

**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 July 16, 2026.**

AGENDA ITEMS:

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

A. Minutes of Layton City Council Budget Meeting - March 17, 2026

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. Interlocal Cooperation Agreement between Layton City and Davis County Regarding Gentile Street - 2400 East to 2600 East, Project PW25-58 – Resolution 26-35 – Along Gentile Street from Approximately 2400 East to 2600 East (A)

B. Bid Award – Landmark Excavating, Inc. – Gentile Street - 2400 East to 2600 East, Project PW25-58 – Resolution 26-36 – Along Gentile Street from Approximately 2400 East to 2600 East (A)

C. Reappointment to the Planning Commission – Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, Bret Nielsen, and Chase Freebairn – Resolution 26-30 (A)

6. PUBLIC HEARINGS:

A. Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) – Rezone from A (Agriculture) to R-1-10 (Single Family Residential) – Ordinance 26-22 (L)

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- 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.laytoncityutah.gov, 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 801-336-3820.

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MINUTES OF LAYTON CITY COUNCIL BUDGET WORK MEETING

MARCH 17, 2026; 8:00 A.M.

MAYOR AND COUNCILMEMBERS PRESENT:

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

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, SCOTT
MAUGHAN, DAVID PRICE, JAMIE SENNINGER,
ALLEN SWANSON, STEPHEN JACKSON,
WESTON APPLONIE, TRACY PROBERT, AND
KIM READ**

The meeting was held at Fire Station 51, 530 North 2200 West, Layton, Utah.

Mayor Petro opened the meeting. She expressed appreciation to and complimented Staff for everything it did to ensure the City operated efficiently and served the public. She turned time over to Staff.

AGENDA:

Alex Jensen, City Manager, echoed Mayor Petro's comments about the excellent Staff employed by the City and believed the same was applicable to the elected officials. He stated the political leadership and stability of the elected officials contributed to the success of the City and believed that had historically been provided by previous officials. He reviewed the agenda for the day and mentioned a lot of data would be presented. He informed the Council budget requests this year had exceeded available revenue and explained some of the economic factors resulting in proposed significant cuts in the proposed budget and shared some examples. He expressed his opinion the City was in a good financial situation and believed wise and responsible decisions had and would continue to benefit the City.

BUDGET REVIEW – FISCAL YEAR 2026-2027

Tracy Probert, Finance Director, shared a visual presentation regarding the proposed budget. He reviewed the agenda for the meeting and also identified the 2026-2027 budget calendar pointing out the different deadlines should the Council consider proceeding through the Truth In Taxation process applicable to a property tax increase.

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Mr. Probert reviewed historical facts specific to income earned from interest which had assisted in bridging the gap from other revenue sources. He explained how inflation increases had impacted the budget. He reviewed historical Sales Tax revenue, pointing out the first five months of FY26 were flat to slightly negative. He spoke to compensation increases and reminded the Council a significant portion of that was directly related to the hiring of firefighters to man Station 54. He also reviewed increases directly related to Police patrol vehicles.

He shared a summary specific to the General Fund and reviewed expenditures pointing out a proposed 1% COLA (Cost of Living Adjustment) and 3% merit adjustment. He also mentioned the proposed health insurance increase for both the City and employee. He briefly reviewed estimated Operations expenditures and explained how the City's portion for the 911 Fund had been calculated with the consolidation of Davis County emergency communications. He also spoke about the transfer for operation costs related to the Swimming Pool, Victim Services, and Alcohol Enforcement funds. He pointed out the UTOPIA debt service reserve.

He reviewed the change in Fund Balance of the General Fund and reviewed some illustrations. He explained the importance of maintaining a healthy Unassigned Fund Balance and a discussion followed.

Mr. Probert shared illustrations specific to General Fund Expenditures in relation to compensation and revenue. He specifically spoke to compensation and operations and equipment compared to available revenue. He continued to share illustrations reflecting expenditures related to City Staff and compensation increases.

Mr. Jensen mentioned the cost of compensation relative to General Fund Revenue was significant. He continued to point out the revenue sources, Sales and Property Tax, for the General Fund were limited, with the City having no control over that funding, unless a Property Tax Increase was implemented. He continued to explain future scenarios and consequences if the General Fund continued to remain flat or decrease. He identified the minimal results implementation of a small tax increase to residents would net. A discussion regarding a possible tax increase, opportunities for commercial development, and completion of needed projects followed.

Mr. Probert reviewed personnel requests and Mr. Jensen explained the logic and justification for eliminating the five part-time positions and hiring one full-time position for the Parks division in Parks and Recreation. David Price, Parks and Recreation Director, provided further background associated with staffing that

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division and believed this would be beneficial to the entire division and department.

Mr. Probert continued to review costs related to the City's health insurance plan and reminded the Council of the implemented increase for this current year. He pointed out the decrease for prescription drugs and explained some determining factors for that decrease. He pointed out the reserve balance to the health plan and stated a small increase to the employees was needed to maintain a healthy reserve.

He reviewed General Fund Revenue and pointed out the various funding sources. He shared an illustration which highlighted issues and challenges, legislation, which had directly affected the revenue stream to the City.

He continued to review Sales Tax trends and revenues. He also reviewed other various tax and funding sources and asked if there were any questions specific to revenue.

He shared illustrations of the various funding requests specific to Capital Equipment. He also shared an illustration which identified requests specific to the Enterprise Funds.

Mr. Probert distributed the Five-year Capital Improvement Plan and reviewed those projects included in the proposed 2027 Budget. He continued to review the five-year summary respective to Enterprise Fund Projects. Mayor Petro requested the Eastridge Nature Park Phase III Improvements line item include language reflecting 'off-leash dog area'. He pointed out projects which had other various funding sources contributing toward projects. A discussion took place specific to the Street Lighting Fund specific to the miscellaneous residential installation for various locations throughout the City. The Council requested Staff provide a map reflecting ownership of light poles within the City.

Mr. Probert reviewed statistics related to Property Tax and pointed out this revenue source was stagnant and proposed whether there was a need to consider a Property Tax increase. He also pointed out the Property Tax burden had shifted from commercial to residential. A discussion regarding fire apparatus/buildings took place in relation to Property Tax and Mr. Probert suggested the Council consider the Property Tax and its importance in keeping pace with some of the City's expenses. He shared an illustration of multiple scenarios for various Property Tax rate increases which reflected the results and effects of the respective increases.

He also shared illustrations for a proposed Utility Rate Increase, which also included increases for both

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Wasatch Integrated and Waste Management. He mentioned the Waste Management increase hadn't yet been passed onto the residents. A discussion followed and Mayor Petro pointed out North Davis Sewer District (NDSD) would also be implementing its fee increase next year. Mr. Probert reminded the Council the City had already intended to implement a \$3 increase for sewer on the utility account this July, which had been included with adoption of the Master Plan. Additionally, Weber Basin would also be proposing a water rate increase to the City.

He shared illustrations and reviewed the following Special Revenue Funds:

- Class C Road Funds
- Victims Services
- Alcohol Enforcement Fund
- SWAT Fund
- E911 Fund
- Metro Strike Force
- RDA (Redevelopment Agency)
- EDA (Economic Development Agency)
- Impact Fee Fund
- Prop 1 Transportation Fund
- RAMP Fund (Recreation, Arts, Museum, and Parks)
- Building Services Fund
- Debt Service Fund (UTOPIA) – A discussion followed regarding the City's obligation and the dividend received by the City.

Mr. Probert presented an overview of the Finance Department highlighting the various positions and respective Staff.

Scott Maughan, Fire Chief, presented an overview of the Fire Department and shared a brief history highlighting the growth of the Department. He reviewed current operational pressures experienced by the Department and spoke about future service demands. He identified the stations' and facilities' needs: replace Station 53 and construct Station 55. He briefly spoke to the community outreach highlighting the City's Public Education and Prevention Program and the Emergency Management Program. He indicated legislation specific to Wildland Fire and Fireworks required the City to address its ordinances. He announced the Department was in the process of creating a new patch for 'Layton Fire Department'.

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The meeting adjourned for lunch at 11:30 AM.

The meeting resumed at 1:35 PM.

Allen Swanson, Police Chief, shared a presentation highlighting various technologies which benefited the Police Department:

- Facial recognition software
- Automated license plate readers
- Cellular data
- Call detail records
- Davis County crime bulletin
- Evidence link
- Peer-to-Peer investigation software
- Blocker locker
- Cellebrite
- Data server
- Digital evidence tools
- Eye detect truth verification
- Drones
- Under cover accounts
- Pole camera
- Traffic safety technology
- TactiTrack GPS
- Recon robotics
- Pelator ComTac V helmet/headset

Jamie Senninger, Management Services Director, shared an overview of the Department and the various services Staff provided. She reviewed Human Resource trends and briefly mentioned the salary survey annual review. She briefly reviewed the City's open positions and identified the City's recruitment efforts to fill these positions and expressed her opinion the City had a competitive benefit package. She also informed the Council of some recent policy changes implemented by the City. She explained the goals of Risk Management for the City and a discussion followed. She shared statistics regarding social media and passport services offered by the City.

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David Price, Parks and Recreation Director, distributed the handout reflecting recommendations from the RAMP (Recreation, Arts, Museum, and Parks) Commission and briefly reviewed a few of the recommendations, as well as those requests which weren't proposed for funding. He pointed out the funding for the pool dome and fastener system appropriation had taken place last year. He reported the new dome had already been ordered for installation this September. He asked if there were any questions and a discussion followed. He mentioned the RAMP Chair would officially present the recommendations to the Council during the second meeting in April. Councilmember Morris pointed out the numerous hours invested by Commissioners with reviewing grant applications and expressed his confidence with the Commission. A discussion followed regarding the grant submissions recommended for funding and those recommended for denial. Mr. Jensen pointed out the primary purpose of the organization required a focus or emphasis on either Recreation, Arts, Museum, and/or Parks. Mr. Price expressed appreciation for the Councilmembers' perspectives and support for the RAMP Commission's decisions. He indicated the Commission had concluded it needed more time for review and deliberation and indicated adjustments would be made to its calendar.

Mr. Price reminded the Council of the revitalization of Surf 'n Swim and identified those projects which had been completed thus far, those which were in the process of being completed, and those projects needing to be completed within the next few years.

He reviewed statistics specific to the Parks and Recreation Department and specifically mentioned the fantastic volunteer coaches which contributed to the success of the City's Recreation programming. He commented on the success of new sports programming for girls. The Council also discussed the success of the pickleball courts developed within the City.

Mr. Price briefly mentioned activities planned in conjunction with America250 celebration.

Clint Drake, City Attorney, shared a presentation specific to the Legal Department, Staff, and services it provided. He identified the various types of cases prosecuted from 2021 and commented about the increase in domestic violence and child abuse cases. He continued to review statistics associated with Victim Services. He also informed the Council of various innovation and alternative prosecutions with specific programs for Mental Health Court and Veterans Court defendants.

Councilmember Bloxham inquired about the discretion of the City's Prosecutorial Staff and Mr. Drake

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explained the City's philosophy and policy currently implemented by City Prosecutors and expressed his confidence in the Prosecutor's judgment. Councilmember Morris expressed appreciation for the presentation and for the work completed by Staff in the Legal Department.

Weston Applonie, Community and Economic Development Director, shared a presentation applicable to that department. He shared an illustration reflecting entitled units from Preliminary Plats applicable to specific developments within the City. He highlighted some of the specific development taking place within the City:

- Housing near the Layton Hills Mall
- Development taking place at East Gate
- Development and construction of the new Kia dealership

He complimented Business License and Police Department Staff for addressing illicit massage businesses within the City and explained the new processes which had assisted in decreasing these establishments. A discussion followed.

He shared a presentation related to the MU-TOD (Mixed-Use, Transit Oriented Development) Code and announced the City had received a grant from Wasatch Front Regional Council to update that particular code. He also indicated the TC-1 (Town Center) Code update would be presented to the Council in the near future. He expressed optimism the City would be working with a great partner with development of the Gordon/Highway 89 Town Center property. He also spoke to the West Layton Business Park and Town Center and shared an illustration. He identified a highlighted parcel and referenced its existing development agreement and informed the Council of a request from the developer. A discussion specific to that development took place.

Stephen Jackson, Public Works Director, referenced the Annual Report which provided statistics specific to the City's infrastructure and reviewed those. He informed the Council, Staff was in the final stages of preparing and submitting permits to bore under three state highways and railroad tracks to complete the secondary water trunk line to the western portion of the City. He shared some illustrations and explained how the project would be completed. Mr. Jackson reviewed funding sources for the substantially large infrastructure project.

Mr. Jackson also shared a demonstration of the 'My Water Advisor' customer portal which allowed

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residents to monitor not only secondary water use, but culinary water consumption and shared some examples of the available data. He also reviewed the City's utility portal, 'Harmony Encore', which provided information regarding the City's water meter reading system and shared examples of its available data. He pointed out this would allow meters to be read by utility Staff at City Hall. He mentioned some drive by metering would continue for certain areas within the City. He stated the City's Communications and IT (Information Technology) Staff were continuing to work to ensure a smooth process.

Mayor Petro inquired whether the City was continuing to monitor water conservation efforts by residents and Mr. Jackson shared some statistics which suggested water usage had gradually increased to the amount used prior to the City encouraging conservation efforts. He pointed out the City had until 2030 to implement charging residents based upon water usage identified by the meter.

Mr. Jackson explained smart controllers and water sensors were available to residents and reported the smart controllers had been successful in contributing to water conservation and shared an example.

Mr. Jackson informed the Council about Weber Basin's statistics for water runoff specific to this year's water usage and announced it would be delaying water availability this year until May 15, 2026, with a twenty percent reduction of water.

MAYOR'S REPORT

Mayor Petro inquired whether the Council had any comments and the Council expressed appreciation to the Staff for the information provided during the meeting.

Councilmember Smith Edmondson expressed her opinion the Mayor and Council needed representation for communications staff and shared some examples when the residents could have been better informed and a discussion followed.

The meeting adjourned at 5:12 p.m.

Kimberly S Read, City Recorder

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

Item Number: 5.A.

Subject:

Interlocal Cooperation Agreement between Layton City and Davis County Regarding Gentile Street - 2400 East to 2600 East, Project PW25-58 – Resolution 26-35 – Along Gentile Street from Approximately 2400 East to 2600 East

Background:

Resolution 26-35 authorizes the execution of an Interlocal Cooperation Agreement between Layton City (City) and Davis County (County) regarding Gentile Street - 2400 East to 2600 East, Project PW25-58 (Project).

The City submitted a Highway or Public Transit Proposal to the County for the Project. The County approved funding for the Project through Fourth .25% County Option Sales and Use Tax for Highways or Public Transit Proposal. The County has agreed to partially reimburse the City in an amount up to eighty percent (80%) of the total permitted or authorized costs or expenses of the Project, not to exceed \$1,592,000. The City has agreed to complete the Project on or before December 31, 2027.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-35 to authorize the execution of the Interlocal Cooperation Agreement between Layton City and Davis County regarding Gentile Street - 2400 East to 2600 East, Project PW25-58; 2) Adopt Resolution 26-35 with any amendments the Council deems appropriate; or 3) Not Adopt Resolution 26-35 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26–35 and authorize the City Manager to execute the Interlocal Cooperation Agreement between Layton City and Davis County regarding Gentile Street - 2400 East to 2600 East, Project PW25-58.

RESOLUTION 26-35

A RESOLUTION ADOPTING AND APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR HIGHWAYS OR PUBLIC TRANSIT PROJECT REIMBURSEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY REGARDING GENTILE STREET - 2400 EAST TO 2600 EAST, PROJECT PW25-58

WHEREAS, Layton City (City) and Davis County (County) desire to enter into an Interlocal Cooperation Agreement regarding Gentile Street - 2400 East to 2600 East, Project PW25-58 (Agreement), located along Gentile Street from approximately 2400 East to 2600 East; and

WHEREAS, the City, submitted a Highway or Public Transit Proposal to the County for Gentile Street – 2400 East to 2600 East, Project PW25-58 (Project); and

WHEREAS the City has surveyed and prepared a design for the roadway and sidewalk improvements and work associated with the Project; and

WHEREAS, the City has advertised, received bids and selected a contractor for the Project; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs, expenses, or otherwise incurred by the City in connection with the Project up to \$1,592,000; and

WHEREAS, the City desires to commence and complete the Project by December 31, 2027; and

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

WHEREAS, Title 11, Chapter 13, of the Utah Code authorizes governmental entities to enter into interlocal cooperation agreements under the Interlocal Cooperation Act for provision of services; and

WHEREAS, it is deemed to be in the best interest of the citizens of Layton City to adopt and approve the Interlocal Cooperation Agreement for Highways or Public Transit Reimbursement between Layton City and Davis County regarding Gentile Street - 2400 East to 2600 East, Project PW25-58.

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

1. That the Interlocal Cooperation Agreement, between Layton City and Davis County, which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the City Manager is authorized to execute the necessary documents.
3. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of Layton, Utah this 16th day of July, 2026

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 
CLINTON R. DRAKE, City Attorney


STEPHEN JACKSON, Department Director

**INTERLOCAL COOPERATION AGREEMENT FOR HIGHWAYS
OR PUBLIC TRANSIT PROJECT REIMBURSEMENT**

(Fourth .25% County Option Sales and Use Tax for Highways or Public Transit)

This Interlocal Cooperation Agreement for Highways or Public Transit Project Reimbursement (this "Agreement") is between Davis County, a body corporate and politic and a legal subdivision of the State of Utah (the "County"), and Layton City, a municipal corporation of the State of Utah (the "City"). The County and the City may be collectively referred to as the "Parties" in this Agreement or may be solely referred to as a "Party" in this Agreement.

WHEREAS, the Parties are authorized to enter into in this Agreement, pursuant to Utah's Interlocal Cooperation Act, which is codified at Title 11, Chapter 13 of the Utah Code (the "Act"); and

WHEREAS, Utah Code Section 59-12-2219 ("Section 59-12-2219") provides the legislative body of Davis County, Utah an opportunity to expend revenue generated from local option sales and use tax for the purposes set forth in Utah Code Section 59-12-2212.2 ("Section 59-12-2212.2"); and

WHEREAS, the City desires to commence and complete a project that satisfies the provisions of Section 59-12-2212.2 and the provisions of this Agreement, including, but not limited to, the Highways or Public Transit Proposal attached to this Agreement as Attachment 1 and incorporated into this Agreement by this reference (the "Project") and the Project Cost Estimate attached to this Agreement as Attachment 2 and incorporated into this Agreement by this reference; and

WHEREAS, the City desires to be reimbursed, in part, by the County for expenses incurred to complete the Project pursuant to the provisions of this Agreement; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs and expenses incurred by the City in connection with the Project pursuant to the provisions of this Agreement.

The Parties therefore agree as follows:

1. **Purpose.** The purpose of this Agreement is to memorialize an agreement between the Parties for the commencement and completion of the Project, which satisfies the provisions of Section 59-12-2212.2 as well as the provisions of this Agreement.
2. **The City's Duties, Obligations, or Responsibilities.**
 - 2.1. The City shall commence and complete all material aspects of the Project on or before December 31, 2027.
 - 2.2. The City shall be fully and solely responsible for all costs, expenses, or otherwise related to the Project.
 - 2.3. The City shall be solely responsible for operating and maintaining the Project, including, but not limited to, all costs, expenses, or otherwise related to the operation or maintenance of the Project.
 - 2.4. The City shall ensure that the Project complies with the American Public Works Association ("APWA") standards and all other federal, state, or local laws, regulations, rules, requirements, codes or otherwise that are applicable to the Project.
3. **The County's Duties, Obligations, or Responsibilities.** The County shall reimburse the City in an amount up to 80% of the total permitted or authorized costs or expenses of the Project not to exceed \$1,592,000.00, only upon all of the following being satisfied by the City:
 - 3.1. The City commences and completes all material aspects of the Project on or before December 31, 2027; and

- 3.2. The City notifies the County of its completion of the Project and provides the County with a detailed breakdown of all expenses, costs, or other approved match payments paid by the City in connection with the Project.
4. **Progress Payments Authorized.** The City may provide reimbursement requests to the County, no more frequently than quarterly, for authorized costs paid by the City for the Project. After confirming that the costs provided in a reimbursement request are authorized for reimbursement, the County shall reimburse the City in an amount equal to 90% of the authorized costs sought through a reimbursement request. The tender or receipt of progress payments under this section shall not relieve the City of its obligations under this Agreement. The County shall reimburse the City for the remaining 10% of the authorized costs sought through the City's reimbursement requests in an amount up to 80% of the total authorized costs of the Project, not to exceed \$1,592,000.00, only if the City timely and completely satisfies its obligations under Sections 2 and 3 of this Agreement.
5. **Effective Date of this Agreement.** The Effective Date of this Agreement shall be on the earliest date after this Agreement satisfies the requirements of the Act (the "Effective Date").
6. **Term of Agreement.** The term of this Agreement shall begin upon the Effective Date of this Agreement and shall terminate five years from the Effective Date of this Agreement (the "Term"), subject to the termination and other provisions set forth in this Agreement.
7. **Termination of Agreement.** This Agreement may be terminated prior to the completion of the Term by any of the following actions:
- 7.1. The mutual written agreement of the Parties;
- 7.2. By either Party:
- 7.2.1. After any material breach of this Agreement, subject to Subsection 7.2.2. of this Agreement; and
- 7.2.2. Thirty calendar days after the non-breaching Party sends a demand to the breaching Party to cure such material breach, and the breaching Party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching Party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and
- 7.3. As otherwise set forth in this Agreement or as permitted by law, ordinance, rule, or regulation.
8. **Indemnification; Hold Harmless.** The City shall indemnify and hold harmless the County, and the County's officials, employees, agents, and other representatives (collectively, the "Indemnified Party"), against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, that are incurred by the Indemnified Party (collectively, "Losses"), and any cost or expense incurred by the Indemnified Party in defending a matter relating to one or more Losses (e.g. court filing fees, court costs, dispute resolutions costs, witness fees, professional fees and attorney fees) (collectively, "Resolution Expenses") (Losses and Resolution Expenses together mean "Indemnifiable Losses") relating to a material breach of this Agreement by the City or the negligent, reckless, or willful acts or omissions of the City or the City's officers, directors, employees, agents, or other representatives, except to the extent that the Indemnified Party caused those Indemnifiable Losses. The rights and obligations of the Parties set forth in this section will survive the termination of this Agreement.
9. **Notices.** All notices under this Agreement must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid, and addressed to the Parties at their

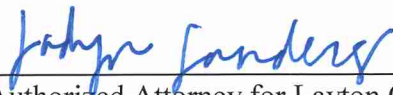
respective addresses set forth below (or to such other address(es) as may be designated by a Party in accordance with this section), and the same shall be effective upon receipt, if delivered personally, on the next business day, if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the Parties shall be:

<u>To the City:</u>	<u>To the County:</u>	<u>With a Copy to:</u>
Layton City Attn: Public Works Director 437 N Wasatch Dr Layton, UT 84041	Davis County Attn: CED Director P.O. Box 618 Farmington, UT 84025	Davis County Attn: Attorney's Office, Civil Division P.O. Box 618 Farmington, UT 84025

- 10. Damages.** The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for their own actions, activities, or business sponsored or conducted.
- 11. Governmental Immunity.** The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Title 63G, Chapter 7 of the Utah Code (the "Immunity Act"), and nothing in this Agreement is intended to waive or modify any and all rights, defenses or provisions provided in the Immunity Act. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Immunity Act.
- 12. Approval.** This Agreement shall be submitted to the authorized attorney for each Party for review as to proper form and compliance with applicable law pursuant to Section 11-13-202.5 of the Act. This Agreement shall be approved by the legislative body of each Party pursuant to Section 11-13-202.5 of the Act. This Agreement shall be filed with the keeper of records of each Party pursuant to Section 11-13-209 of the Act.
- 13. Interlocal Agreement Provisions.** This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions, and, to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.
- 14. Assignment Restricted.** This Agreement may only be assigned by a written instrument that is signed by authorized representatives of the Parties. Any purported assignment of this Agreement that is in violation of this section is void.
- 15. Waiver.** A right, remedy, power, privilege or otherwise under this Agreement is not waived by a Party unless such waiver is in writing and signed by an authorized representative of the Party granting the waiver.
- 16. Entire Agreement.** This Agreement, including all attachments, if any, and any other documents referenced in this Agreement or incorporated into this Agreement by this reference, constitutes the entire understanding between, and agreement of, the Parties with respect to the subject matter in this Agreement. Unless otherwise set forth in this Agreement, this Agreement supersedes all prior and contemporaneous understandings and agreements, whether written or oral, between the Parties with respect to the subject matter in this Agreement.
- 17. Inconsistencies.** The following order of precedence governs and controls any inconsistencies between this Agreement, any attachments to this Agreement, and any other documents referenced in this Agreement or incorporated into this Agreement by reference: 1) this Agreement; 2) any attachments to this Agreement; and 3) any other documents referenced in this Agreement or incorporated into this Agreement by reference.

