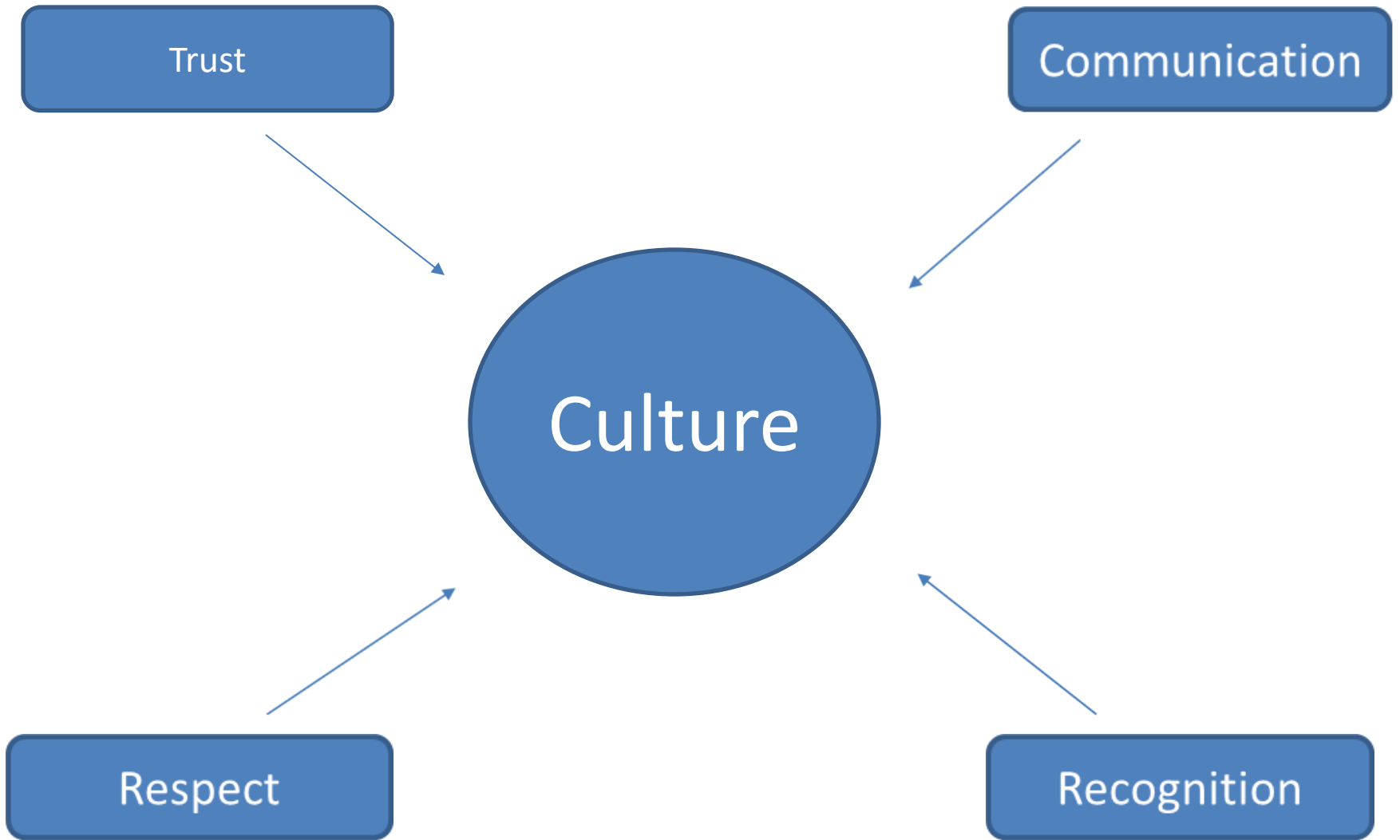
Provide services and opportunities, in partnership with the community, which enhance the quality of life.

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- ◆ A professional environment free of harassment or intimidation of any kind.
- ◆ A friendly approach, a smile and a helpful attitude.