- 18. Amendment.** This Agreement may only be amended by a written instrument that is signed by authorized representatives of the Parties. Any purported amendment of this Agreement that is in violation of this section is void.
- 19. Governing Law; Exclusive Jurisdiction.** This Agreement is governed by and construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provision that would require or permit the application of the laws of any jurisdiction other than those of the State of Utah. Each Party irrevocably and unconditionally agrees that it may only commence an action, litigation, or proceeding of any kind against any other Party, which arises from or relates in any way to this Agreement, in the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such court.
- 20. Severability.** If the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah finds that one or more sections, subsections, sentences, or parts of a sentence of this Agreement is prohibited or unenforceable, then that or those specific section(s), subsection(s), sentence(s) or part(s) of a sentence is void. All sections, subsections, sentences, or parts of a sentence of this Agreement that are not found by such court to be prohibited or unenforceable, shall remain in full force and effect.
- 21. Counterparts.** This Agreement may be signed in any number of counterparts, and, if such is the case, each counterpart that is signed and delivered, will be deemed an original and all such counterparts together will constitute one agreement.

The Parties have signed this Agreement on the dates set forth below.

DAVIS COUNTY	LAYTON CITY
Bob J Stevenson Chair, Davis County Board of Commissioners Dated: _____	Print Name: _____ Print Title: _____ Dated: _____
ATTEST:	ATTEST:
Brian McKenzie Davis County Clerk Dated: _____	Print Name: _____ Title: _____ Dated: _____
REVIEWED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:	REVIEWED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:
	
Authorized Attorney for Davis County	Authorized Attorney for Layton City

Attachment 1

Highways or Public Transit Proposal (23 Pages)

Highways or Public Transit Proposal

Submitted by: _____

Project Title: _____

Project Location: _____

Facility Length: _____

Jurisdiction: State Owned Locally Owned Multiple *(please list)*

Project Description: *(attach plans, maps, illustrations and/or other supporting documents)*

Total Estimated Project Cost: \$ _____
(attach detailed estimate)

Local Funds Committed: \$ _____

3rd Party Funds Committed: \$ _____

In Kind Donations: \$ _____
(dollar value)

Other Contributions: \$ _____

Davis County Funding Request: \$ _____

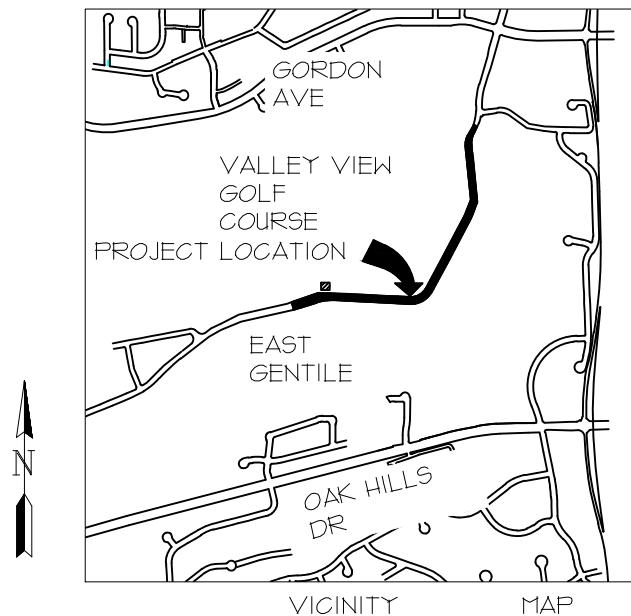
LEGEND

EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING CULINARY WATER	
PROPOSED CULINARY WATER	
EXISTING IRRIGATION	
EXISTING SECONDARY WATER	
EXISTING TELEPHONE LINE	
EXISTING GAS LINE	
EXISTING FIBER OPTIC	
EXISTING FENCE LINE	
PROPOSED FENCE LINE	
CENTERLINE	
EXISTING EDGE OR ASPHALT	
EXISTING CENTERLINE (PROFILE)	
PROPOSED CENTERLINE (PROFILE)	
EXISTING CURB & GUTTER	
NEW CURB & GUTTER	
NEW WALK	
FUTURE CURB & GUTTER	
FUTURE WALK	
PROPOSED RECONSTRUCTION	

EXISTING STORM DRAIN CLEANOUT BOX	
PROPOSED STORM DRAIN CLEANOUT BOX	
EXISTING STORM DRAIN INLET BOX	
PROPOSED STORM DRAIN INLET BOX	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING CULINARY VALVE	
EXISTING FIRE HYDRANT	
PROPOSED CULINARY VALVE	
PROPOSED FIRE HYDRANT	
EXISTING IRRIGATION BOX	
EXISTING TELEPHONE BOX	

GENTILE STREET 2400 EAST TO 2600 EAST

PROJECT PW25-58



DOMINION ENERGY
MARK WALL
mark.wall@enbridge.com
801.324.3503

ROCKY MOUNTAIN POWER
MITCHELL LINDSAY
Mitchell.Lindsay@pacificorp.com
801.543.3032

CENTURY LINK
DONNLEE WATSON
dwatson@congruex.com
801.888.3280

COMCAST
DUSTIN PITTS
Dustin-Pitts@comcast.com
801.831.6871

UTOPIA
JAMES MILLER
Jmiller@utopiafiber.com
801.389.8908

LAYTON CITY
PUBLIC WORKS
801.336.3720

WEBER BASIN WATER
CONSERVANCY DISTRICT
ZEKE BARDWELL
zbardwell@weberbasin.com
385.319.8415

SHEET INDEX

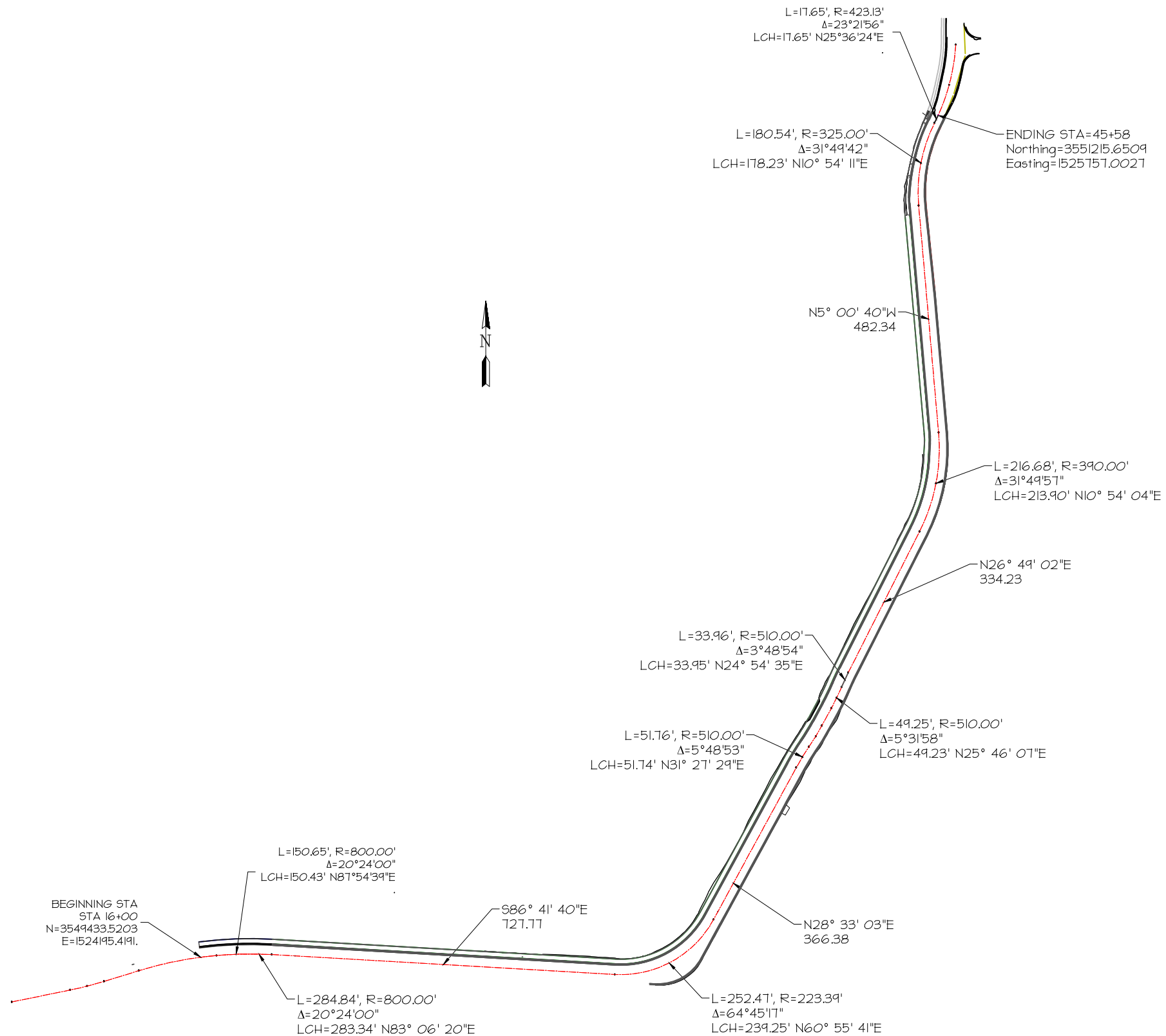
COVER SHEET	SHEET 1
SURVEY CONTROL	SHEET 2
GENTILE ST RECONSTRUCTION	SHEETS 3-9
GENTILE ST SEWER & STORM DRAIN	SHEETS 10-15
GENTILE ST WATER LINE	SHEETS 16-18
GENTILE ST STRIPPING & STREET LIGHTING	SHEETS 19-21
DETAILS	SHEET 22

SECTION CORNER	BENCHMARK EAST GENTILE
TOWNSHIP 4 NORTH	EXIST 5SMH
RANGE 1 WEST SECTION 23	N=3549429.2370' (NAD83)
NORTHEAST CORNER	E=1524221.6890' (NAD83)
N: 3551184.0060' (NAD83)	RIM ELEV=4717.48
E: 1527087.8570' (NAD83)	

GENERAL PROJECT NOTES

- CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS CONTAINING ESSENTIAL INFORMATION INCLUDING CONSTRUCTION PLANS WITH PROJECT NOTES, BID DOCUMENTS (INCLUDING "INFORMATION FOR BIDDERS" SECTION), AND MEASUREMENT AND PAYMENT.
- ALL CONSTRUCTION WORK SHALL CONFORM TO LAYTON CITY STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING BLUE STAKES PRIOR TO COMMENCING WORK IN ANY AREA. CONTRACTOR SHALL ALSO POTHOLE ALL INTERSECTIONS AND CONNECTIONS POINTS AS WELL AS EXISTING UTILITIES AT LEAST ONE WEEK IN ADVANCE OF CONSTRUCTION AND WITHIN 200 FEET OF EACH DAY'S ANTICIPATED INSTALLATION TO VERIFY DEPTHS, ALIGNMENT, SIZE, MATERIAL, AND CLEARANCE WITH EXISTING UTILITIES.
- UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY. UTILITIES NOT OWNED BY LAYTON CITY (WEBER BASIN WATER, SECONDARY WATER OR IRRIGATION, POWER, GAS, FIBER, ETC.) ARE SHOWN AS AN APPROXIMATION ONLY AND MAY NOT BE COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING IN ADVANCE WITH EACH UTILITY TO IDENTIFY AND LOCATE ALL UTILITIES IN THE FIELD. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY EXIST. UTILITIES OUTSIDE OF CURB & GUTTER AND ASPHALT MAY EXIST AND ARE NOT SHOWN ON PLANS.
- OVERHEAD POWER & CABLE LINES ARE PRESENT IN THE PROJECT AREA. OVERHEAD UTILITIES ARE NOT MARKED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR USING PROPER CONSTRUCTION EQUIPMENT TO PROTECT OVERHEAD UTILITIES.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING MINIMUM ONE-WAY TRAFFIC ON EXISTING PAVEMENT, INCLUDING ALL NECESSARY TREE TRIMMING AND TRAFFIC CONTROL .
- EXISTING SEWER LATERAL LOCATIONS ARE SHOWN ON THE PLANS BASED ON DATA OBTAINED FROM SEWER MAINTENANCE VIDEOS. LOCATIONS ARE APPROXIMATE BASED ON DISTANCE MEASURED BY CAMERA FROM A CONNECTING MANHOLE. ALIGNMENT OF LATERALS FROM THE SEWER MAIN TO THE RESIDENCE IS UNKNOWN. USE CAUTION WHEN DIGGING IN AREAS NEAR LATERALS. NEW LATERALS MAY EXIST SINCE SEWER MAIN WAS LAST TELEVIEWED.
- ANY LANDSCAPING, SIDEWALK, CURB AND GUTTER, OR EXISTING IMPROVEMENTS IMPACTED BY CONSTRUCTION WILL NEED TO BE REPLACED. VERIFY IN ADVANCE WITH PW INSPECTOR.

REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
			M HUNSAKER	02/2026	NA
			DRAWN BY	DATE	VERTICAL SCALE
			M HUNSAKER	02/2026	NA
			APPROVED BY	DATE	VIEW NAME
			B JACOBS	02/2026	PLOT



431 N WASATCH DR.
LAYTON, UT 84041
(801) 336-3100

REVISION	BY	DATE

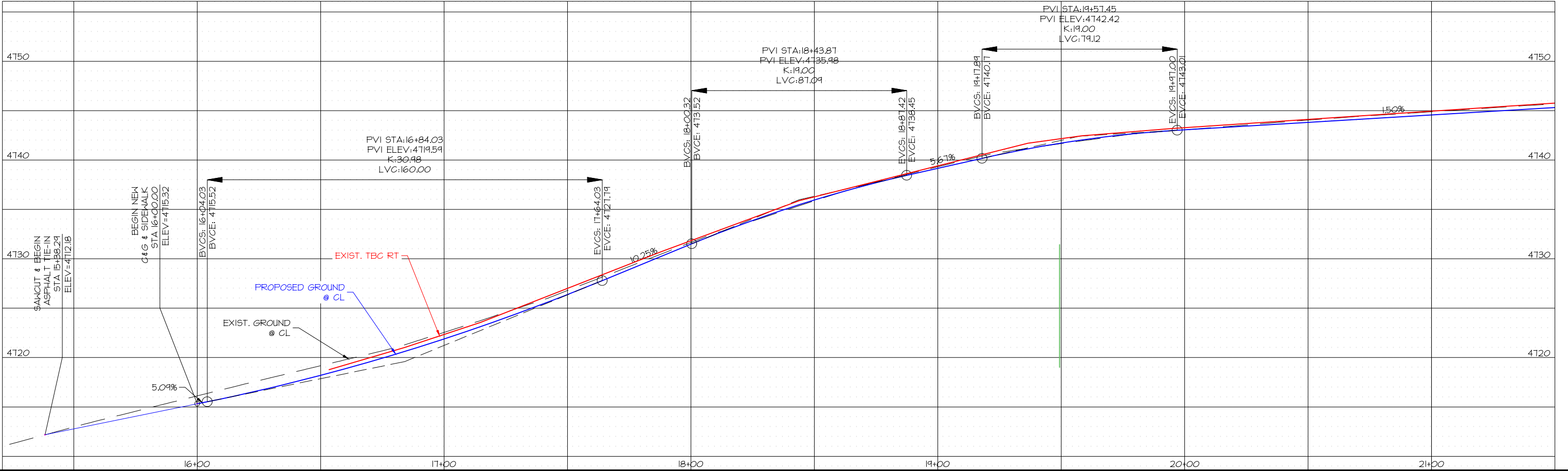
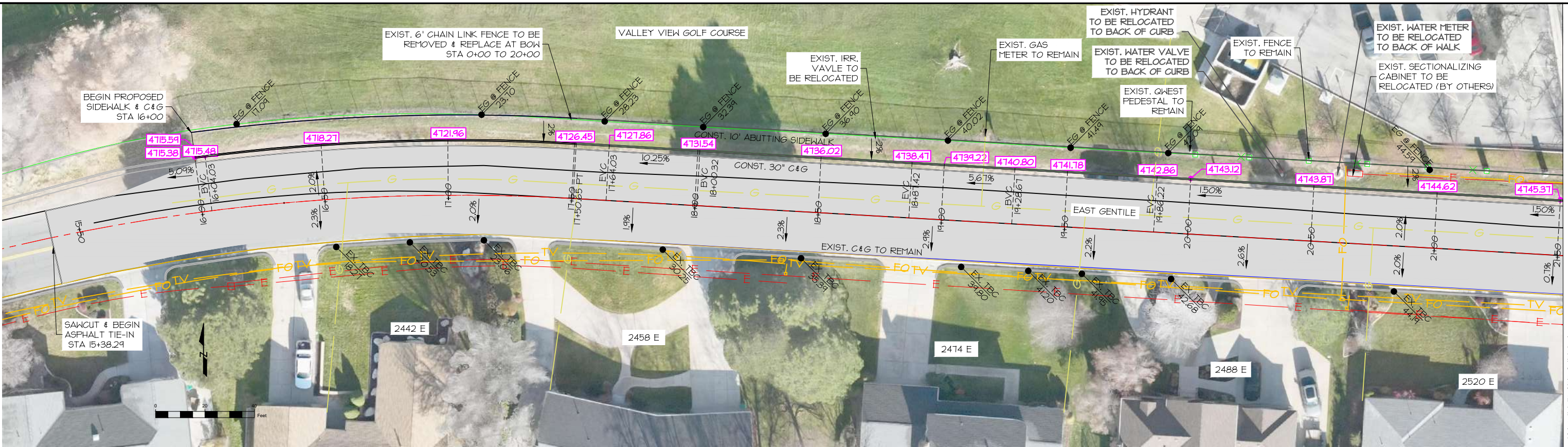
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DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

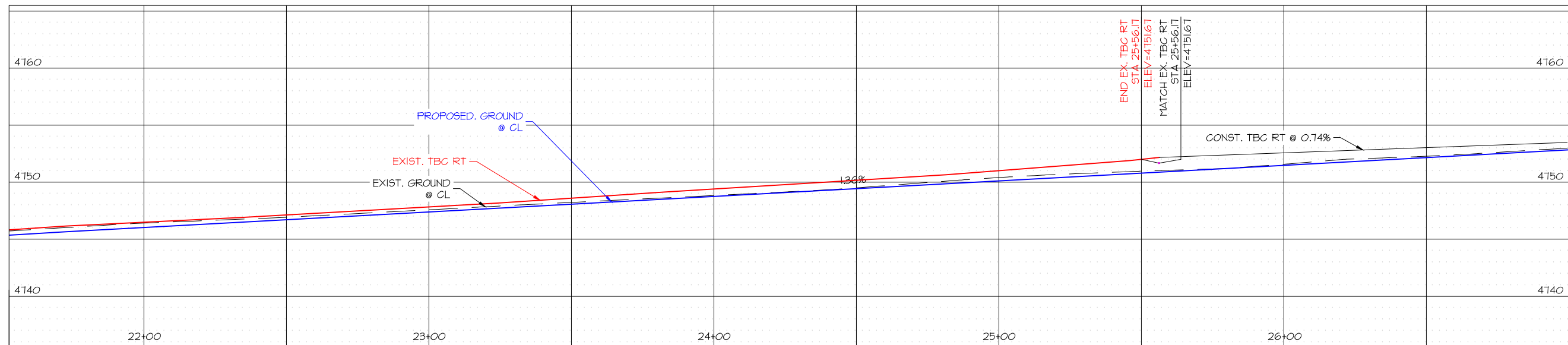
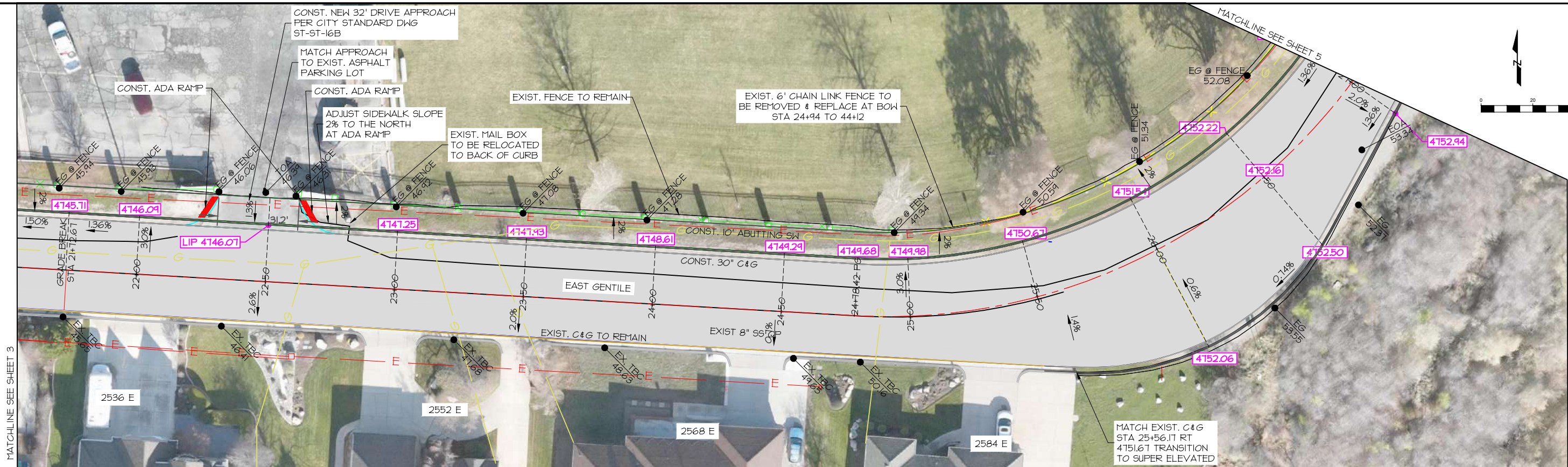
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DATE	02/2026
DATE	02/2026

HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	1" = 10'
VIEW NAME	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
SURVEY CONTROL

DRAWING #
2
OF
22





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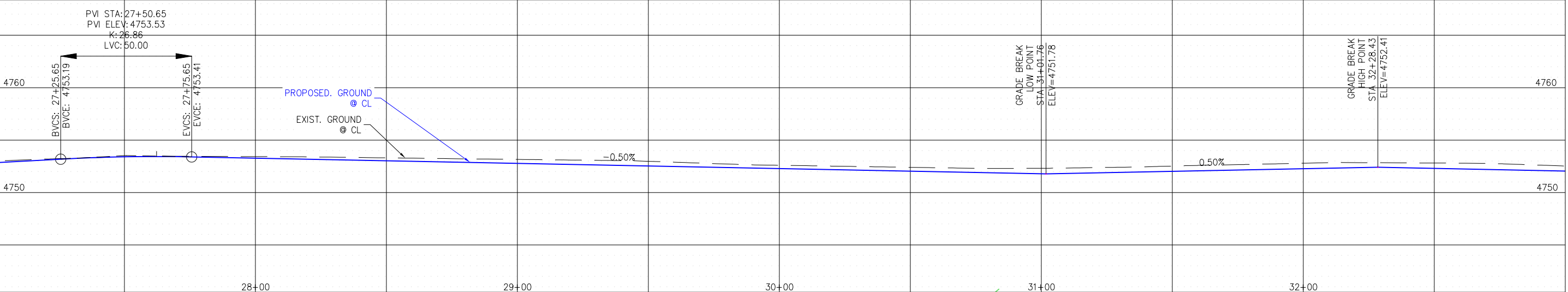
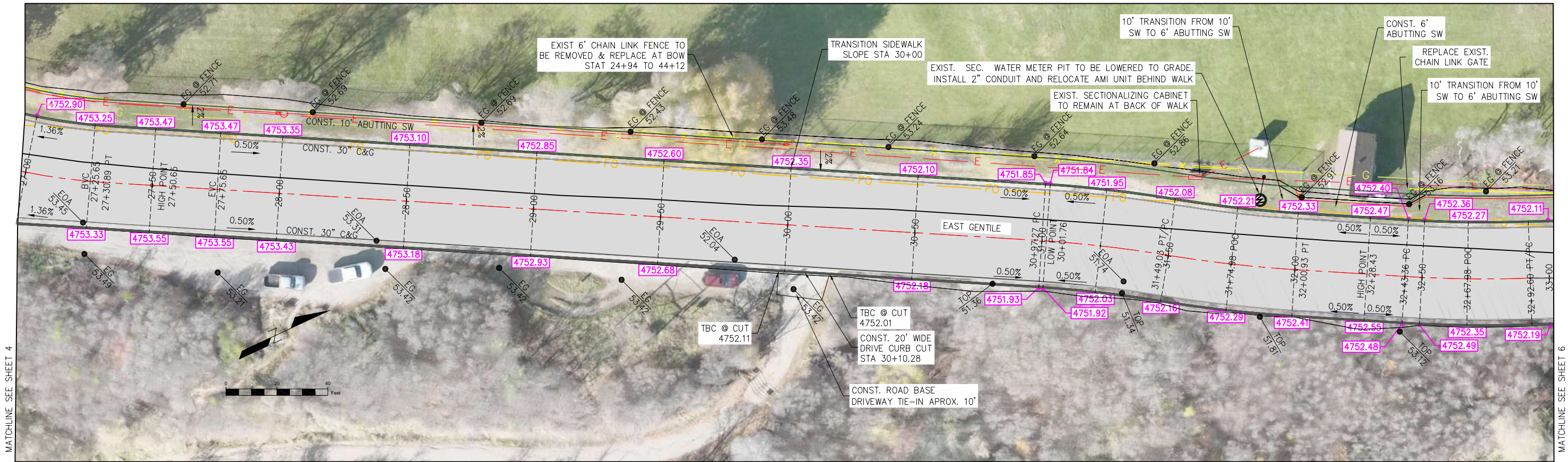
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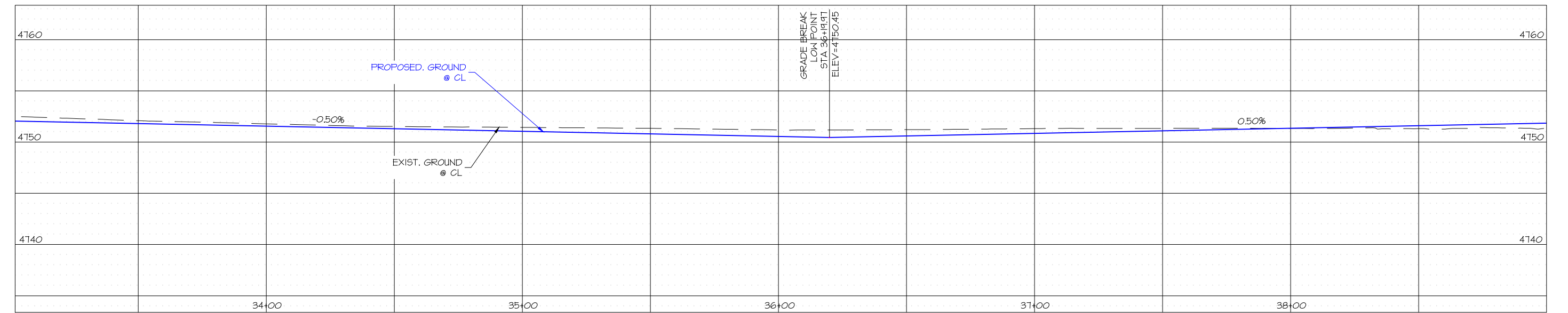
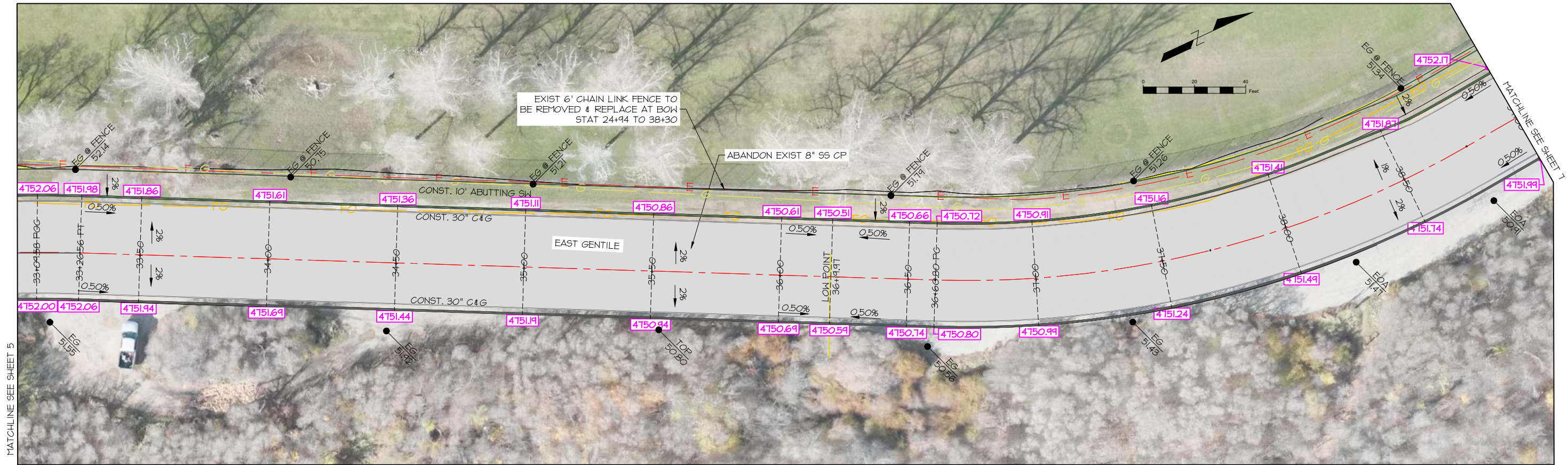
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DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

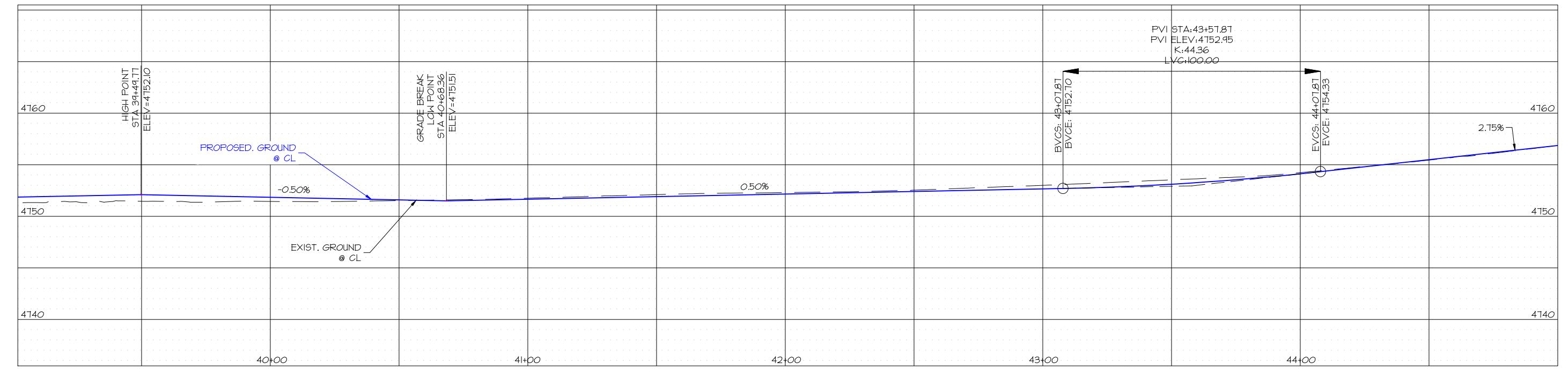
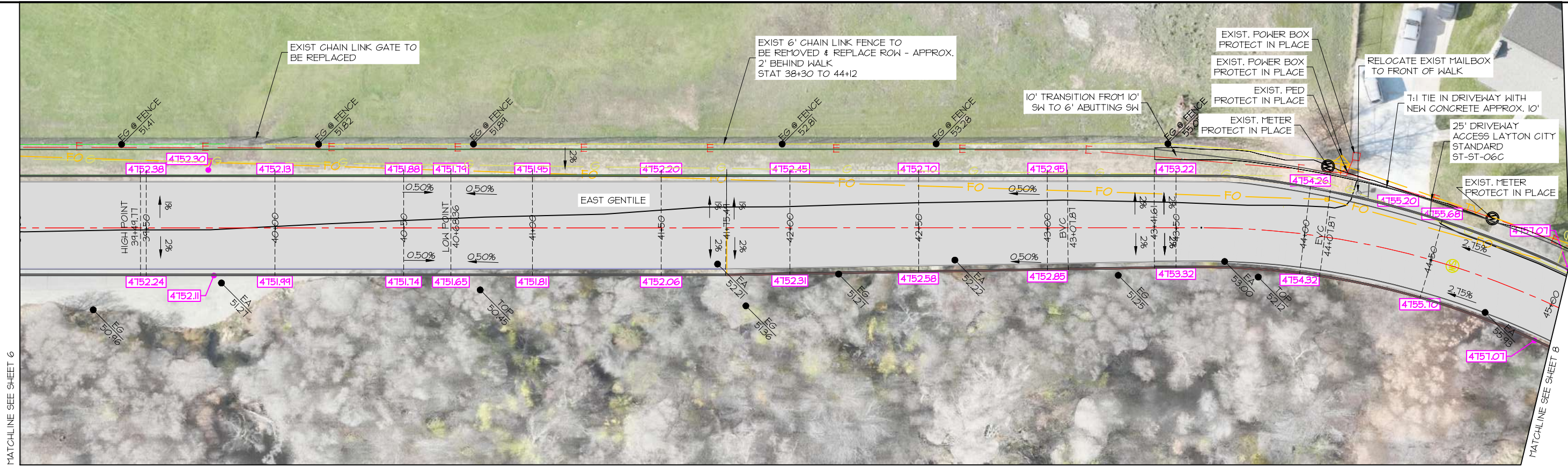
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DATE	02/2026	VERTICAL SCALE	1" = 10'
DATE	02/2026	VIEW NAME	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
PLAN & PROFILE - STA 21+50 TO 27+00

DRAWING #
4
OF
22







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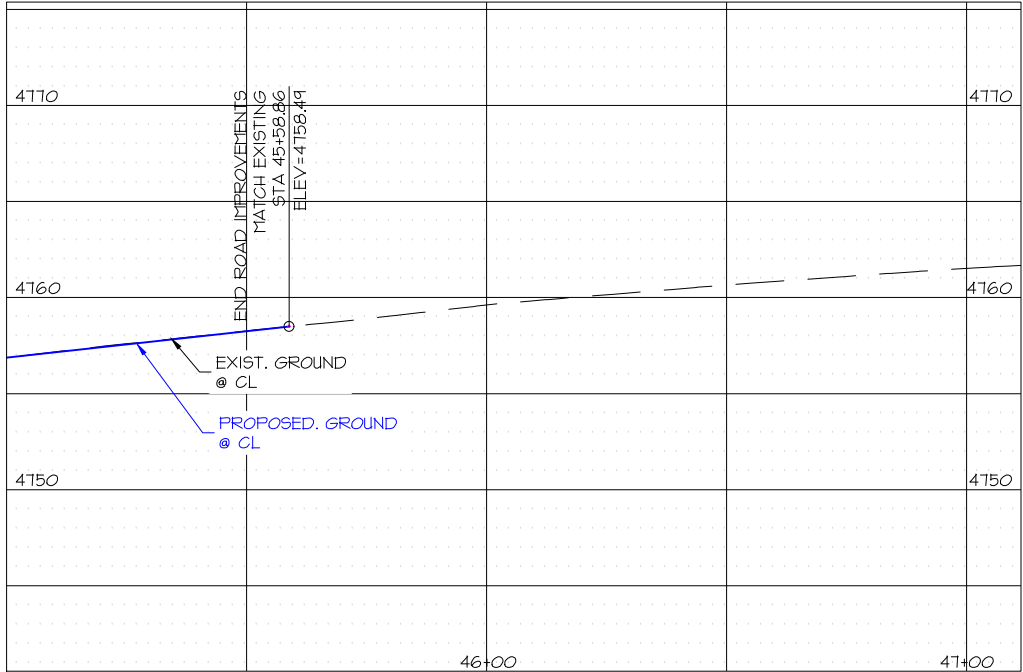
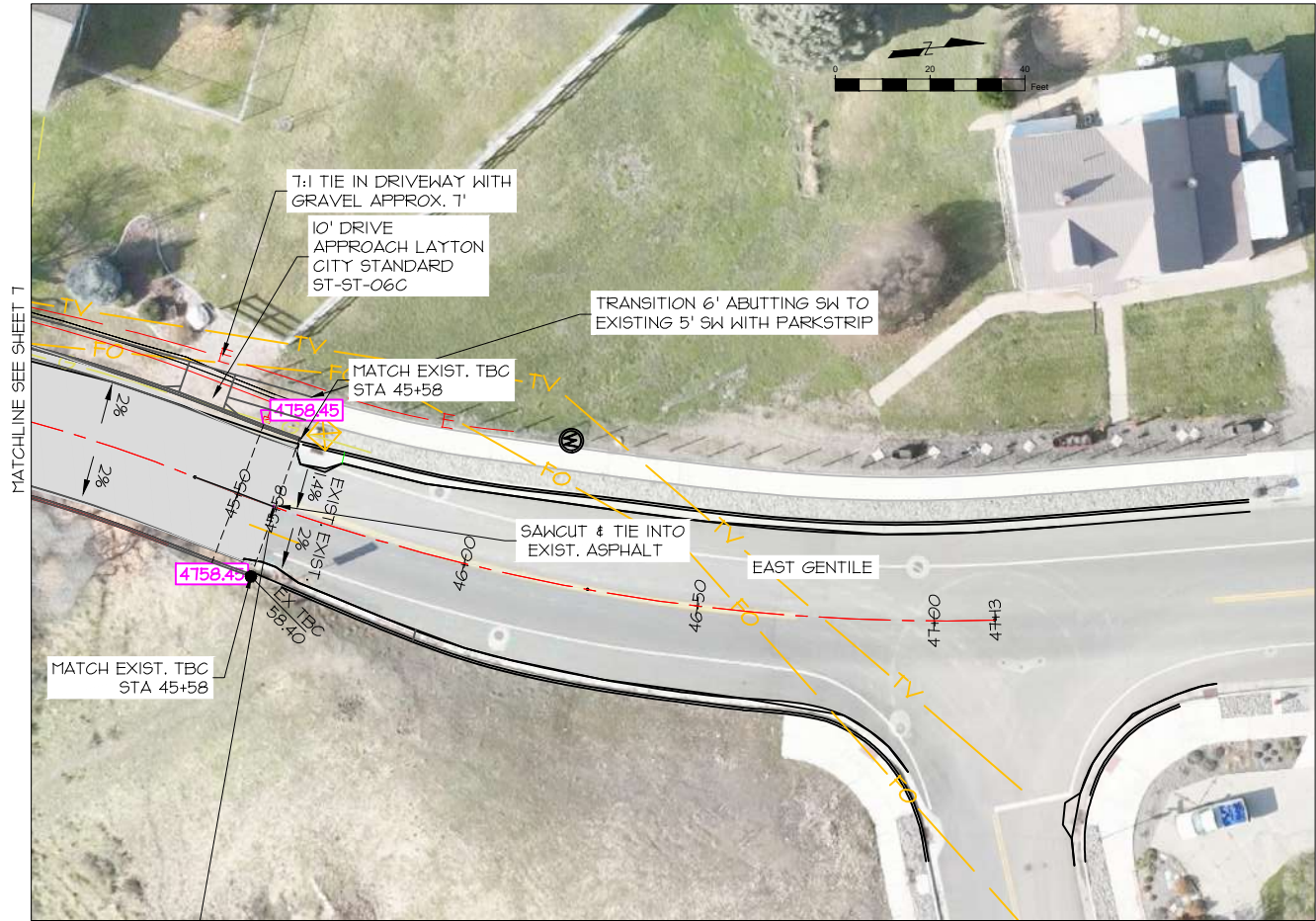
REVISION	BY	DATE

DESIGNED BY	M HUNSAKER
DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

DATE	02/2026	HORIZONTAL SCALE	1" = 40'
DATE	02/2026	VERTICAL SCALE	1" = 10'
DATE	02/2026	VIEW NAME	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
PLAN & PROFILE - STA 39+00 TO 45+00