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









1. Hines at Three Farms Rezone



HINES AT THREE FARMS

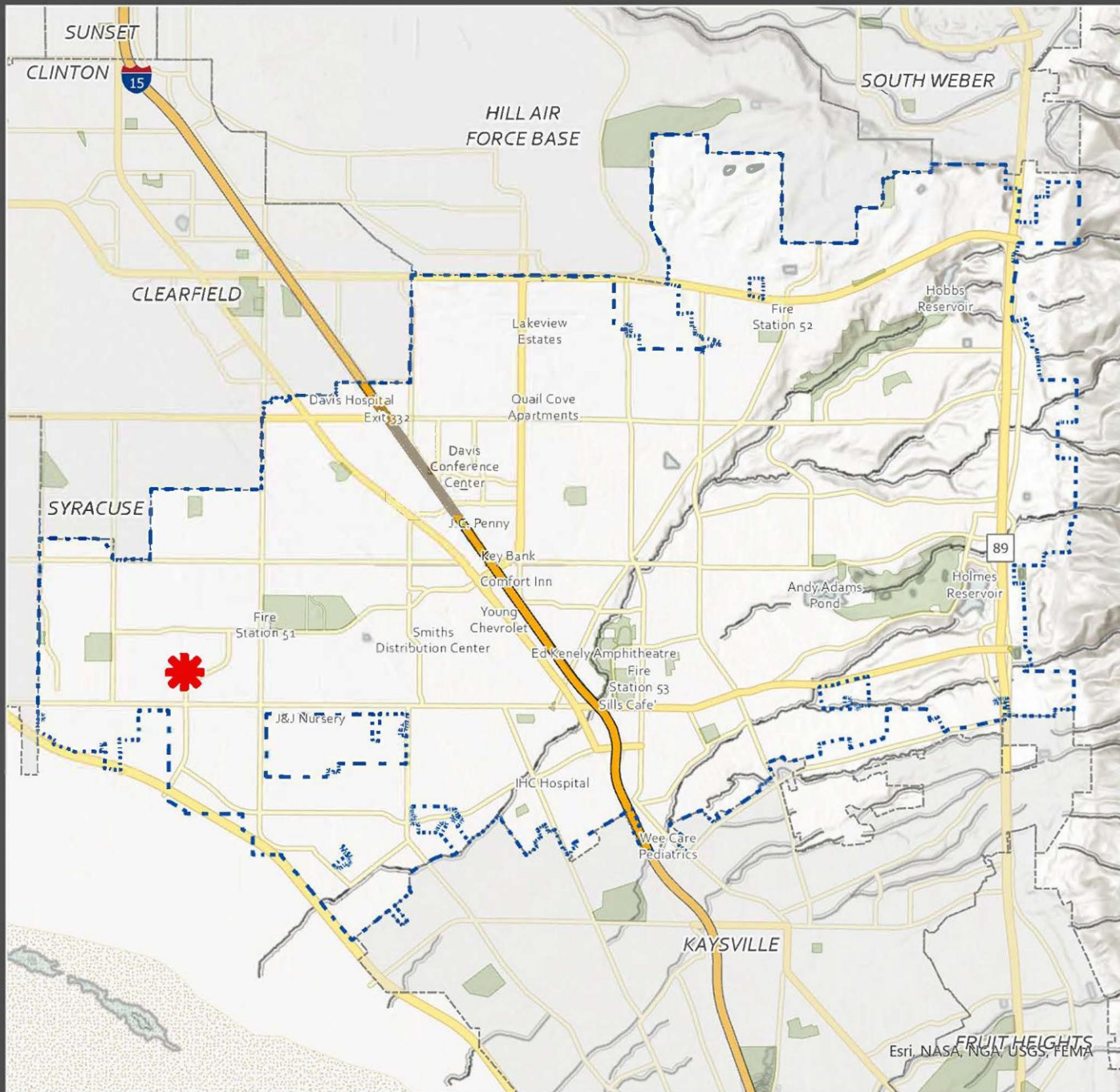
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