DRAWING #
7
OF
22



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CONSTRUCTION

REVISION	BY	DATE

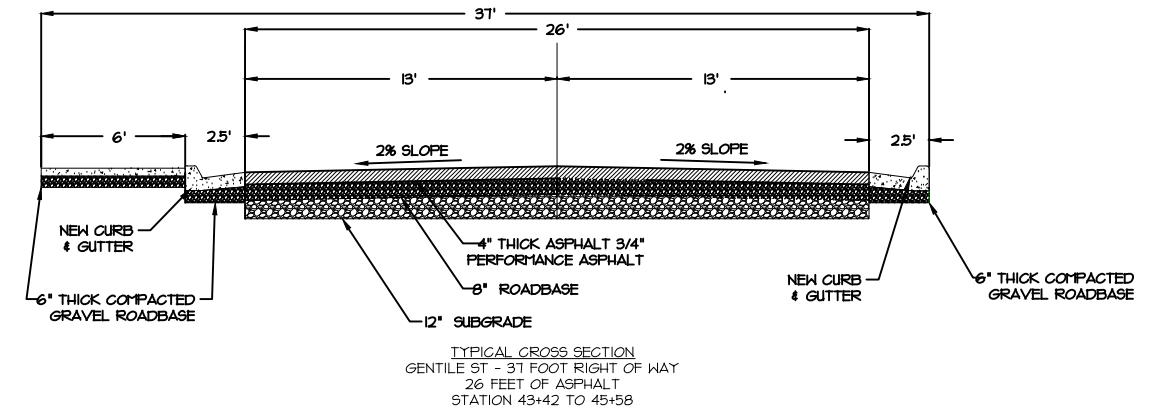
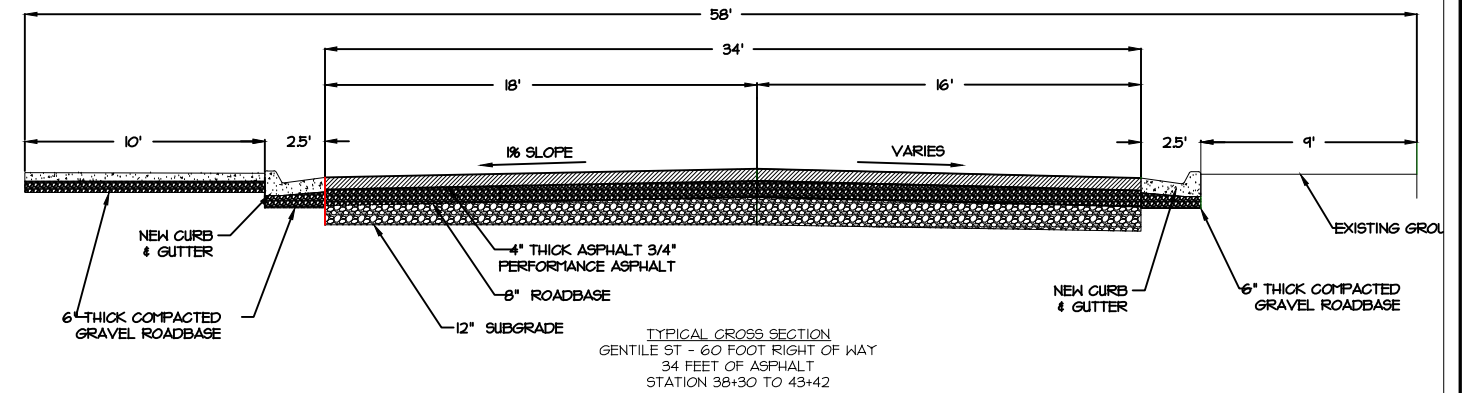
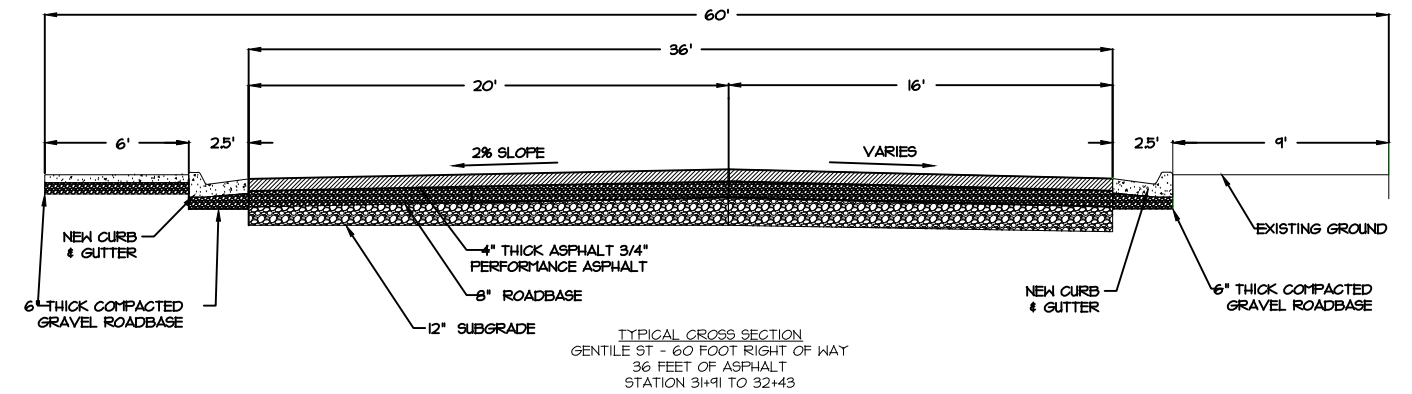
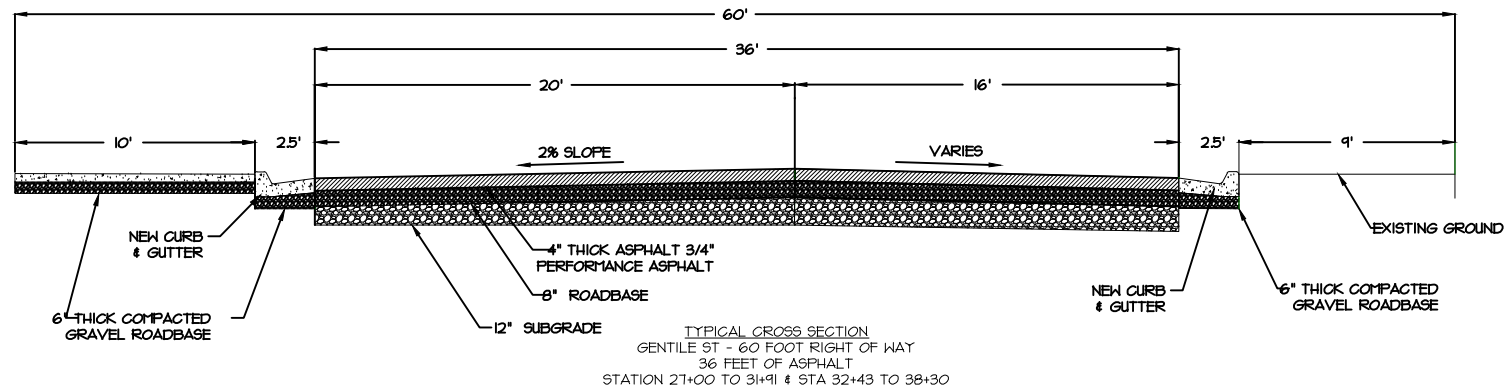
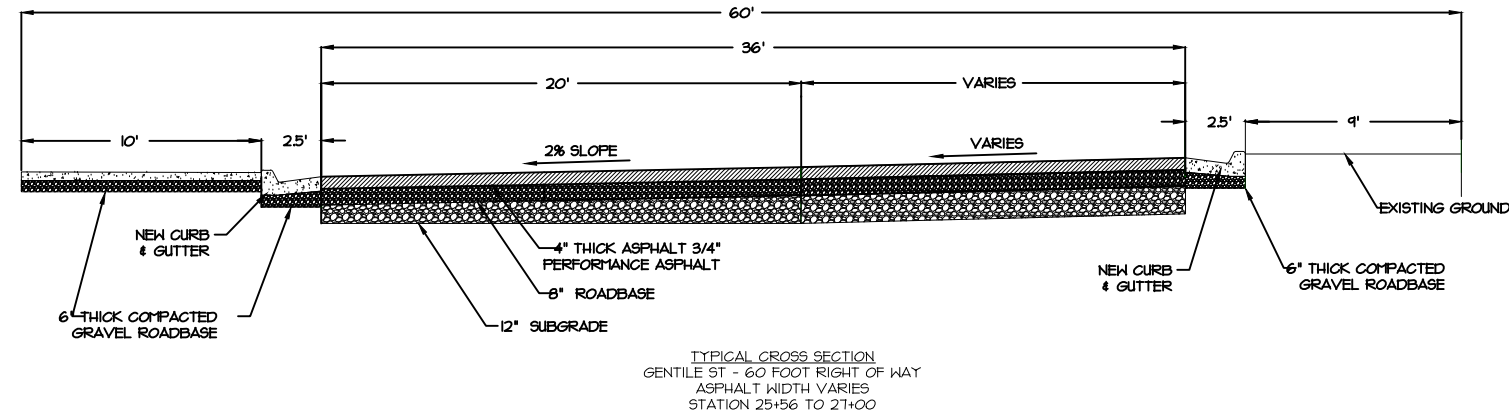
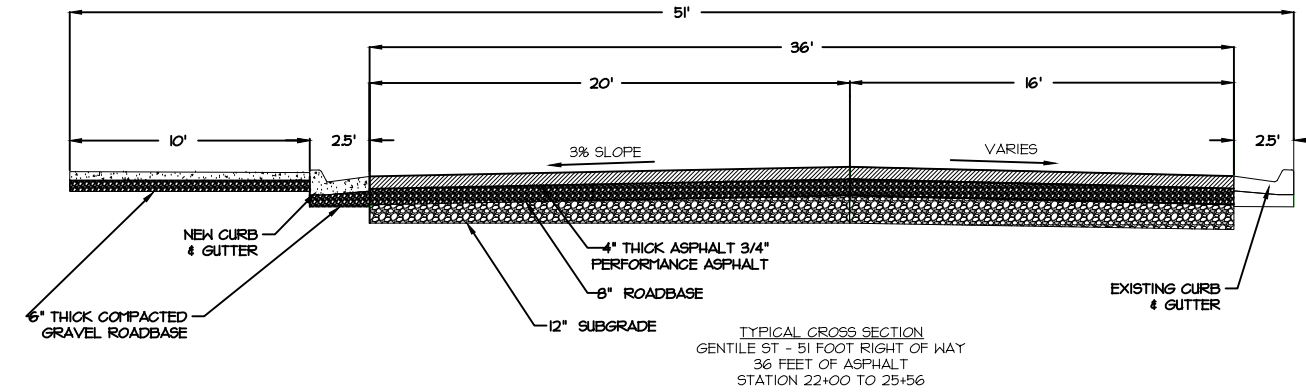
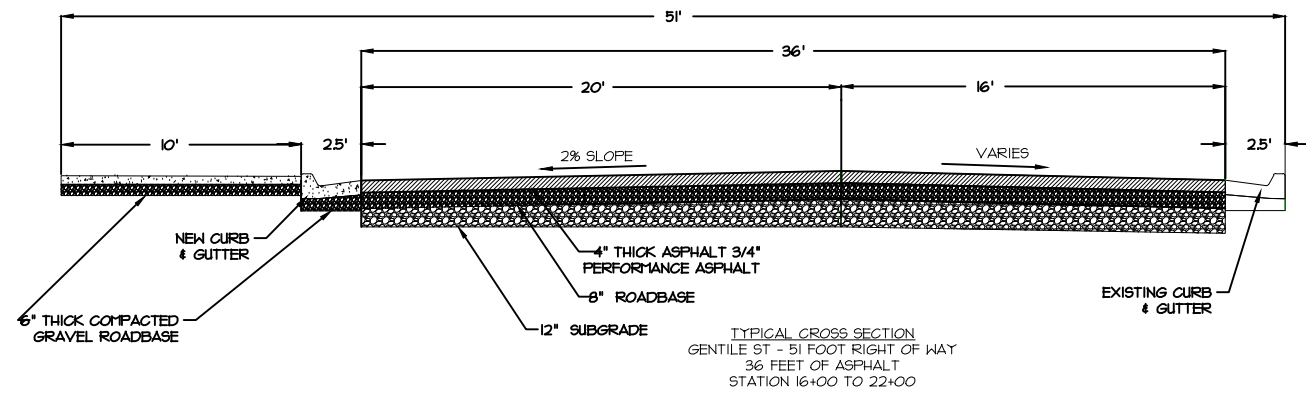
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DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

DATE	02/2026
DATE	02/2026
DATE	02/2026

HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	1" = 10'
VIEW NAME	PLOT

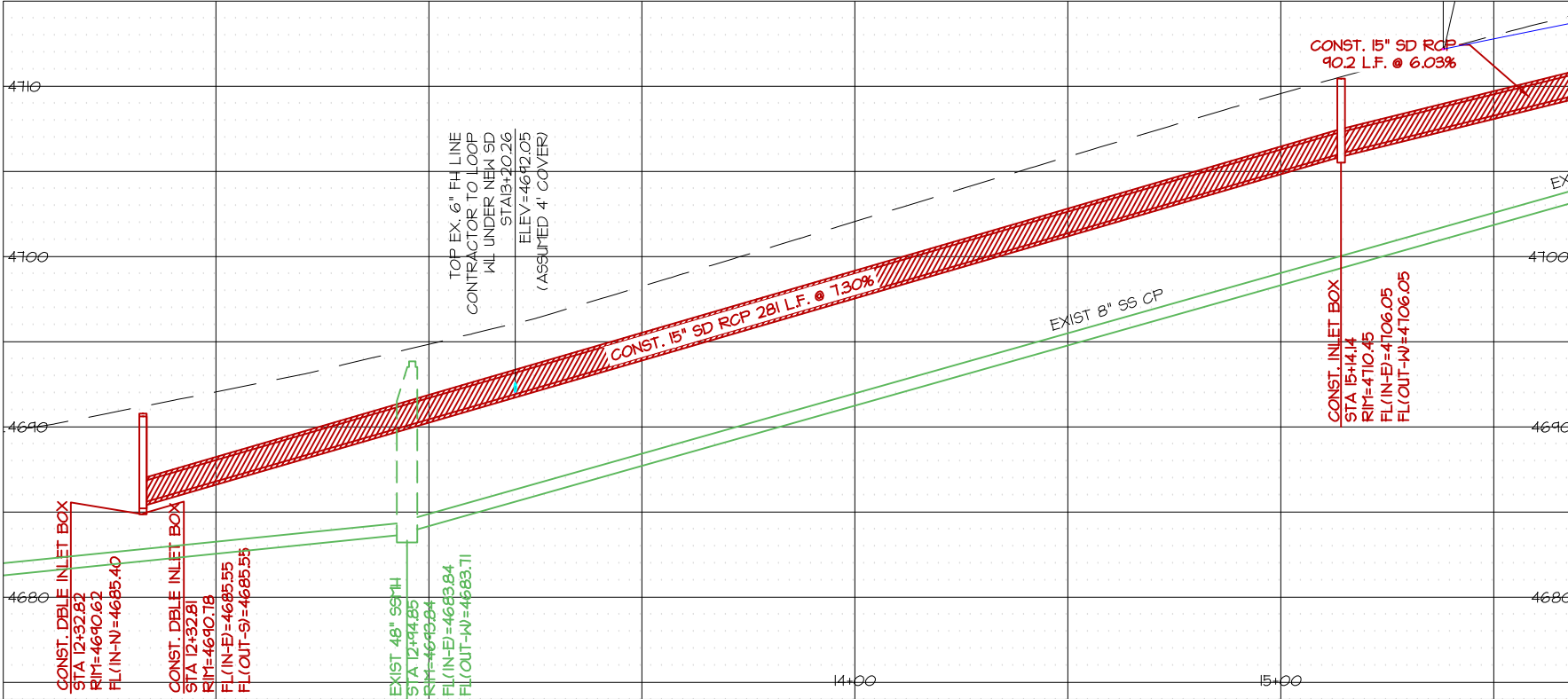
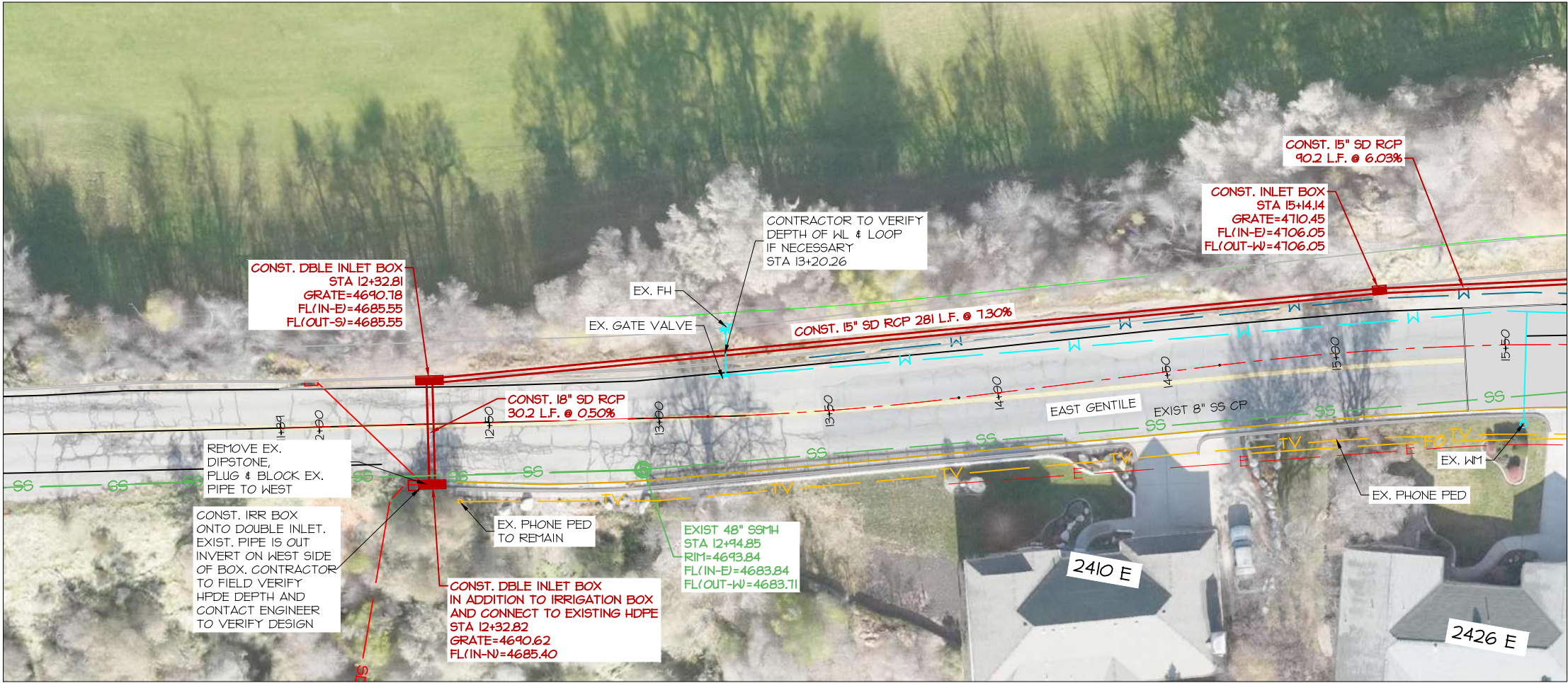
PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
PLAN & PROFILE - STA 45+00 TO 47+13

DRAWING #
8
OF
22

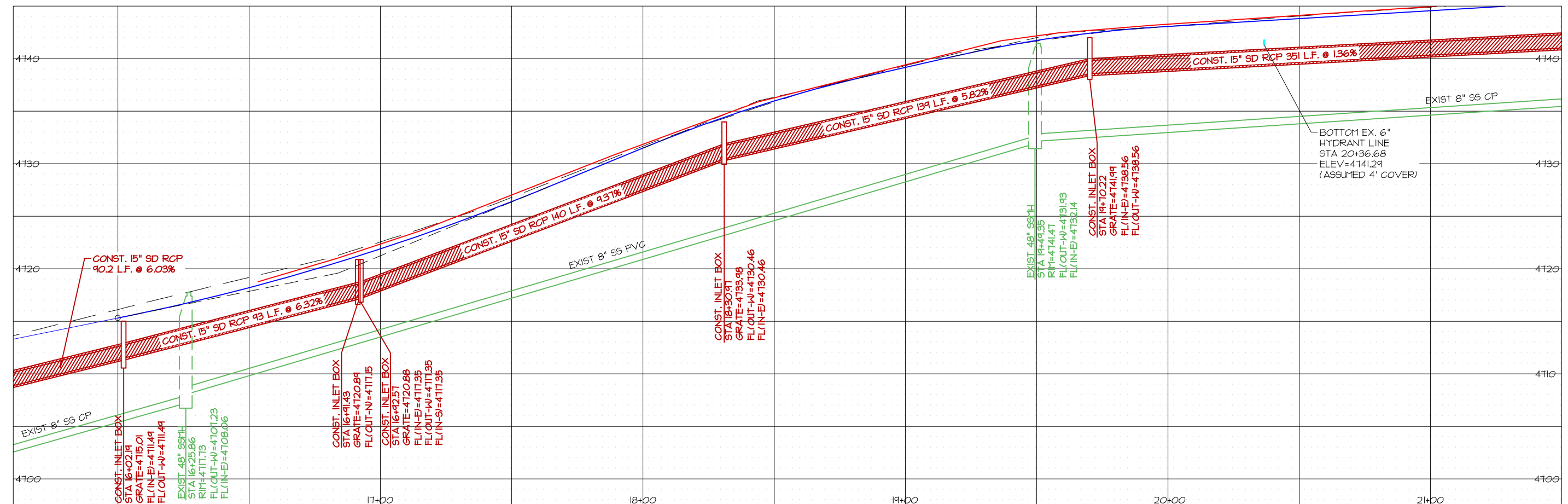
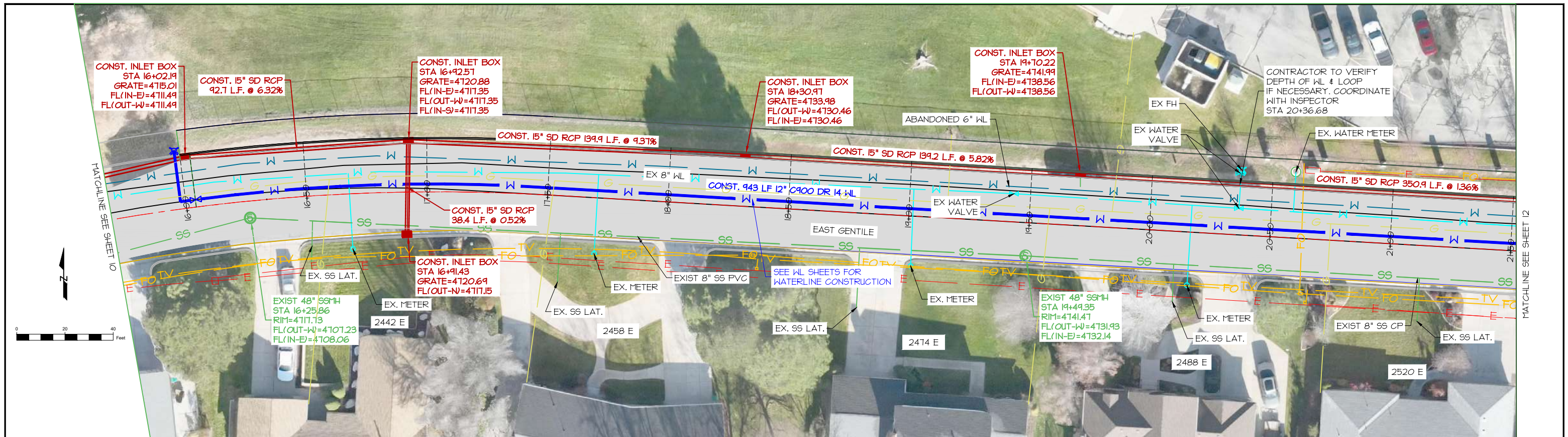


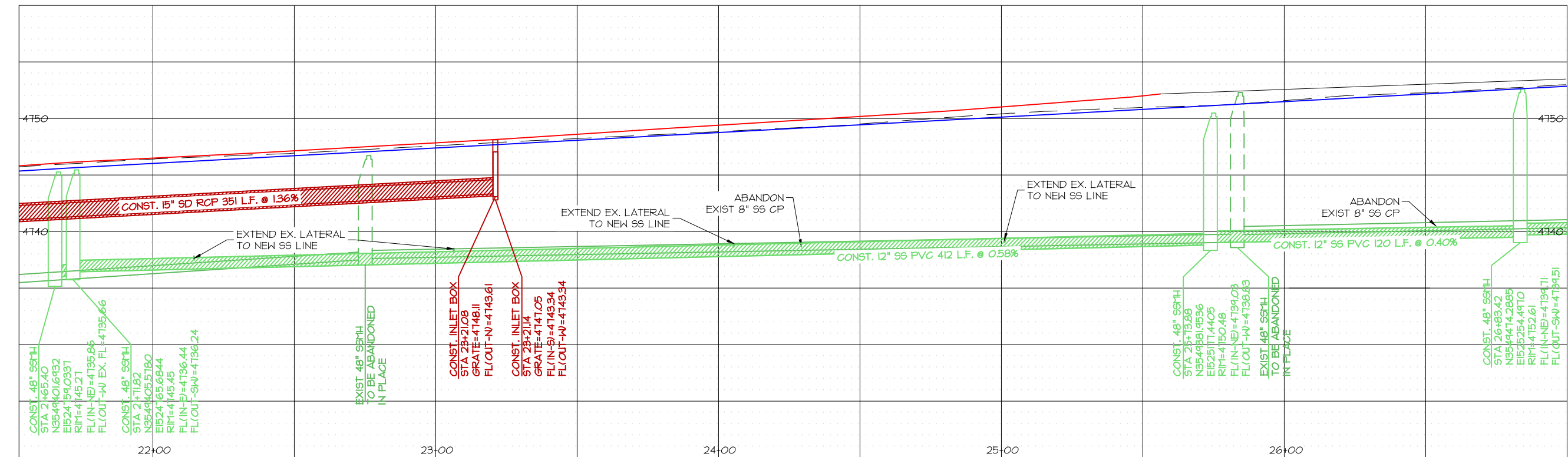
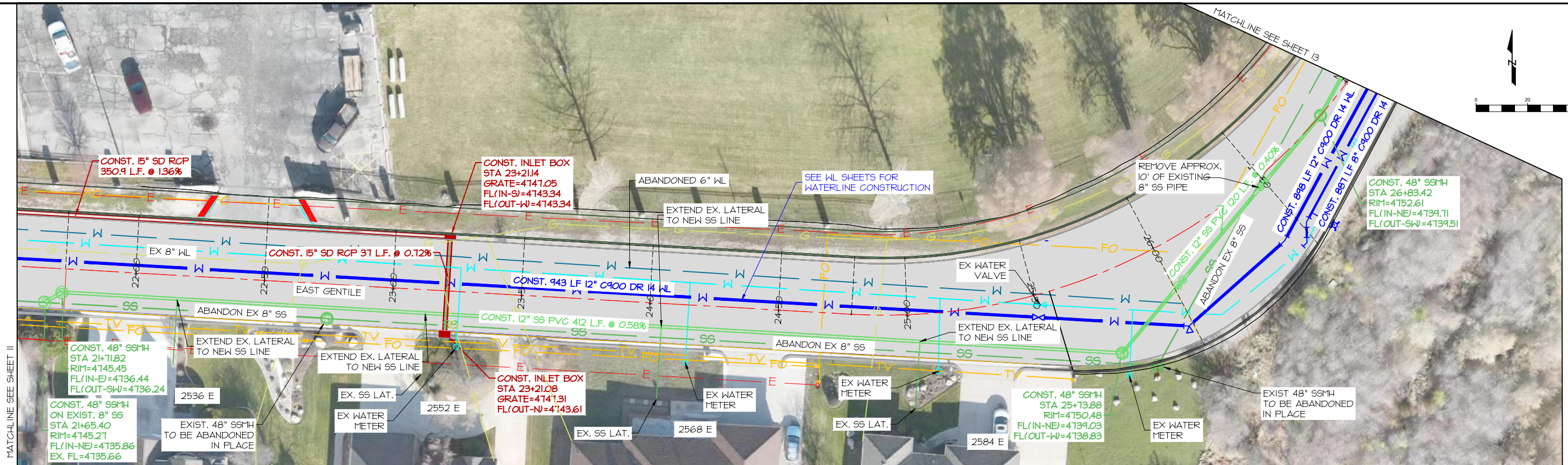
REVISION	BY	DATE

DESIGNED BY	DATE	HORIZONTAL SCALE
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DRAWN BY	DATE	VERTICAL SCALE
M HUNSAKER	02/2026	1" = 2'
APPROVED BY	DATE	VIEW NAME
B JACOBS	02/2026	PLOT



REVISION		BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE	PROJECT PW25-58 GENTILE STREET - 2400 EAST TO 2600 EAST SS & SD PLAN & PROFILE - STA 11+89 TO 15+00	DRAWING # 10 OF 22
				M HUNSAKER	02/2026	1" = 40'		
				DRAWN BY	DATE	VERTICAL SCALE		
				M HUNSAKER	02/2026	1" = 10'		
				APPROVED BY	DATE	VIEW NAME		
				B JACOBS	02/2026	PLOT		





431 N WASATCH DR.
LAYTON, UT 84041
(801) 336-3100

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CONSTRUCTION

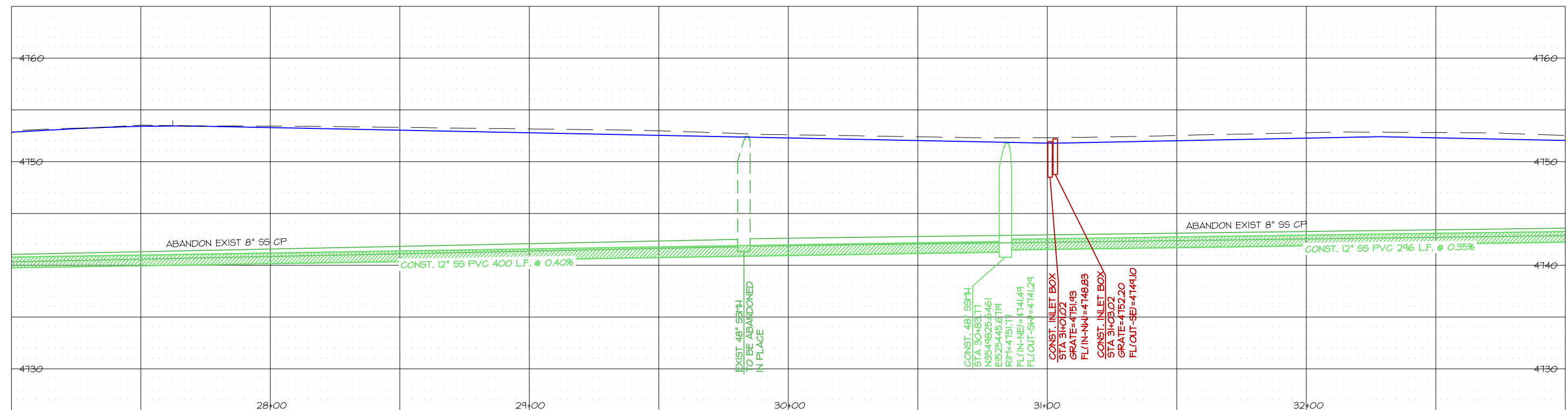
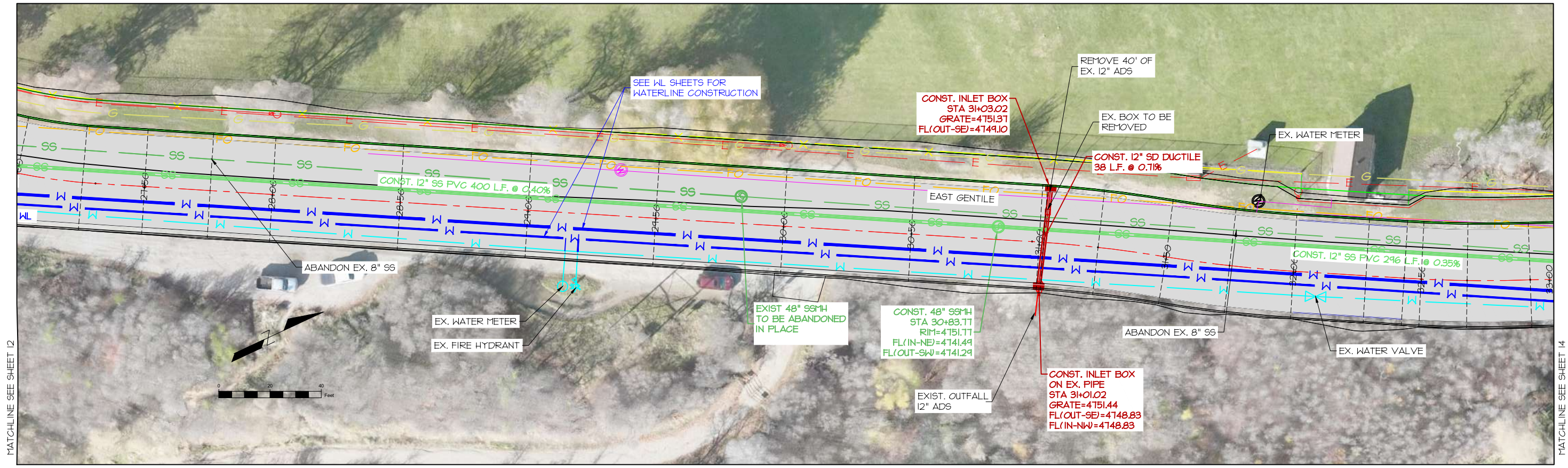
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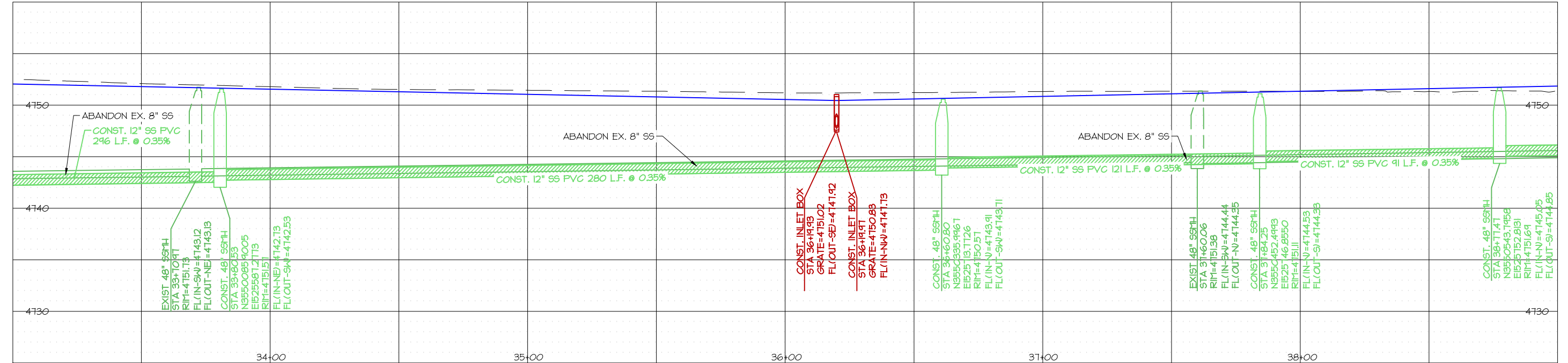
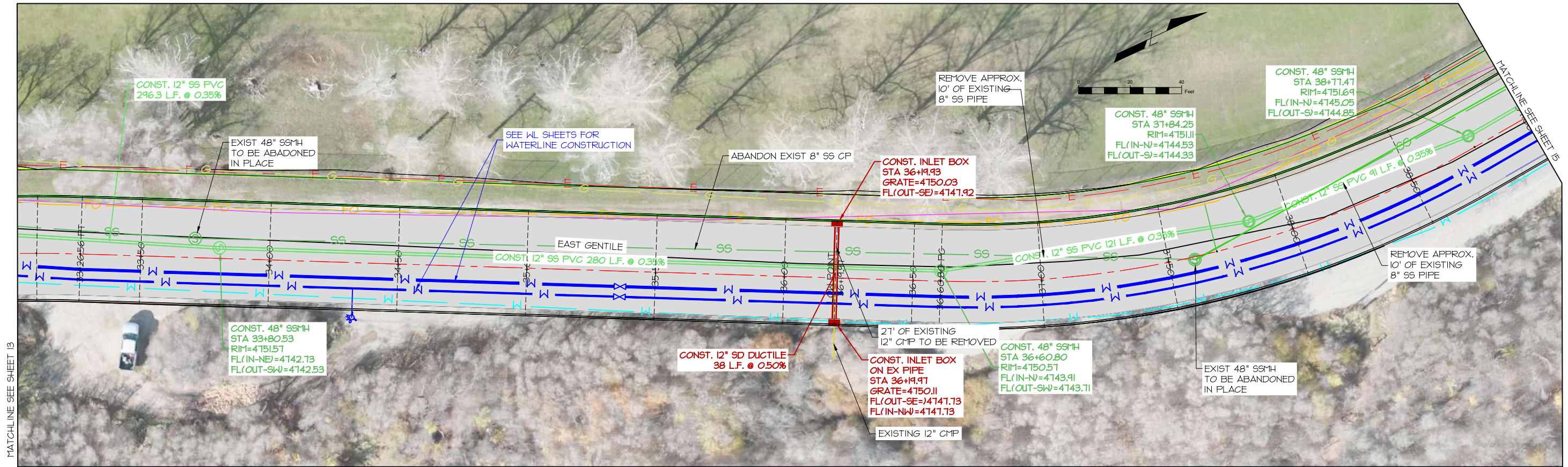
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DRAWN BY M HUNSAKER
APPROVED BY B JACOBS

DATE 02/2026	HORIZONTAL SCALE 1" = 40'
DATE 02/2026	VERTICAL SCALE 1" = 10'
DATE 02/2026	VIEW NAME PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
SS & SD PLAN & PROFILE - STA 21+50 TO 27+00

DRAWING #
12
OF
22





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CONSTRUCTION

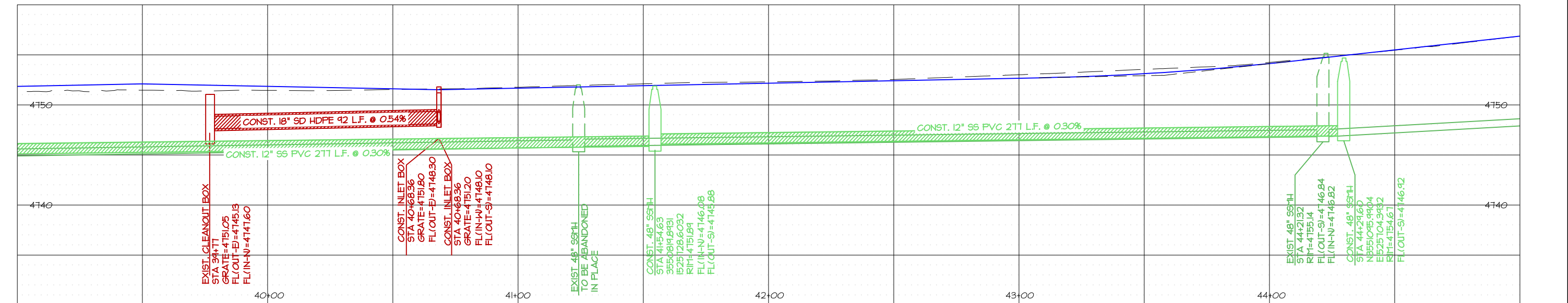
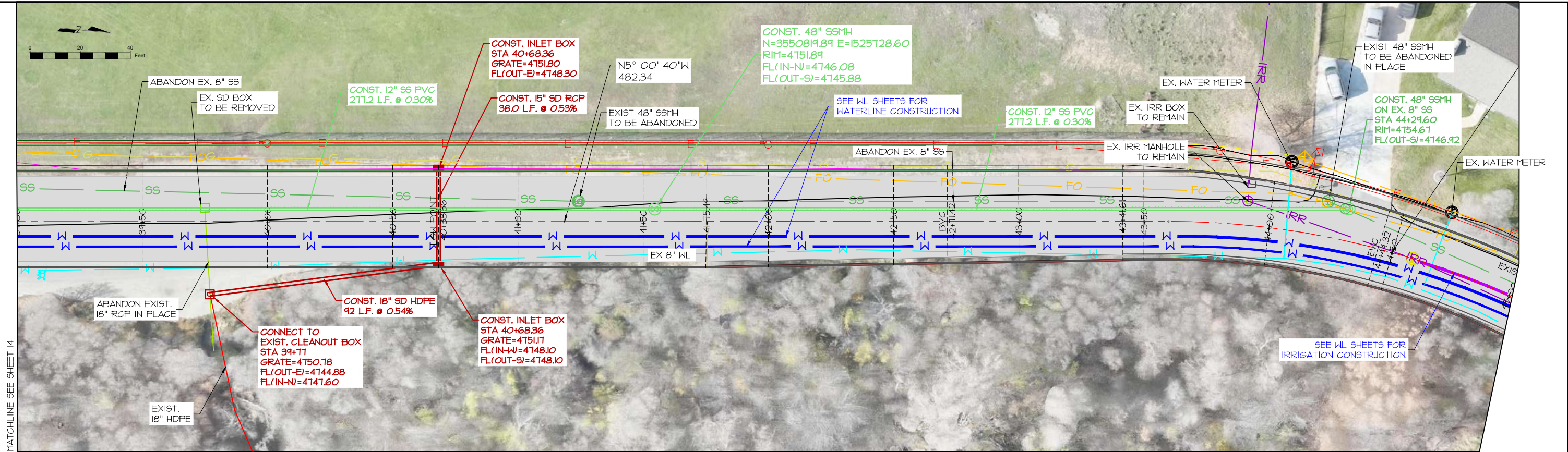
REVISION	BY	DATE

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DRAWN BY M HUNSAKER
APPROVED BY B JACOBS

DATE 02/2026	HORIZONTAL SCALE 1" = 40'
DATE 02/2026	VERTICAL SCALE 1" = 10'
DATE 02/2026	VIEW NAME PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
SS & SD PLAN & PROFILE - STA 33+00 TO 39+00

DRAWING #
14
OF
22



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LAYTON, UT 84041
(801) 336-3100

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CONSTRUCTION

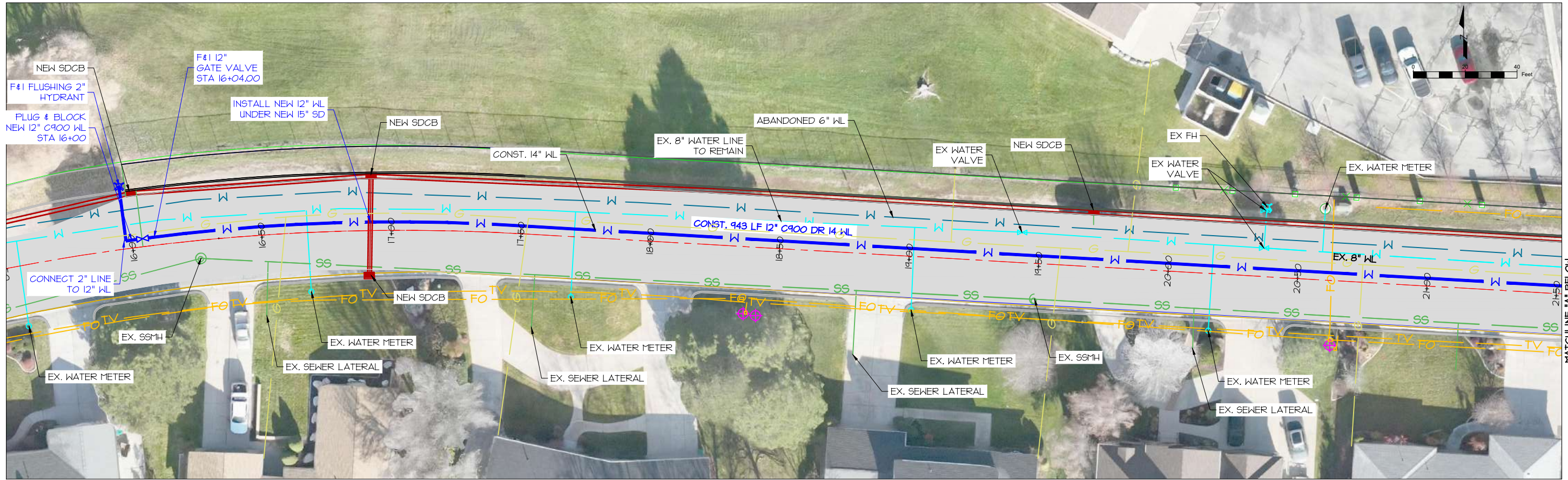
REVISION	BY	DATE

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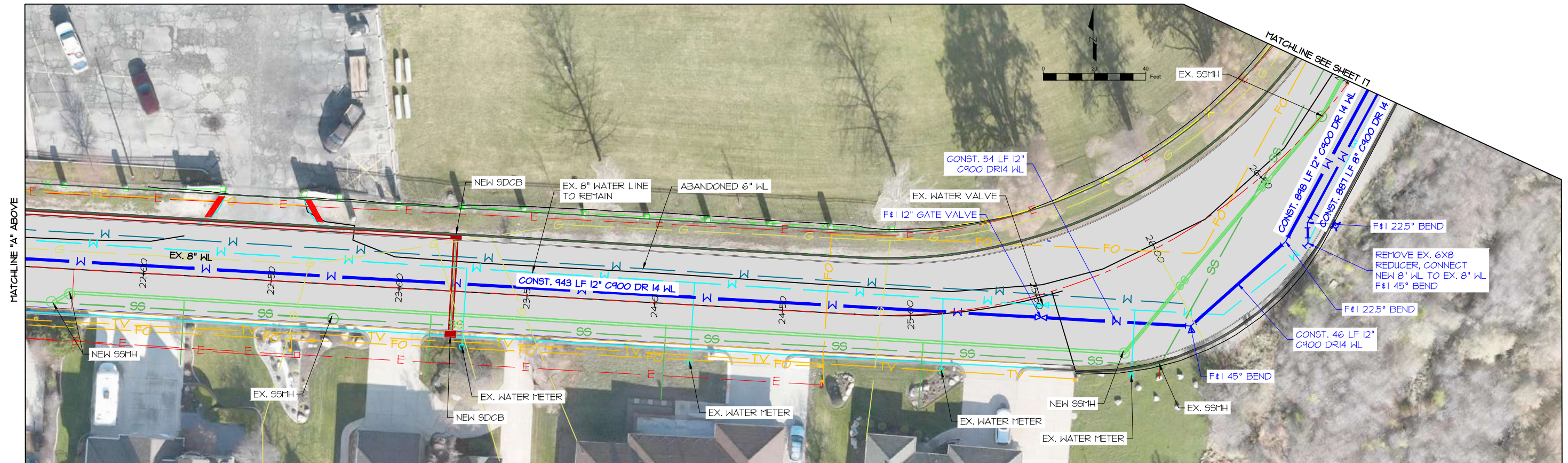
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DATE 02/2026	VERTICAL SCALE 1" = 10'
DATE 02/2026	VIEW NAME PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
SS & SD PLAN & PROFILE - STA 39+00 TO 45+00

DRAWING #
15
OF
22



MATCHLINE "A" BELOW



MATCHLINE "A" ABOVE

MATCHLINE SEE SHEET 17



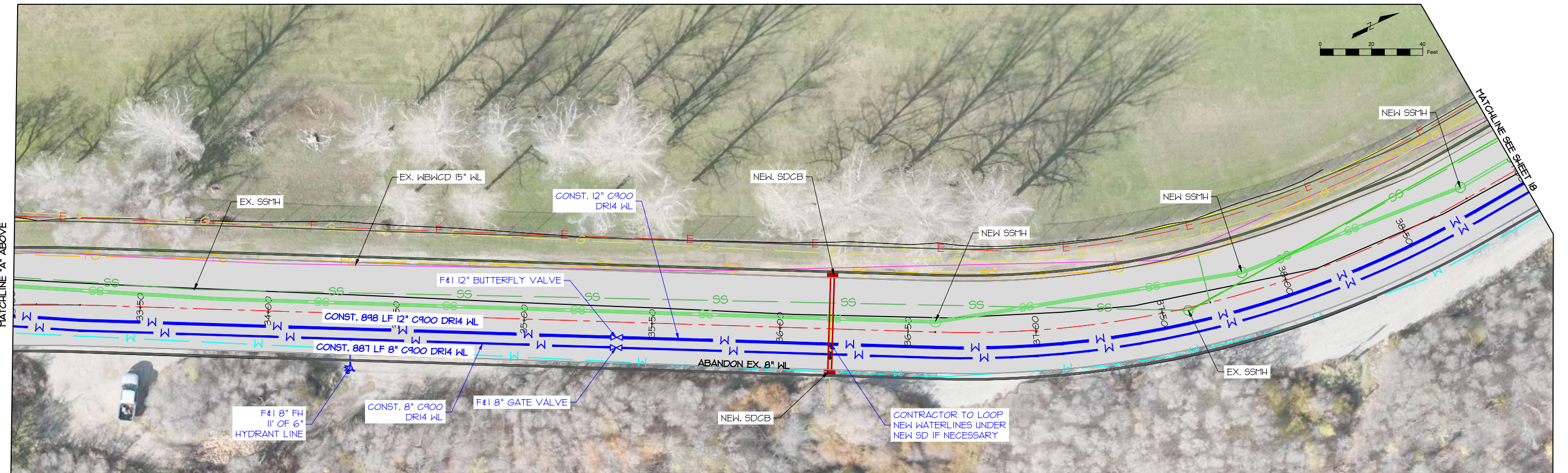
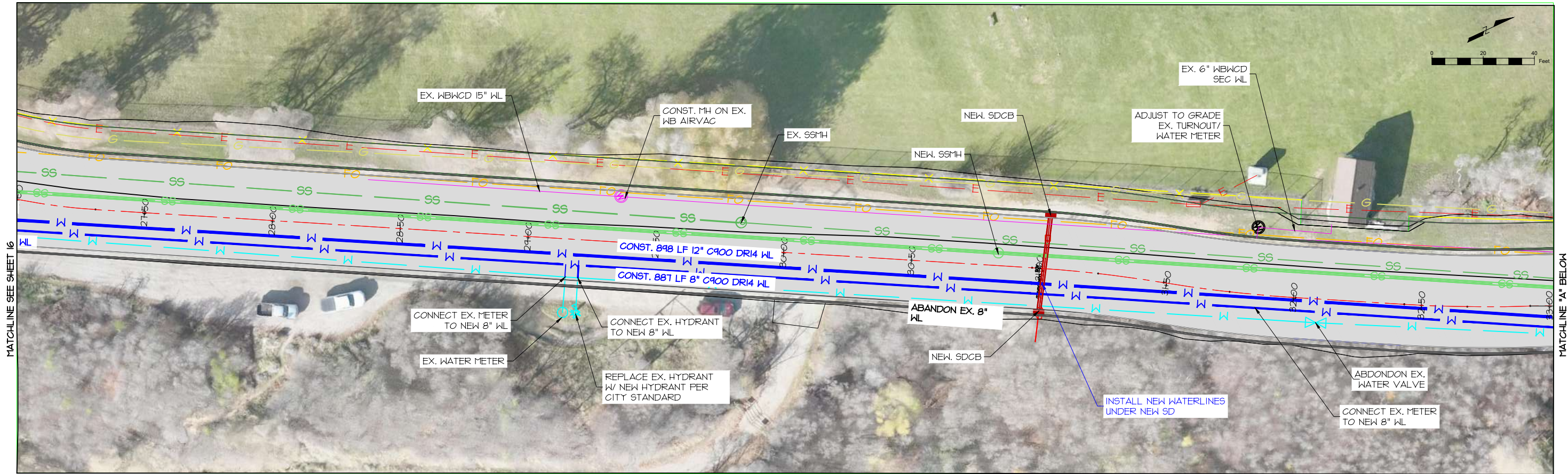
431 N WASATCH DR.
LAYTON, UT 84041
(801) 336-3100