Map 1





HINES AT THREE FARMS

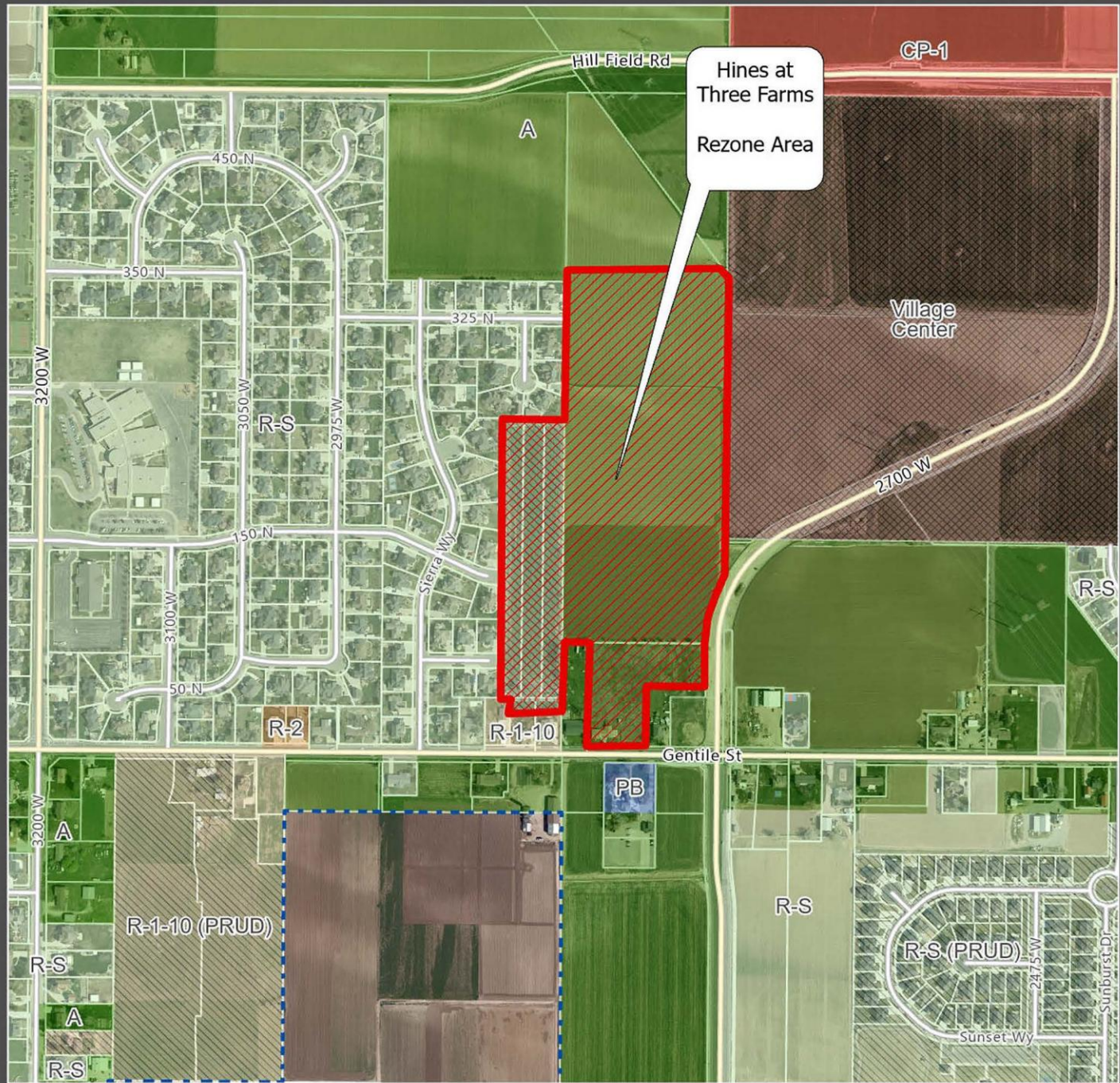
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



Map 2











HINES AT THREE FARMS

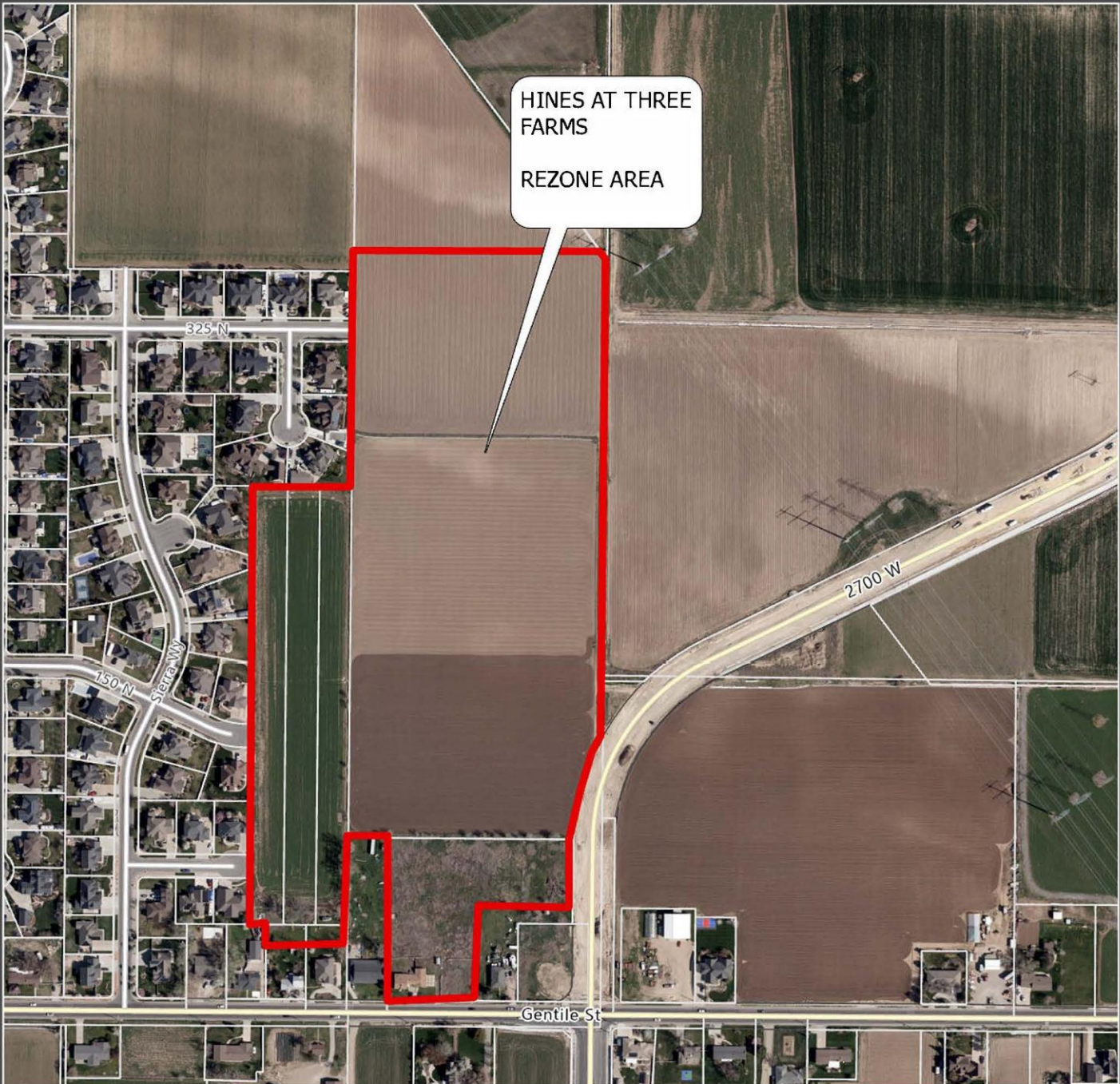
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