APPROVED FOR
CONSTRUCTION

REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
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			DRAWN BY	DATE	VERTICAL SCALE
			M HUNSAKER	02/2026	NA
			APPROVED BY	DATE	VIEW NAME
			B JACOBS	02/2026	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
WATERLINE - STA 16+00 TO 27+00

DRAWING #
16
OF
22



431 N WASATCH DR.
LAYTON, UT 84041
(801) 336-3100

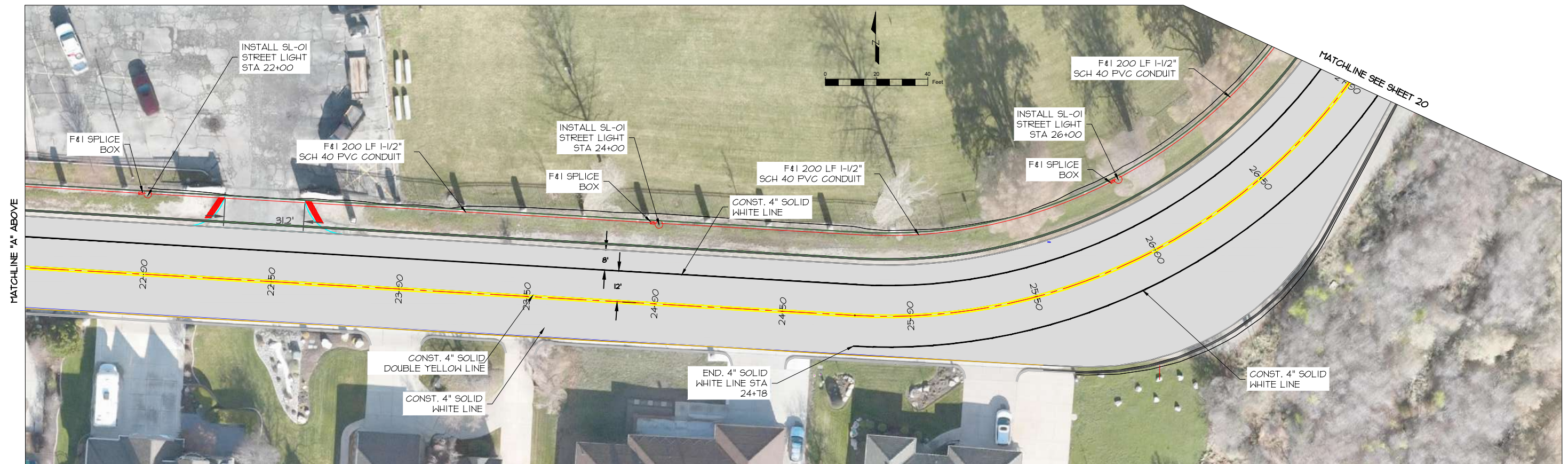
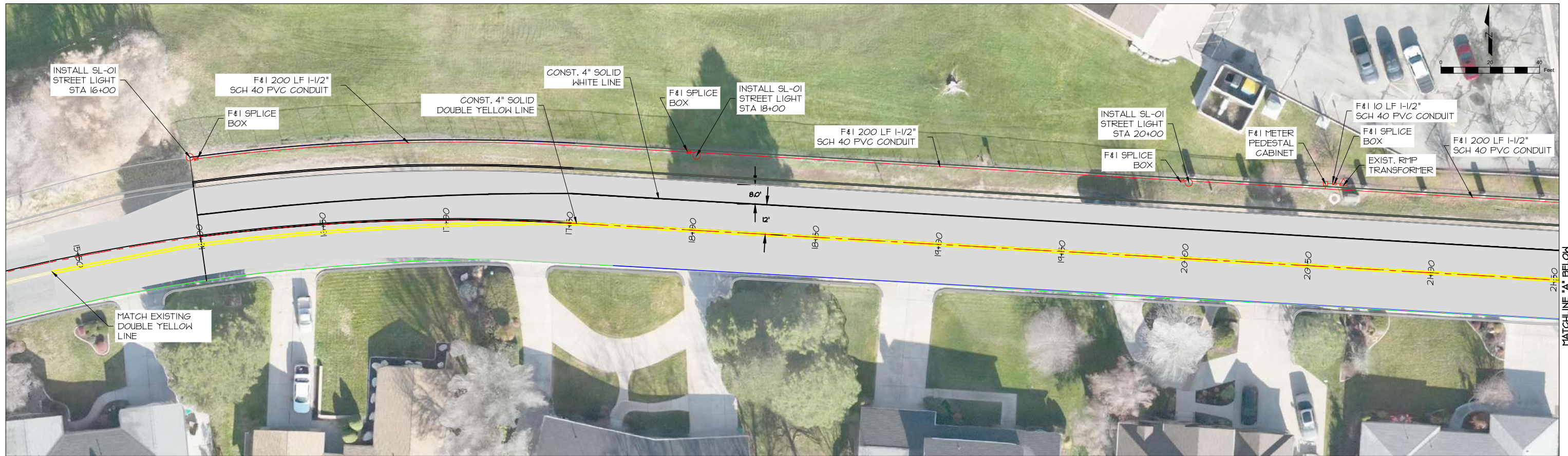
APPROVED FOR
CONSTRUCTION

REVISION	BY	DATE

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DRAWN BY M HUNSAKER	DATE 02/2026	VERTICAL SCALE NA
APPROVED BY B JACOBS	DATE 02/2026	VIEW NAME PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
WATERLINE - STA 27+00 TO 39+00

DRAWING #
17
OF
22



431 N WASATCH DR.
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CONSTRUCTION

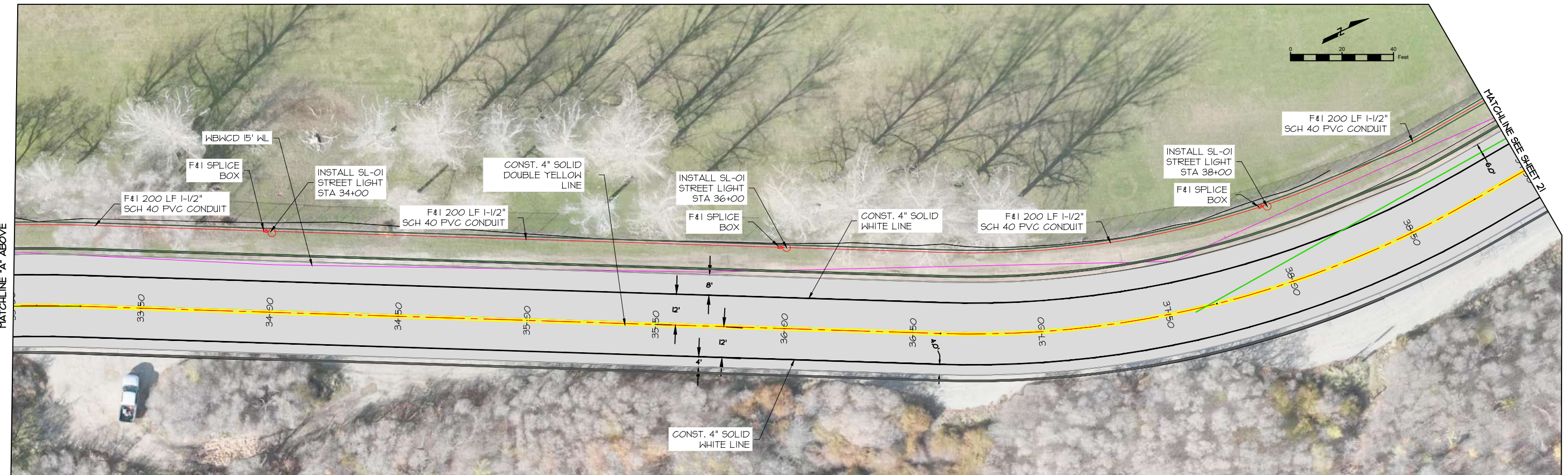
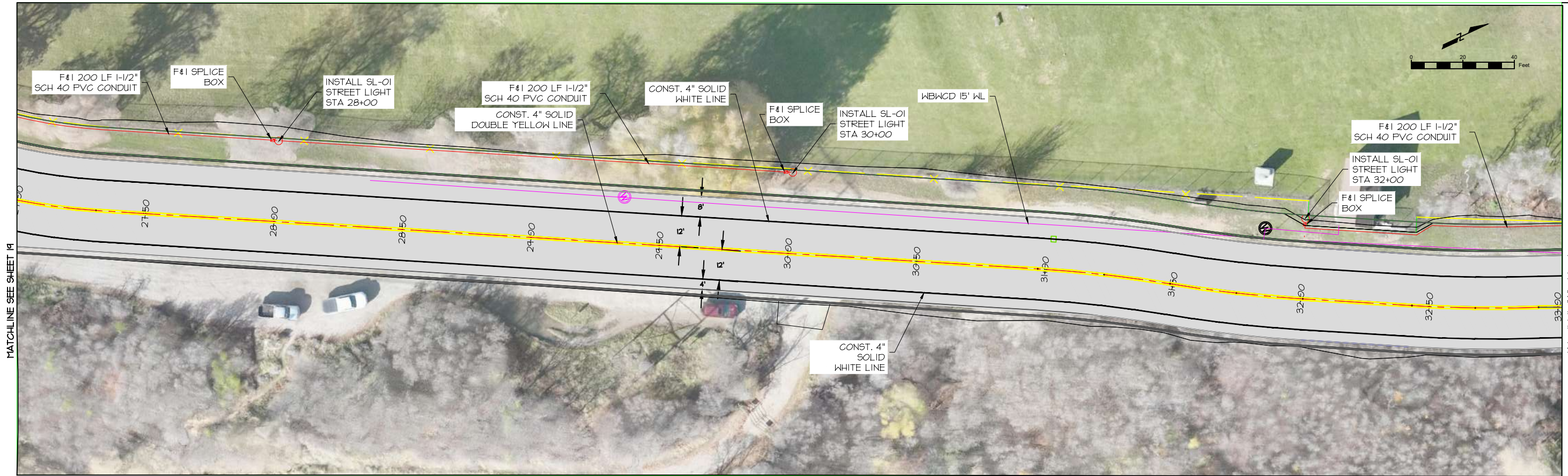
REVISION	BY	DATE

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DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

DATE	02/2026	HORIZONTAL SCALE	1" = 40'
DATE	02/206	VERTICAL SCALE	NA
DATE	02/2026	VIEW NAME	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
STREET LIGHTING & STRIPING - STA 16+00 TO 27+00

DRAWING #
19
OF
22



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CONSTRUCTION

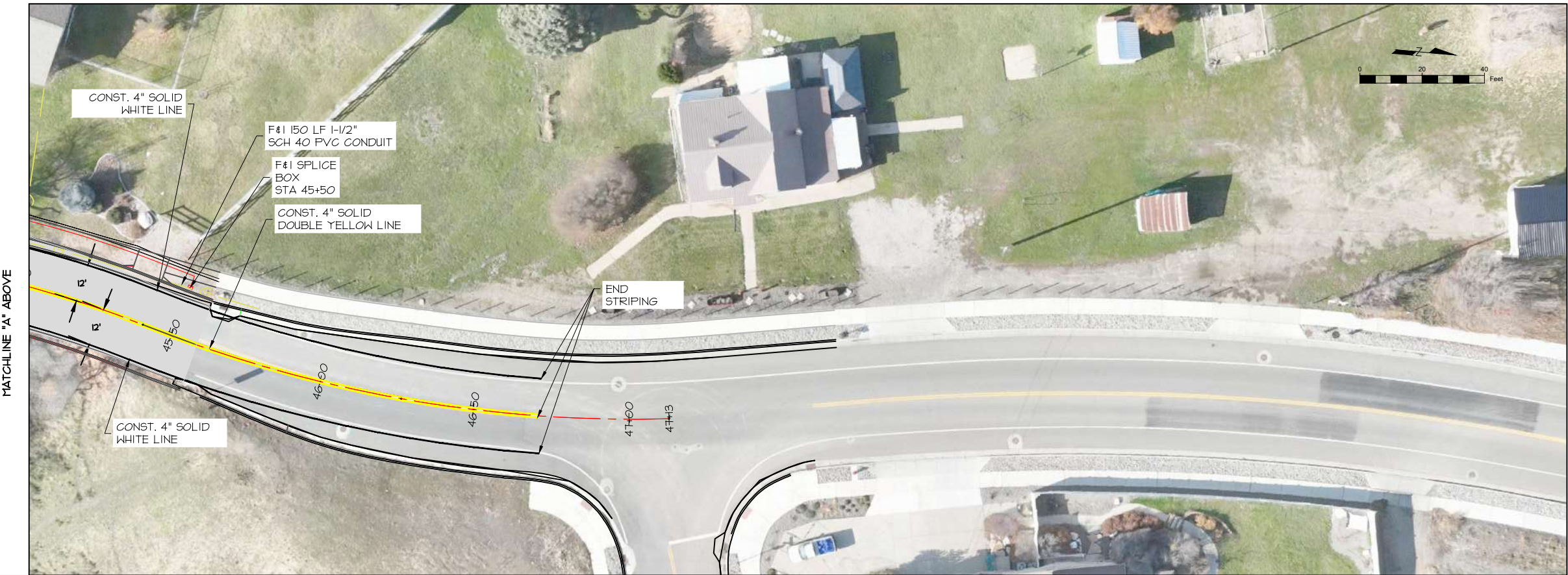
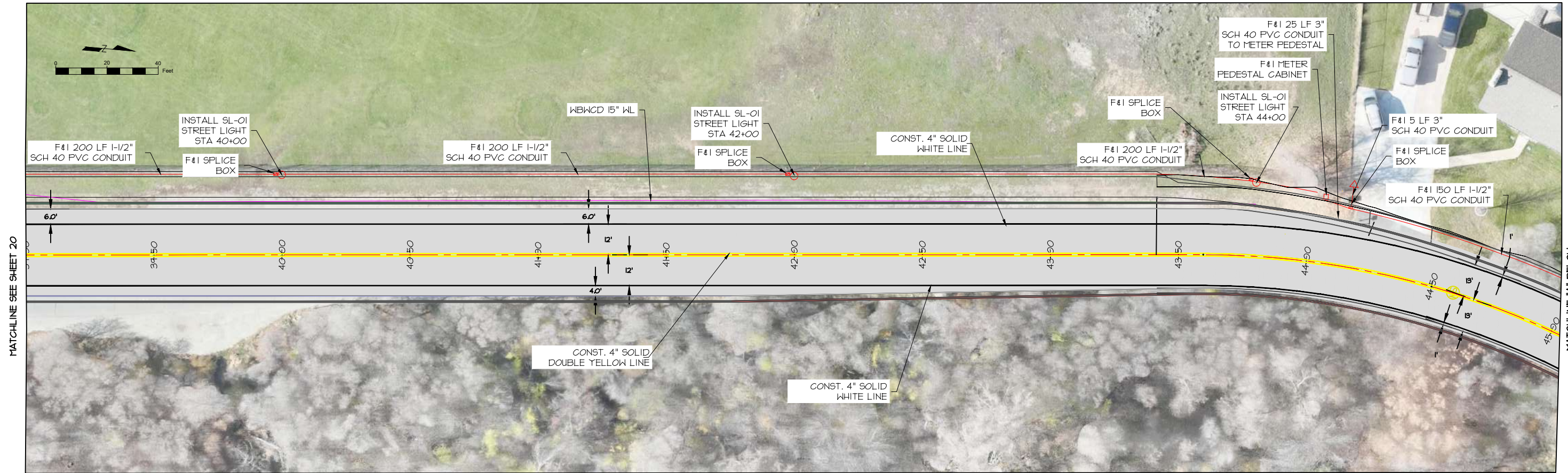
REVISION	BY	DATE

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DRAWN BY M HUNSAKER
APPROVED BY B JACOBS

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DATE 02/2026	VERTICAL SCALE NA
DATE 02/2026	VIEW NAME PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
STREET LIGHTING & STRIPING - STA 27+00 TO 39+00

DRAWING #
20
OF
22



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CONSTRUCTION

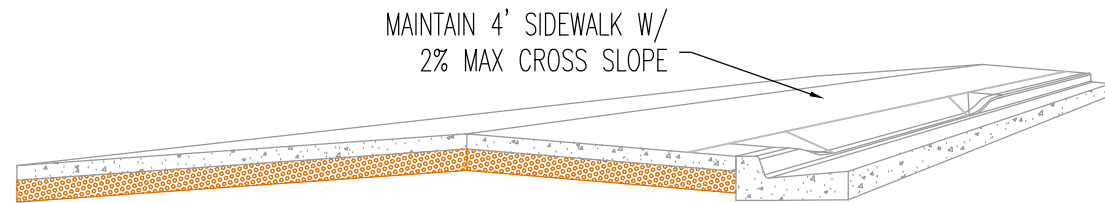
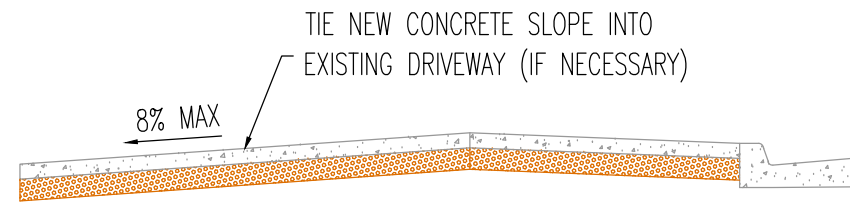
REVISION	BY	DATE

DESIGNED BY	M HUNSAKER
DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

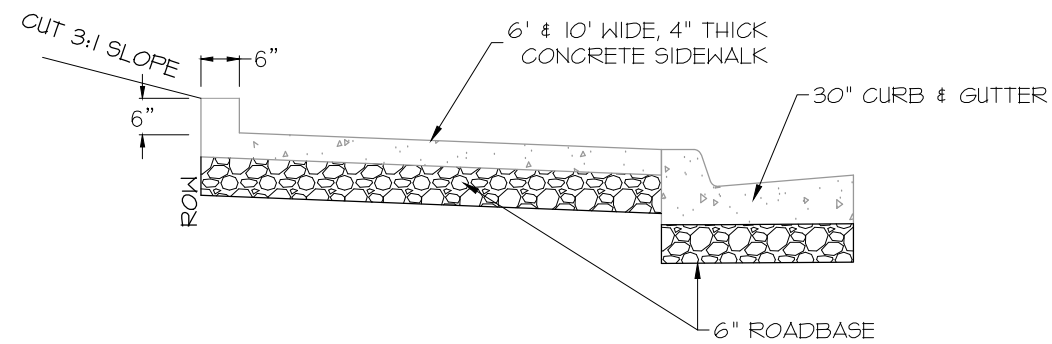
DATE	02/2026	HORIZONTAL SCALE	1" = 40'
DATE	02/2026	VERTICAL SCALE	NA
DATE	02/2026	VIEW NAME	PLOT

PROJECT PW25-58
GENTILE STREET - 2400 EAST TO 2600 EAST
STREET LIGHTING & STRIPING - STA 39+00 TO 47+13

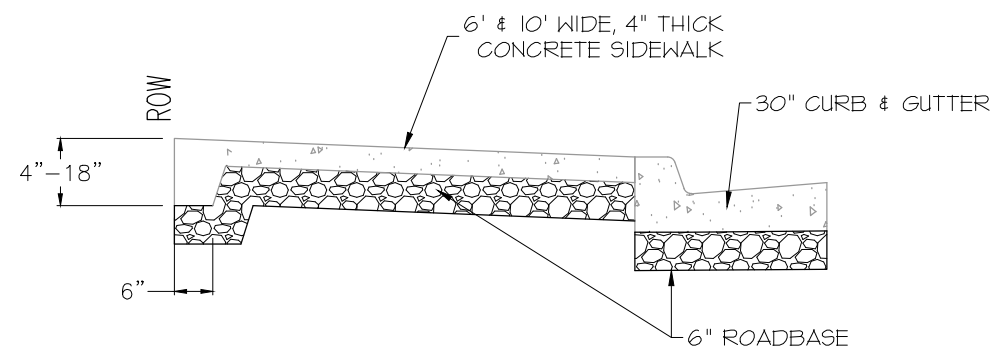
DRAWING #
21
OF
22



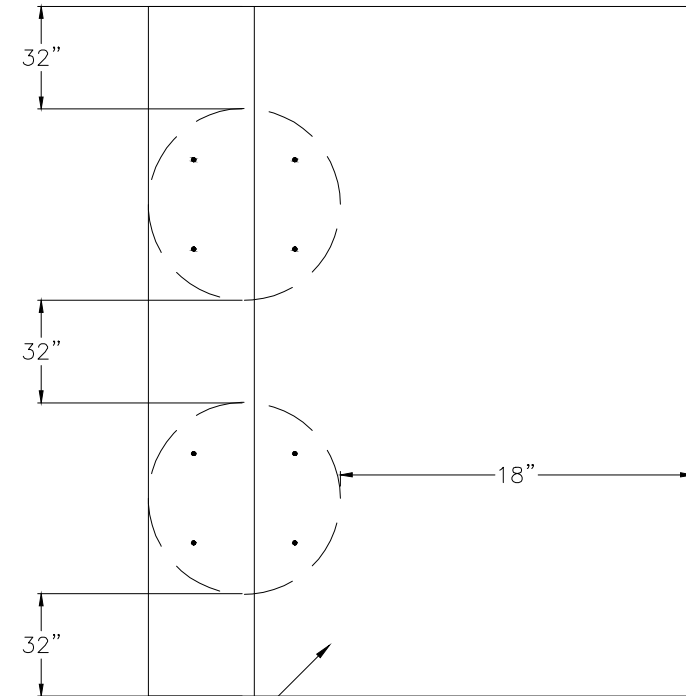
6' & 10' ABUTTING SIDEWALK
DRIVE APPROACH
N.T.S