Map 3



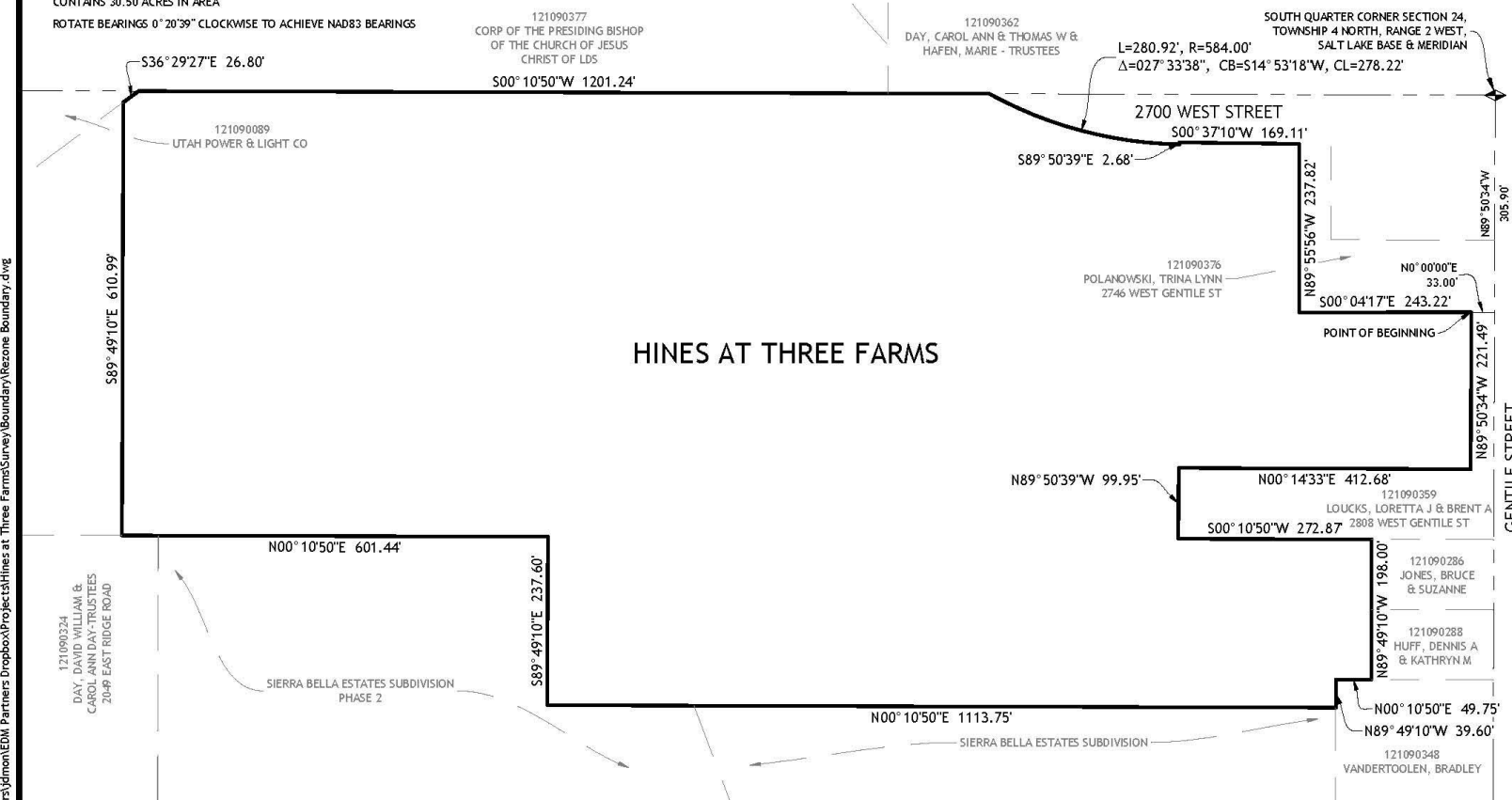
OVERALL BOUNDARY DESCRIPTION:

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 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 RECORDERS 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 RECORDERS 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 500°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



HINES AT THREE FARMS

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

NORTH
 SCALE: 1" = 150'
 0 75 150

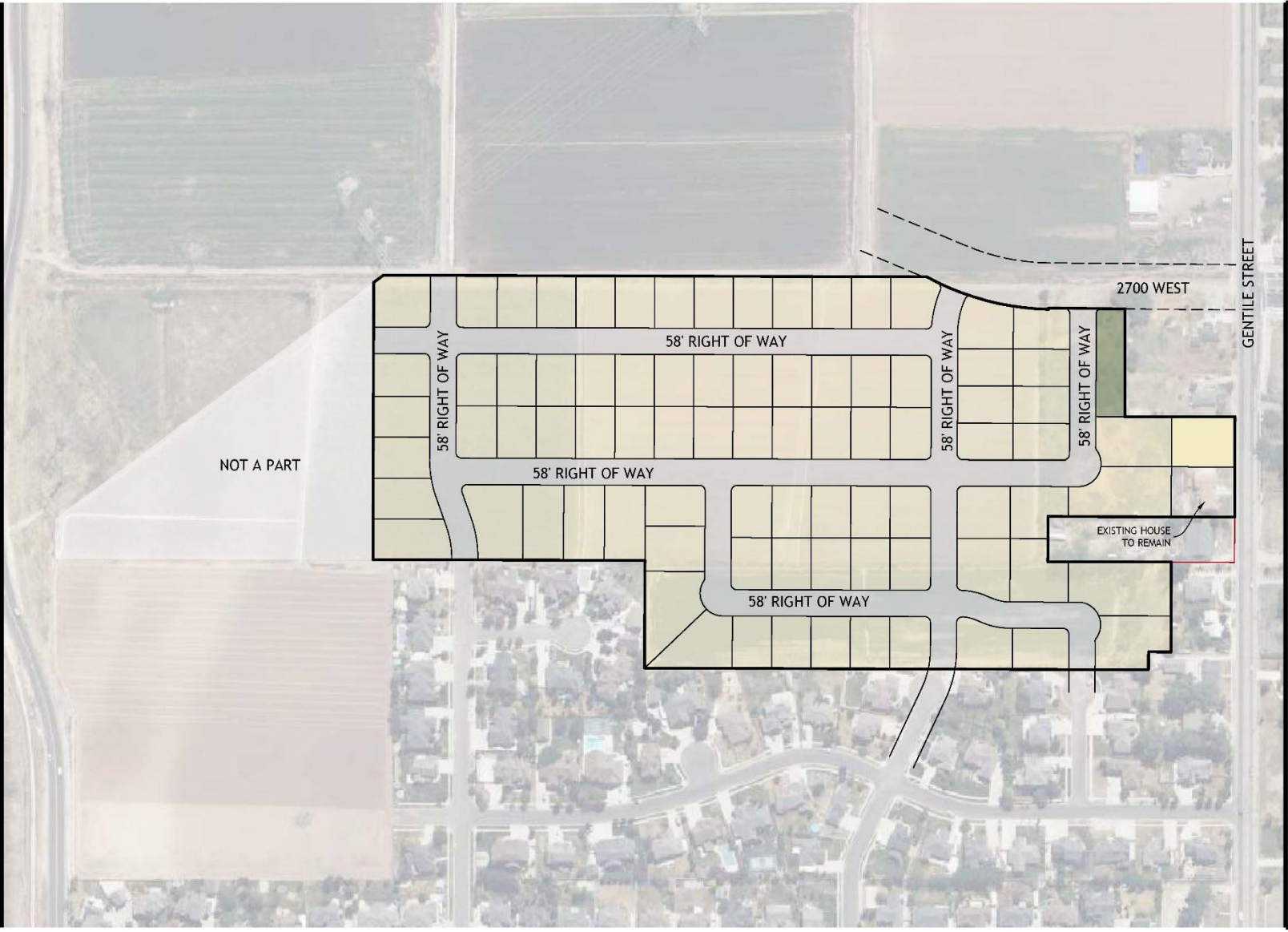
IVORY HOMES
 Utah's Number One Homebuilder

10/16/2025
 FOR REVIEW ONLY
 PROFESSIONAL LAND SURVEYOR
 4938730
 TYLER E. JENKINS
 STATE OF UTAH

HINES AT THREE FARMS EXHIBIT
 DATE: 10/16/25
 SHEET NUMBER: 1 OF 1

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C:\Users\jpm422\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'





Utah's Number One Homebuilder

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



February 5, 2026
City Council Work Meeting



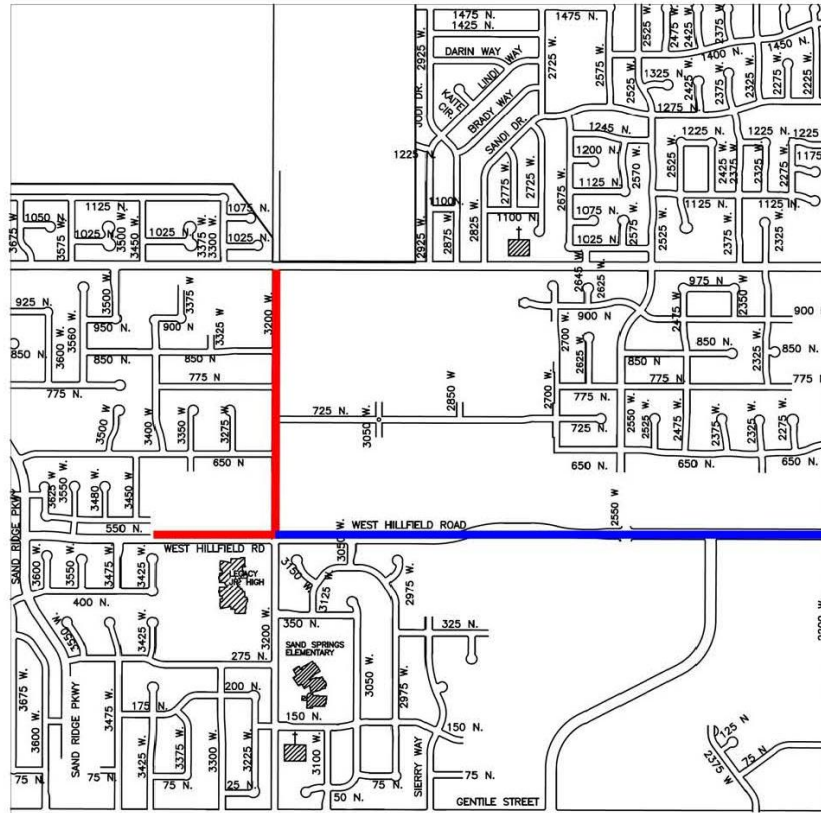
Community • Prosperity • Choice

5F. West Hill Field Road
and 3200 West Widening
Bid Award
Resolution 26-08



Community & Economic Development Department

WEST HILL FIELD ROAD – 3200 WEST WIDENING,
PROJECT 23-70
&
WEST HILL FIELD ROAD: 2700 WEST TO 3200 WEST,
PROJECT 24-57



SECTION 1 - WEST HILL FIELD ROAD - 3200 WEST WIDENING, PROJECT 23-70

SECTION 2 - WEST HILL FIELD ROAD: 2700 WEST TO 2100 WEST, PROJECT 24-57



Davis County COG

- Transportation Reimbursement Grant Agreements
 - 80% of the total permitted or authorized costs or expenses
 - Complete work by June 30, 2027
- 3200 West and Hill Field Road
 - \$880,000
- West Hill Field Road – 2700 West to 3200 West
 - \$3,120,000



GORDON AVE

3200 WEST

775 NORTH

PROJECT LOCATION

725 NORTH

650 NORTH

WEST HILL FIELD ROAD