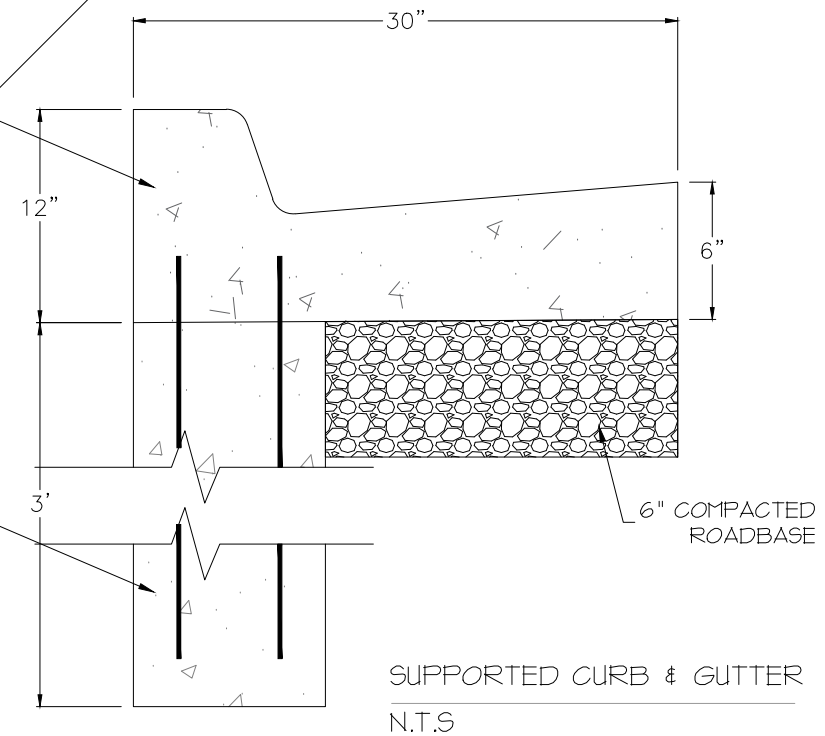
SIDEWALK W/ 6" CURB WALL
N.T.S



SIDEWALK W/ THICKENED EDGE
N.T.S



STANDARD
30" CURB & GUTTER



SUPPORTED CURB & GUTTER
N.T.S

CONCRETE 12"Ø PIER 3' DEEP
W/ 4-#5 REBAR
PROVIDE 3" OF
COVER AGAINST SOIL

REVISION	BY	DATE

DESIGNED BY	M HUNSAKER
DRAWN BY	M HUNSAKER
APPROVED BY	B JACOBS

DATE	02/2026
DATE	02/2026
DATE	02/2026

HORIZONTAL SCALE	NA
VERTICAL SCALE	NA
VIEW NAME	PLOT

Attachment 2

Project Cost Estimate (1 Page)

Gentile Street - 2400 E to 2600 E

Prop 1 Funding	
Section Item	Cost
Property Acquisition	\$ 15,000.00
Schedule A - Street	\$ 1,430,000.00
Schedule B - Storm Drain	\$ 310,000.00
Schedule E - Miscellaneous -Street Lighting	\$ 140,000.00
	\$ 1,895,000.00
5% Contingency	\$ 95,000.00
Total Cost	\$ 1,990,000.00
Layton 20% Match	\$ 398,000.00
County Prop 1 Funding	\$ 1,592,000.00

Original County Request	
Total Cost	\$ 2,393,635.95
Layton 20% Match	\$ 478,727.19
County Prop 1 Funding	\$ 1,914,908.76

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

Item Number: 5.B.

Subject:

Bid Award – Landmark Excavating, Inc. – Gentile Street - 2400 East to 2600 East, Project PW25-58 – Resolution 26-36 – Along Gentile Street from Approximately 2400 East to 2600 East

Background:

Resolution 26-36 authorizes the execution of an agreement between Layton City and Landmark Excavating, Inc. (Landmark) for Gentile Street - 2400 East to 2600 East, Project PW25-58 (Project). The Project includes the installation of sewer, storm drain, and water lines, manholes, asphalt, curb and gutter, sidewalk, conduit, streetlights, and associated items.

Nine bids were received, with Landmark submitting the lowest responsive, responsible bid in the amount of \$2,679,430. The engineer's estimate was \$3,500,000.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-36 to award the bid to Landmark for Gentile Street - 2400 East to 2600 East, Project PW25-58; 2) Adopt Resolution 26-36 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-36 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-36 to award the bid to Landmark and authorize the City Manager to execute the Agreement for Gentile Street - 2400 East to 2600 East, Project PW25-58.

RESOLUTION 26-36

A RESOLUTION ADOPTING AN AGREEMENT WITH LANDMARK EXCAVATING, INC. FOR GENTILE STREET - 2400 EAST to 2600 EAST, PROJECT PW25-58

WHEREAS, Layton City (City) has elected to construct street improvements, to be known as Gentile Street - 2400 East to 2600 East, Project PW25-58 (Project PW25-58), located along Gentile Street from approximately 2400 East to 2600 East; and

WHEREAS, the City received nine bids for construction of the referenced project on June 30, 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 Landmark Excavating, Inc. (Landmark) as the contractor for Project PW25-58.

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

1. Landmark is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for Project PW25-58.

2. The City Manager is directed to conduct negotiations for an agreement (Agreement) with Landmark for Project PW25-58. 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 Landmark 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 PW25-58.

3. When the Agreement is in a form acceptable to the City Manager and City Attorney and after Landmark 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 Landmark and the formal award of the contract to Landmark for Project PW25-58, 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 **16th day of July, 2026**.

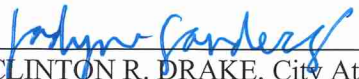
JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For:


CLINTON R. DRAKE, City Attorney



STEPHEN JACKSON, Department Director

LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Bid Opening June 30, 2026, 10:00 a.m.

Engineer's Estimate: \$3,500,000.00

Gentile Street - 2400 East to 2600 East, Project PW25-58	Landmark Excavating, Inc.	Leon Poulsen Construction	SkyView Excavation	Staker Parson Companies	MC Green & Sons, Inc.
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Schedule A - Street Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
A1	Clear and excavate right-of-way	1	LS	\$250,400.00	\$250,400.00	\$354,750.00	\$354,750.00	\$475,000.00	\$475,000.00	\$569,075.00	\$569,075.00	\$310,678.70	\$310,678.70
A2	Furnish and install 6-inch and 8-inch thick roadbase material	8000	TN	\$29.50	\$236,000.00	\$23.00	\$184,000.00	\$26.00	\$208,000.00	\$35.90	\$287,200.00	\$30.80	\$246,400.00
A3	Furnish and install 12-inch thick subgrade material	6300	TN	\$19.00	\$119,700.00	\$26.00	\$163,800.00	\$20.00	\$126,000.00	\$33.05	\$208,215.00	\$23.70	\$149,310.00
A4	Furnish and install 4-inch thick PG58-28 performance asphalt	2650	TN	\$108.00	\$286,200.00	\$95.00	\$251,750.00	\$90.00	\$238,500.00	\$91.00	\$241,150.00	\$83.30	\$220,745.00
A5	Furnish and install 4-inch thick asphalt patch over trenches	6	TN	\$253.00	\$1,518.00	\$400.00	\$2,400.00	\$255.00	\$1,530.00	\$214.00	\$1,284.00	\$214.00	\$1,284.00
A6	Remove existing curb and gutter	50	LF	\$14.00	\$700.00	\$12.00	\$600.00	\$5.00	\$250.00	\$8.45	\$422.50	\$24.10	\$1,205.00
A7	Construct standard concrete curb and gutter	4770	LF	\$37.00	\$176,490.00	\$26.50	\$126,405.00	\$30.00	\$143,100.00	\$25.25	\$120,442.50	\$30.00	\$143,100.00
A8	Construct supported concrete curb and gutter	50	LF	\$182.00	\$9,100.00	\$118.00	\$5,900.00	\$135.00	\$6,750.00	\$128.80	\$6,440.00	\$67.70	\$3,385.00
A9	Construct 10-foot-wide abutting sidewalk	2500	LF	\$50.50	\$126,250.00	\$76.00	\$190,000.00	\$60.00	\$150,000.00	\$56.65	\$141,625.00	\$49.00	\$122,500.00
A10	Construct 10-foot-wide abutting sidewalk with thickened edge (supported)	100	LF	\$176.00	\$17,600.00	\$116.00	\$11,600.00	\$74.00	\$7,400.00	\$72.10	\$7,210.00	\$70.20	\$7,020.00
A11	Construct 10-foot-wide abutting sidewalk with 6-inch curb wall	100	LF	\$176.00	\$17,600.00	\$110.00	\$11,000.00	\$74.00	\$7,400.00	\$72.10	\$7,210.00	\$109.00	\$10,900.00
A12	Construct 6-foot-wide abutting sidewalk	265	LF	\$42.50	\$11,262.50	\$54.00	\$14,310.00	\$45.00	\$11,925.00	\$41.70	\$11,050.50	\$51.80	\$13,727.00
A13	Construct standard drive approach	50	LF	\$108.00	\$5,400.00	\$120.00	\$6,000.00	\$50.00	\$2,500.00	\$46.35	\$2,317.50	\$167.00	\$8,350.00
A14	Remove and replace concrete driveway for tie-in	300	SF	\$17.00	\$5,100.00	\$65.00	\$19,500.00	\$22.00	\$6,600.00	\$12.35	\$3,705.00	\$23.30	\$6,990.00
A15	Furnish and install asphalt driveway tie-in	3	TN	\$166.00	\$498.00	\$490.00	\$1,470.00	\$255.00	\$765.00	\$314.00	\$942.00	\$214.00	\$642.00
A16	Furnish and install roadbase driveway tie-in	10	TN	\$106.00	\$1,060.00	\$76.00	\$760.00	\$100.00	\$1,000.00	\$90.15	\$901.50	\$221.00	\$2,210.00
A17	Furnish and install backfill behind new curb and gutter	1	LS	\$2,155.00	\$2,155.00	\$11,000.00	\$11,000.00	\$7,500.00	\$7,500.00	\$9,326.00	\$9,326.00	\$14,889.00	\$14,889.00
A18	Furnish and install backfill behind new sidewalk	1	LS	\$3,230.00	\$3,230.00	\$16,000.00	\$16,000.00	\$7,500.00	\$7,500.00	\$6,217.00	\$6,217.00	\$8,589.00	\$8,589.00
A19	Furnish and install sod behind new sidewalk	7280	SF	\$1.40	\$10,192.00	\$1.30	\$9,464.00	\$3.00	\$21,840.00	\$5.25	\$38,220.00	\$3.10	\$22,568.00
A20	Furnish and install 3-inch rock and weed barrier for parkstrip	56	SF	\$14.00	\$784.00	\$42.00	\$2,352.00	\$10.00	\$560.00	\$10.30	\$576.80	\$104.00	\$5,824.00
A21	Remove existing chain link fence	1820	LF	\$2.40	\$4,368.00	\$4.00	\$7,280.00	\$5.00	\$9,100.00	\$2.05	\$3,731.00	\$4.15	\$7,553.00
A22	Furnish and install black coated chain link fence (match existing)	1820	LF	\$46.50	\$84,630.00	\$38.00	\$69,160.00	\$26.00	\$47,320.00	\$32.35	\$58,877.00	\$33.30	\$60,606.00
A23	Construct commercial drive approach	32	LF	\$182.00	\$5,824.00	\$134.00	\$4,288.00	\$75.00	\$2,400.00	\$72.10	\$2,307.20	\$205.00	\$6,560.00
A24	Construct commercial ADA ramp	2	EA	\$2,550.00	\$5,100.00	\$675.00	\$1,350.00	\$2,500.00	\$5,000.00	\$2,472.00	\$4,944.00	\$1,887.00	\$3,774.00
A25	Remove existing tree and grind stump	3	EA	\$1,185.00	\$3,555.00	\$2,000.00	\$6,000.00	\$1,500.00	\$4,500.00	\$1,004.00	\$3,012.00	\$3,047.00	\$9,141.00
A26	Relocate existing meter	3	EA	\$2,135.00	\$6,405.00	\$1,100.00	\$3,300.00	\$1,200.00	\$3,600.00	\$1,133.00	\$3,399.00	\$2,930.00	\$8,790.00
A27	Relocate existing brick mailbox	1	EA	\$2,595.00	\$2,595.00	\$2,200.00	\$2,200.00	\$850.00	\$850.00	\$2,200.00	\$2,200.00	\$3,411.00	\$3,411.00
A28	Relocate existing mailbox	1	EA	\$1,625.00	\$1,625.00	\$335.00	\$335.00	\$300.00	\$300.00	\$275.00	\$275.00	\$568.00	\$568.00
A29	Lower existing manhole/cleanout	3	EA	\$395.00	\$1,185.00	\$350.00	\$1,050.00	\$850.00	\$2,550.00	\$360.50	\$1,081.50	\$677.00	\$2,031.00
A30	Lower existing valve covers	3	EA	\$486.00	\$1,458.00	\$240.00	\$720.00	\$850.00	\$2,550.00	\$247.20	\$741.60	\$312.00	\$936.00
A31	Lower existing meter pit manhole	1	EA	\$3,470.00	\$3,470.00	\$350.00	\$350.00	\$1,200.00	\$1,200.00	\$360.50	\$360.50	\$417.00	\$417.00
A32	Adjust to final grade the existing manhole/cleanout	3	EA	\$819.00	\$2,457.00	\$645.00	\$1,935.00	\$1,500.00	\$4,500.00	\$664.30	\$1,992.90	\$1,823.00	\$5,469.00
A33	Adjust to final grade the existing valve covers	3	EA	\$607.00	\$1,821.00	\$435.00	\$1,305.00	\$1,100.00	\$3,300.00	\$448.00	\$1,344.00	\$516.00	\$1,548.00
A34	Furnish and install signage and striping per plan	1	LS	\$18,070.00	\$18,070.00	\$7,000.00	\$7,000.00	\$10,500.00	\$10,500.00	\$14,095.00	\$14,095.00	\$11,458.00	\$11,458.00
Schedule A Total:					\$1,423,802.50		\$1,489,334.00		\$1,521,790.00		\$1,761,891.00		\$1,422,578.70

Schedule B - Storm Drain Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
B1	Furnish and install 15-inch Class III, C-76 reinforced concrete pipe	1240	LF	\$65.50	\$81,220.00	\$62.00	\$76,880.00	\$85.00	\$105,400.00	\$63.85	\$79,174.00	\$98.00	\$121,520.00
B2	Furnish and install 1-inch crushed gravel for pipe bedding	470	TN	\$33.50	\$15,745.00	\$36.00	\$16,920.00	\$26.00	\$12,220.00	\$37.10	\$17,437.00	\$33.50	\$15,745.00
B3	Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	760	TN	\$20.50	\$15,580.00	\$26.00	\$19,760.00	\$20.00	\$15,200.00	\$26.80	\$20,368.00	\$17.60	\$13,376.00
B4	Furnish and install 12-inch CL51 Ductile Iron pipe	76	LF	\$126.00	\$9,576.00	\$116.00	\$8,816.00	\$142.00	\$10,792.00	\$119.50	\$9,082.00	\$158.00	\$12,008.00
B5	Furnish and install 18-inch HDPE DR-17 pipe	92	LF	\$94.00	\$8,648.00	\$140.00	\$12,880.00	\$101.00	\$9,292.00	\$144.20	\$13,266.40	\$128.00	\$11,776.00
B6	Construct standard hooded inlet box	14	EA	\$4,050.00	\$56,700.00	\$4,800.00	\$67,200.00	\$4,000.00	\$56,000.00	\$4,779.00	\$66,906.00	\$4,513.00	\$63,182.00
B7	Construct standard double hooded inlet box	2	EA	\$8,155.00	\$16,310.00	\$7,050.00	\$14,100.00	\$7,000.00	\$14,000.00	\$7,004.00	\$14,008.00	\$6,496.00	\$12,992.00
B8	Remove existing storm drain box	3	EA	\$1,710.00	\$5,130.00	\$850.00	\$2,550.00	\$500.00	\$1,500.00	\$875.50	\$2,626.50	\$1,938.00	\$5,814.00
B9	Remove existing pipe	67	LF	\$19.00	\$1,273.00	\$22.00	\$1,474.00	\$25.00	\$1,675.00	\$22.65	\$1,517.55	\$38.40	\$2,572.80
B10	Remove existing dip stone storm drain structure	1	EA	\$1,770.00	\$1,770.00	\$1,100.00	\$1,100.00	\$450.00	\$450.00	\$1,133.00	\$1,133.00	\$1,773.00	\$1,773.00
B11	Connect to existing storm drain manhole	2	EA	\$2,585.00	\$5,170.00	\$1,300.00	\$2,600.00	\$1,500.00	\$3,000.00	\$1,339.00	\$2,678.00	\$4,942.00	\$9,884.00
B12	Clean and televise new lines	1	LS	\$7,895.00	\$7,895.00	\$3,550.00	\$3,550.00	\$2,800.00	\$2,800.00	\$3,656.00	\$3,656.00	\$4,658.00	\$4,658.00
Schedule B Total:					\$225,017.00		\$227,830.00		\$232,329.00		\$231,852.45		\$275,300.80

LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Gentile Street - 2400 East to 2600 East, Project PW25-58				Landmark Excavating, Inc.		Leon Poulsen Construction		SkyView Excavation		Staker Parson Companies		MC Green & Sons, Inc.	
Schedule C - Culinary Water Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
C1	Furnish and install new 8-inch diameter C900 DR14 PVC culinary water pipe including bends, tees, valves, loops	1910	LF	\$49.00	\$93,590.00	\$54.00	\$103,140.00	\$78.00	\$148,980.00	\$54.60	\$104,286.00	\$66.30	\$126,633.00
C2	Furnish and install new 12-inch diameter C900 DR14 PVC culinary water pipe including bends, tees, valves, loops	3000	LF	\$83.50	\$250,500.00	\$82.00	\$246,000.00	\$88.00	\$264,000.00	\$82.40	\$247,200.00	\$90.70	\$272,100.00
C3	Furnish sand material for pipe bedding (if required, 6-inch thick below pipe)	1500	TN	\$15.00	\$22,500.00	\$19.00	\$28,500.00	\$16.00	\$24,000.00	\$19.55	\$29,325.00	\$16.70	\$25,050.00
C4	Furnish and install 3-inch minus, select borrow material for trench backfill	3510	TN	\$20.50	\$71,955.00	\$26.00	\$91,260.00	\$20.00	\$70,200.00	\$26.80	\$94,068.00	\$17.60	\$61,776.00
C5	Remove and replace existing fire hydrant	1	EA	\$11,170.00	\$11,170.00	\$11,500.00	\$11,500.00	\$8,500.00	\$8,500.00	\$11,330.00	\$11,330.00	\$10,722.00	\$10,722.00
C6	Furnish and install fire hydrant assembly	2	EA	\$10,520.00	\$21,040.00	\$11,000.00	\$22,000.00	\$10,000.00	\$20,000.00	\$10,710.00	\$21,420.00	\$18,770.00	\$37,540.00
C7	Furnish and install flushing hydrant	1	EA	\$4,425.00	\$4,425.00	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$4,068.00	\$4,068.00	\$6,834.00	\$6,834.00
C8	Connect new water main to existing water main	3	EA	\$2,480.00	\$7,440.00	\$4,000.00	\$12,000.00	\$1,800.00	\$5,400.00	\$4,120.00	\$12,360.00	\$7,583.00	\$22,749.00
C9	Construct 8-inch or 10-inch waterline loop not indicated on plans	1	EA	\$6,575.00	\$6,575.00	\$5,750.00	\$5,750.00	\$9,200.00	\$9,200.00	\$5,922.00	\$5,922.00	\$11,033.00	\$11,033.00
C10	Construct 12-inch waterline loop not indicated on plans	1	EA	\$9,285.00	\$9,285.00	\$8,900.00	\$8,900.00	\$9,600.00	\$9,600.00	\$9,167.00	\$9,167.00	\$12,306.00	\$12,306.00
C11	Furnish and install 8-inch diameter gate valve if needed (additional quantity not specified on plans or included in other items)	1	EA	\$3,440.00	\$3,440.00	\$3,550.00	\$3,550.00	\$3,200.00	\$3,200.00	\$3,193.00	\$3,193.00	\$3,687.00	\$3,687.00
C12	Furnish and install 12-inch diameter butterfly valve if needed (additional quantity not specified on plans or included in other items)	1	EA	\$4,705.00	\$4,705.00	\$4,450.00	\$4,450.00	\$5,650.00	\$5,650.00	\$4,120.00	\$4,120.00	\$5,928.00	\$5,928.00
C13	Furnish and install 8-inch diameter 45 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,195.00	\$1,195.00	\$1,450.00	\$1,450.00	\$1,500.00	\$1,500.00	\$1,493.00	\$1,493.00	\$991.00	\$991.00
C14	Furnish and install 12-inch diameter 45 degree bend, if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,760.00	\$1,760.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,060.00	\$2,060.00	\$1,895.00	\$1,895.00
C15	Furnish and install 8-inch diameter 22 1/2 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,190.00	\$1,190.00	\$1,450.00	\$1,450.00	\$1,400.00	\$1,400.00	\$1,493.00	\$1,493.00	\$983.00	\$983.00
C16	Furnish and install 12-inch diameter 22 1/2 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,675.00	\$1,675.00	\$2,000.00	\$2,000.00	\$1,650.00	\$1,650.00	\$2,060.00	\$2,060.00	\$1,481.00	\$1,481.00
C17	Furnish and install 8-inch diameter 11 1/4 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,160.00	\$1,160.00	\$1,450.00	\$1,450.00	\$1,650.00	\$1,650.00	\$1,493.00	\$1,493.00	\$1,284.00	\$1,284.00
C18	Furnish and install 12-inch diameter 11 1/4 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,640.00	\$1,640.00	\$2,000.00	\$2,000.00	\$1,850.00	\$1,850.00	\$2,060.00	\$2,060.00	\$1,775.00	\$1,775.00
C19	Remove existing pipe	20	LF	\$19.00	\$380.00	\$31.00	\$620.00	\$25.00	\$500.00	\$31.95	\$639.00	\$33.00	\$660.00
C20	Reconnect existing 1-inch or smaller culinary water service connection	3	EA	\$2,230.00	\$6,690.00	\$1,950.00	\$5,850.00	\$1,800.00	\$5,400.00	\$2,008.00	\$6,024.00	\$1,892.00	\$5,676.00
C21	Existing valve to be abandoned	1	EA	\$798.00	\$798.00	\$250.00	\$250.00	\$650.00	\$650.00	\$257.50	\$257.50	\$1,520.00	\$1,520.00
Schedule C Total:				\$523,113.00		\$558,120.00		\$590,330.00		\$564,038.50		\$612,623.00	

LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Gentile Street - 2400 East to 2600 East, Project PW25-58	Landmark Excavating, Inc.	Leon Poulsen Construction	SkyView Excavation	Staker Parson Companies	MC Green & Sons, Inc.
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Schedule D - Sanitary Sewer Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
D1 Furnish & Install 12-inch ASTM D3034 PVC pipe	2000	LF	\$113.00	\$226,000.00	\$87.00	\$174,000.00	\$110.00	\$220,000.00	\$89.60	\$179,200.00	\$196.00	\$392,000.00
D2 Furnish and install 1-inch gravel (rock) bedding material for pipe	575	TN	\$33.50	\$19,262.50	\$36.00	\$20,700.00	\$32.00	\$18,400.00	\$37.10	\$21,332.50	\$33.50	\$19,262.50
D3 Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	1450	TN	\$20.50	\$29,725.00	\$26.00	\$37,700.00	\$20.00	\$29,000.00	\$26.80	\$38,860.00	\$17.60	\$25,520.00
D4 Remove existing pipe	30	LF	\$19.00	\$570.00	\$33.00	\$990.00	\$30.00	\$900.00	\$34.00	\$1,020.00	\$33.30	\$999.00
D5 Construct 4-foot diameter manhole	11	EA	\$5,230.00	\$57,530.00	\$8,350.00	\$91,850.00	\$8,500.00	\$93,500.00	\$7,931.00	\$87,241.00	\$7,683.00	\$84,513.00
D6 Reconnect existing 4-inch lateral to new sewer main	4	EA	\$2,010.00	\$8,040.00	\$2,450.00	\$9,800.00	\$1,500.00	\$6,000.00	\$2,523.00	\$10,092.00	\$4,889.00	\$19,556.00
D7 Clean and televise new sanitary sewer lines	1	LS	\$3,885.00	\$3,885.00	\$4,600.00	\$4,600.00	\$2,500.00	\$2,500.00	\$4,738.00	\$4,738.00	\$6,354.00	\$6,354.00
Schedule D Total:				\$345,012.50		\$339,640.00		\$370,300.00		\$342,483.50		\$548,204.50

Schedule E - Oak Drive and 2200 East	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
E1 Install Layton City provided street light poles	15	EA	\$2,180.00	\$32,700.00	\$850.00	\$12,750.00	\$1,000.00	\$15,000.00	\$808.50	\$12,127.50	\$1,870.00	\$28,050.00
E2 Furnish and install 1-1/2-inch or 2-inch schedule 40 PVC	3000	LF	\$18.00	\$54,000.00	\$10.00	\$30,000.00	\$12.00	\$36,000.00	\$9.65	\$28,950.00	\$15.60	\$46,800.00
E3 Furnish and install 3-inch schedule 40 PVC	30	LF	\$58.50	\$1,755.00	\$10.00	\$300.00	\$15.00	\$450.00	\$9.65	\$289.50	\$50.00	\$1,500.00
E4 Furnish and install Carson L 1419-12 splice box	15	EA	\$1,185.00	\$17,775.00	\$575.00	\$8,625.00	\$1,000.00	\$15,000.00	\$561.30	\$8,419.50	\$1,016.00	\$15,240.00
E5 Furnish and Install #4 AL UD	3000	LF	\$4.30	\$12,900.00	\$5.00	\$15,000.00	\$5.50	\$16,500.00	\$4.75	\$14,250.00	\$3.65	\$10,950.00
E6 Furnish and install meter pedestal cabinet	2	EA	\$8,015.00	\$16,030.00	\$8,500.00	\$17,000.00	\$9,000.00	\$18,000.00	\$8,311.00	\$16,622.00	\$6,875.00	\$13,750.00
Schedule E Total:				\$135,160.00		\$83,675.00		\$100,950.00		\$80,658.50		\$116,290.00

Schedule F - Storm Drain Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
F1 Furnish and install 18-inch HDPE DR-17 secondary water line, including bends, tees, valves, and loops	90	LF	\$133.00	\$11,970.00	\$187.00	\$16,830.00	\$150.00	\$13,500.00	\$192.60	\$17,334.00	\$125.00	\$11,250.00
F2 Connect new secondary water main to existing secondary water main	2	EA	\$4,900.00	\$9,800.00	\$1,350.00	\$2,700.00	\$1,500.00	\$3,000.00	\$1,390.00	\$2,780.00	\$6,589.00	\$13,178.00
F3 Furnish and install sand bedding material for pipe bedding	40	TN	\$15.00	\$600.00	\$19.00	\$760.00	\$16.00	\$640.00	\$19.55	\$782.00	\$16.70	\$668.00
F4 Furnish and install 3-inch minus, select borrow material for trench backfill	30	TN	\$20.50	\$615.00	\$26.00	\$780.00	\$18.00	\$540.00	\$26.80	\$804.00	\$17.60	\$528.00
F5 Construct manhole for air vac	1	EA	\$4,340.00	\$4,340.00	\$4,300.00	\$4,300.00	\$6,500.00	\$6,500.00	\$3,759.00	\$3,759.00	\$9,379.00	\$9,379.00
Schedule F Total:				\$27,325.00		\$25,370.00		\$24,180.00		\$25,459.00		\$35,003.00

Gentile Street - 2400 East to 2600 East, Project PW25-58												
Schedule A - Street Construction:				\$1,423,802.50	\$1,489,334.00				\$1,521,790.00			
Schedule B - Storm Drain Construction:				\$225,017.00	\$227,830.00				\$232,329.00			
Schedule C - Culinary Water Line Construction:				\$523,113.00	\$558,120.00				\$590,330.00			
Schedule D - Sanitary Sewer Construction:				\$345,012.50	\$339,640.00				\$370,300.00			
Schedule E - Miscellaneous Construction:				\$135,160.00	\$83,675.00				\$100,950.00			
Schedule F - Secondary Water Construction:				\$27,325.00	\$25,370.00				\$24,180.00			

Project Total:	\$2,679,430.00	\$2,723,969.00	\$2,839,879.00	\$3,006,382.95	\$3,010,000.00
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LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Bid Opening June 30, 2026, 10:00 a.m.

Engineer's Estimate: \$3,500,000.00

Gentile Street - 2400 East to 2600 East, Project PW25-58	Geneva Rock Products, Inc.	Condie Construction Co.	Dry Creek Structures	RJT Excavating, Inc.
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Schedule A - Street Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
A1	Clear and excavate right-of-way	1	LS	\$337,018.00	\$337,018.00	\$180,400.00	\$180,400.00	\$335,000.00	\$335,000.00	\$255,656.89	\$255,656.89
A2	Furnish and install 6-inch and 8-inch thick roadbase material	8000	TN	\$28.90	\$231,200.00	\$31.10	\$248,800.00	\$33.00	\$264,000.00	\$26.67	\$213,360.00
A3	Furnish and install 12-inch thick subgrade material	6300	TN	\$29.10	\$183,330.00	\$32.50	\$204,750.00	\$37.00	\$233,100.00	\$22.76	\$143,388.00
A4	Furnish and install 4-inch thick PG58-28 performance asphalt	2650	TN	\$79.90	\$211,735.00	\$111.00	\$294,150.00	\$108.00	\$286,200.00	\$132.88	\$352,132.00
A5	Furnish and install 4-inch thick asphalt patch over trenches	6	TN	\$297.00	\$1,782.00	\$378.00	\$2,268.00	\$257.00	\$1,542.00	\$809.64	\$4,857.84
A6	Remove existing curb and gutter	50	LF	\$4.25	\$212.50	\$6.30	\$315.00	\$14.00	\$700.00	\$95.44	\$4,772.00
A7	Construct standard concrete curb and gutter	4770	LF	\$29.65	\$141,430.50	\$45.60	\$217,512.00	\$33.00	\$157,410.00	\$37.03	\$176,633.10
A8	Construct supported concrete curb and gutter	50	LF	\$135.00	\$6,750.00	\$124.00	\$6,200.00	\$120.00	\$6,000.00	\$264.83	\$13,241.50
A9	Construct 10-foot-wide abutting sidewalk	2500	LF	\$96.00	\$240,000.00	\$88.50	\$221,250.00	\$88.00	\$220,000.00	\$85.01	\$212,525.00
A10	Construct 10-foot-wide abutting sidewalk with thickened edge (supported)	100	LF	\$142.00	\$14,200.00	\$220.00	\$22,000.00	\$127.00	\$12,700.00	\$119.02	\$11,902.00
A11	Construct 10-foot-wide abutting sidewalk with 6-inch curb wall	100	LF	\$128.00	\$12,800.00	\$220.00	\$22,000.00	\$99.00	\$9,900.00	\$118.86	\$11,886.00
A12	Construct 6-foot-wide abutting sidewalk	265	LF	\$64.95	\$17,211.75	\$288.00	\$76,320.00	\$63.00	\$16,695.00	\$93.64	\$24,814.60
A13	Construct standard drive approach	50	LF	\$165.00	\$8,250.00	\$71.50	\$3,575.00	\$118.00	\$5,900.00	\$104.89	\$5,244.50
A14	Remove and replace concrete driveway for tie-in	300	SF	\$77.90	\$23,370.00	\$17.30	\$5,190.00	\$17.00	\$5,100.00	\$28.57	\$8,571.00
A15	Furnish and install asphalt driveway tie-in	3	TN	\$298.00	\$894.00	\$793.00	\$2,379.00	\$257.00	\$771.00	\$694.22	\$2,082.66
A16	Furnish and install roadbase driveway tie-in	10	TN	\$126.00	\$1,260.00	\$234.00	\$2,340.00	\$140.00	\$1,400.00	\$187.57	\$1,875.70
A17	Furnish and install backfill behind new curb and gutter	1	LS	\$8,156.00	\$8,156.00	\$24,245.00	\$24,245.00	\$37,000.00	\$37,000.00	\$17,327.38	\$17,327.38
A18	Furnish and install backfill behind new sidewalk	1	LS	\$5,037.00	\$5,037.00	\$10,450.00	\$10,450.00	\$30,500.00	\$30,500.00	\$19,887.12	\$19,887.12
A19	Furnish and install sod behind new sidewalk	7280	SF	\$6.75	\$49,140.00	\$3.20	\$23,296.00	\$4.00	\$29,120.00	\$1.10	\$8,008.00
A20	Furnish and install 3-inch rock and weed barrier for parkstrip	56	SF	\$9.20	\$515.20	\$7.60	\$425.60	\$150.00	\$8,400.00	\$59.19	\$3,314.64
A21	Remove existing chain link fence	1820	LF	\$2.25	\$4,095.00	\$2.20	\$4,004.00	\$5.00	\$9,100.00	\$8.44	\$15,360.80
A22	Furnish and install black coated chain link fence (match existing)	1820	LF	\$33.10	\$60,242.00	\$57.70	\$105,014.00	\$40.00	\$72,800.00	\$57.45	\$104,559.00
A23	Construct commercial drive approach	32	LF	\$164.00	\$5,248.00	\$303.00	\$9,696.00	\$141.00	\$4,512.00	\$160.54	\$5,137.28
A24	Construct commercial ADA ramp	2	EA	\$1,239.00	\$2,478.00	\$3,164.00	\$6,328.00	\$4,100.00	\$8,200.00	\$3,831.25	\$7,662.50
A25	Remove existing tree and grind stump	3	EA	\$1,094.00	\$3,282.00	\$1,103.00	\$3,309.00	\$1,300.00	\$3,900.00	\$1,674.46	\$5,023.38
A26	Relocate existing meter	3	EA	\$5,062.00	\$15,186.00	\$2,860.00	\$8,580.00	\$4,500.00	\$13,500.00	\$2,590.96	\$7,772.88
A27	Relocate existing brick mailbox	1	EA	\$1,346.00	\$1,346.00	\$5,459.00	\$5,459.00	\$9,400.00	\$9,400.00	\$2,748.72	\$2,748.72
A28	Relocate existing mailbox	1	EA	\$561.00	\$561.00	\$827.00	\$827.00	\$1,300.00	\$1,300.00	\$2,320.73	\$2,320.73
A29	Lower existing manhole/cleanout	3	EA	\$729.00	\$2,187.00	\$1,512.00	\$4,536.00	\$1,500.00	\$4,500.00	\$920.43	\$2,761.29
A30	Lower existing valve covers	3	EA	\$309.00	\$927.00	\$2,275.00	\$6,825.00	\$630.00	\$1,890.00	\$889.01	\$2,667.03
A31	Lower existing meter pit manhole	1	EA	\$1,963.00	\$1,963.00	\$1,633.00	\$1,633.00	\$3,200.00	\$3,200.00	\$2,924.65	\$2,924.65
A32	Adjust to final grade the existing manhole/cleanout	3	EA	\$841.00	\$2,523.00	\$1,945.00	\$5,835.00	\$2,500.00	\$7,500.00	\$1,234.61	\$3,703.83
A33	Adjust to final grade the existing valve covers	3	EA	\$555.00	\$1,665.00	\$1,395.00	\$4,185.00	\$2,000.00	\$6,000.00	\$1,165.49	\$3,496.47
A34	Furnish and install signage and striping per plan	1	LS	\$11,388.00	\$11,388.00	\$8,265.00	\$8,265.00	\$8,200.00	\$8,200.00	\$9,798.93	\$9,798.93
Schedule A Total:					\$1,607,382.95		\$1,742,361.60		\$1,815,440.00		\$1,667,417.42

Schedule B - Storm Drain Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
B1	Furnish and install 15-inch Class III, C-76 reinforced concrete pipe	1240	LF	\$101.00	\$125,240.00	\$59.20	\$73,408.00	\$111.00	\$137,640.00	\$181.07	\$224,526.80
B2	Furnish and install 1-inch crushed gravel for pipe bedding	470	TN	\$40.25	\$18,917.50	\$39.30	\$18,471.00	\$90.00	\$42,300.00	\$33.24	\$15,622.80
B3	Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	760	TN	\$26.15	\$19,874.00	\$78.90	\$59,964.00	\$50.00	\$38,000.00	\$22.27	\$16,925.20
B4	Furnish and install 12-inch CL51 Ductile Iron pipe	76	LF	\$186.00	\$14,136.00	\$152.00	\$11,552.00	\$228.00	\$17,328.00	\$260.36	\$19,787.36
B5	Furnish and install 18-inch HDPE DR-17 pipe	92	LF	\$151.00	\$13,892.00	\$139.00	\$12,788.00	\$172.00	\$15,824.00	\$247.65	\$22,783.80
B6	Construct standard hooded inlet box	14	EA	\$7,657.00	\$107,198.00	\$4,512.00	\$63,168.00	\$7,500.00	\$105,000.00	\$5,391.64	\$75,482.96
B7	Construct standard double hooded inlet box	2	EA	\$9,756.00	\$19,512.00	\$6,510.00	\$13,020.00	\$9,800.00	\$19,600.00	\$10,628.34	\$21,256.68
B8	Remove existing storm drain box	3	EA	\$1,113.00	\$3,339.00	\$803.00	\$2,409.00	\$3,600.00	\$10,800.00	\$4,559.83	\$13,679.49
B9	Remove existing pipe	67	LF	\$52.95	\$3,547.65	\$14.90	\$998.30	\$200.00	\$13,400.00	\$53.46	\$3,581.82
B10	Remove existing dip stone storm drain structure	1	EA	\$1,113.00	\$1,113.00	\$444.00	\$444.00	\$14,000.00	\$14,000.00	\$8,362.40	\$8,362.40
B11	Connect to existing storm drain manhole	2	EA	\$1,886.00	\$3,772.00	\$1,417.00	\$2,834.00	\$6,000.00	\$12,000.00	\$6,556.46	\$13,112.92
B12	Clean and televise new lines	1	LS	\$2,843.00	\$2,843.00	\$2,305.00	\$2,305.00	\$8,800.00	\$8,800.00	\$6,107.31	\$6,107.31
Schedule B Total:					\$333,384.15		\$261,361.30		\$434,692.00		\$441,229.54

LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Gentile Street - 2400 East to 2600 East, Project PW25-58				Geneva Rock Products, Inc.		Condie Construction Co.		Dry Creek Structures		RJT Excavating, Inc.	
Schedule C - Culinary Water Construction		QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
C1	Furnish and install new 8-inch diameter C900 DR14 PVC culinary water pipe including bends, tees, valves, loops	1910	LF	\$61.95	\$118,324.50	\$45.90	\$87,669.00	\$98.00	\$187,180.00	\$120.96	\$231,033.60
C2	Furnish and install new 12-inch diameter C900 DR14 PVC culinary water pipe including bends, tees, valves, loops	3000	LF	\$93.20	\$279,600.00	\$77.40	\$232,200.00	\$125.00	\$375,000.00	\$158.50	\$475,500.00
C3	Furnish sand material for pipe bedding (if required, 6-inch thick below pipe)	1500	TN	\$23.30	\$34,950.00	\$24.10	\$36,150.00	\$11.00	\$16,500.00	\$17.32	\$25,980.00
C4	Furnish and install 3-inch minus, select borrow material for trench backfill	3510	TN	\$22.50	\$78,975.00	\$29.70	\$104,247.00	\$23.00	\$80,730.00	\$20.59	\$72,270.90
C5	Remove and replace existing fire hydrant	1	EA	\$14,988.00	\$14,988.00	\$10,953.00	\$10,953.00	\$18,000.00	\$18,000.00	\$14,998.19	\$14,998.19
C6	Furnish and install fire hydrant assembly	2	EA	\$11,390.00	\$22,780.00	\$10,557.00	\$21,114.00	\$17,000.00	\$34,000.00	\$11,165.08	\$22,330.16
C7	Furnish and install flushing hydrant	1	EA	\$7,283.00	\$7,283.00	\$6,480.00	\$6,480.00	\$11,000.00	\$11,000.00	\$5,411.84	\$5,411.84
C8	Connect new water main to existing water main	3	EA	\$6,581.00	\$19,743.00	\$6,405.00	\$19,215.00	\$6,000.00	\$18,000.00	\$8,542.19	\$25,626.57
C9	Construct 8-inch or 10-inch waterline loop not indicated on plans	1	EA	\$9,619.00	\$9,619.00	\$10,029.00	\$10,029.00	\$26,000.00	\$26,000.00	\$14,389.32	\$14,389.32
C10	Construct 12-inch waterline loop not indicated on plans	1	EA	\$11,646.00	\$11,646.00	\$11,715.00	\$11,715.00	\$20,500.00	\$20,500.00	\$12,449.68	\$12,449.68
C11	Furnish and install 8-inch diameter gate valve if needed (additional quantity not specified on plans or included in other items)	1	EA	\$4,570.00	\$4,570.00	\$3,839.00	\$3,839.00	\$4,000.00	\$4,000.00	\$5,264.63	\$5,264.63
C12	Furnish and install 12-inch diameter butterfly valve if needed (additional quantity not specified on plans or included in other items)	1	EA	\$5,478.00	\$5,478.00	\$4,806.00	\$4,806.00	\$6,800.00	\$6,800.00	\$6,851.35	\$6,851.35
C13	Furnish and install 8-inch diameter 45 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,613.00	\$1,613.00	\$1,042.00	\$1,042.00	\$1,350.00	\$1,350.00	\$3,529.71	\$3,529.71
C14	Furnish and install 12-inch diameter 45 degree bend, if needed (additional quantity not specified on plans or included in other items)	1	EA	\$2,179.00	\$2,179.00	\$1,795.00	\$1,795.00	\$1,900.00	\$1,900.00	\$3,619.35	\$3,619.35
C15	Furnish and install 8-inch diameter 22 1/2 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,606.00	\$1,606.00	\$958.00	\$958.00	\$1,400.00	\$1,400.00	\$3,659.58	\$3,659.58
C16	Furnish and install 12-inch diameter 22 1/2 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$2,096.00	\$2,096.00	\$1,581.00	\$1,581.00	\$2,000.00	\$2,000.00	\$4,029.33	\$4,029.33
C17	Furnish and install 8-inch diameter 11 1/4 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$1,577.00	\$1,577.00	\$849.00	\$849.00	\$1,300.00	\$1,300.00	\$3,631.36	\$3,631.36
C18	Furnish and install 12-inch diameter 11 1/4 degree bend if needed (additional quantity not specified on plans or included in other items)	1	EA	\$2,061.00	\$2,061.00	\$1,461.00	\$1,461.00	\$2,100.00	\$2,100.00	\$3,993.52	\$3,993.52
C19	Remove existing pipe	20	LF	\$53.15	\$1,063.00	\$36.50	\$730.00	\$260.00	\$5,200.00	\$175.76	\$3,515.20
C20	Reconnect existing 1-inch or smaller culinary water service connection	3	EA	\$2,138.00	\$6,414.00	\$1,502.00	\$4,506.00	\$2,200.00	\$6,600.00	\$3,061.21	\$9,183.63
C21	Existing valve to be abandoned	1	EA	\$530.00	\$530.00	\$549.00	\$549.00	\$1,700.00	\$1,700.00	\$1,696.34	\$1,696.34
Schedule C Total:				\$627,095.50		\$561,888.00		\$821,260.00		\$948,964.26	

LAYTON CITY CORPORATION
Gentile Street - 2400 East to 2600 East, Project PW25-58

Gentile Street - 2400 East to 2600 East, Project PW25-58	Geneva Rock Products, Inc.	Condie Construction Co.	Dry Creek Structures	RJT Excavating, Inc.
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Schedule D - Sanitary Sewer Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
D1 Furnish & Install 12-inch ASTM D3034 PVC pipe	2000	LF	\$105.00	\$210,000.00	\$172.00	\$344,000.00	\$145.00	\$290,000.00	\$224.32	\$448,640.00
D2 Furnish and install 1-inch gravel (rock) bedding material for pipe	575	TN	\$40.25	\$23,143.75	\$37.60	\$21,620.00	\$34.00	\$19,550.00	\$32.61	\$18,750.75
D3 Furnish and install 3-inch minus, select borrow material for trench backfill above the pipe zone, if required	1450	TN	\$19.60	\$28,420.00	\$37.60	\$54,520.00	\$24.00	\$34,800.00	\$21.24	\$30,798.00
D4 Remove existing pipe	30	LF	\$56.70	\$1,701.00	\$60.20	\$1,806.00	\$125.00	\$3,750.00	\$142.10	\$4,263.00
D5 Construct 4-foot diameter manhole	11	EA	\$7,148.00	\$78,628.00	\$8,567.00	\$94,237.00	\$14,000.00	\$154,000.00	\$6,574.86	\$72,323.46
D6 Reconnect existing 4-inch lateral to new sewer main	4	EA	\$2,805.00	\$11,220.00	\$2,222.00	\$8,888.00	\$5,800.00	\$23,200.00	\$10,907.44	\$43,629.76
D7 Clean and televise new sanitary sewer lines	1	LS	\$3,590.00	\$3,590.00	\$2,925.00	\$2,925.00	\$12,500.00	\$12,500.00	\$7,913.85	\$7,913.85
Schedule D Total:				\$356,702.75		\$527,996.00		\$537,800.00		\$626,318.82

Schedule E - Oak Drive and 2200 East	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
E1 Install Layton City provided street light poles	15	EA	\$881.00	\$13,215.00	\$3,065.00	\$45,975.00	\$1,450.00	\$21,750.00	\$2,364.50	\$35,467.50
E2 Furnish and install 1-1/2-inch or 2-inch schedule 40 PVC	3000	LF	\$10.50	\$31,500.00	\$19.10	\$57,300.00	\$11.00	\$33,000.00	\$19.39	\$58,170.00
E3 Furnish and install 3-inch schedule 40 PVC	30	LF	\$10.50	\$315.00	\$42.60	\$1,278.00	\$21.00	\$630.00	\$114.66	\$3,439.80
E4 Furnish and install Carson L 1419-12 splice box	15	EA	\$611.00	\$9,165.00	\$750.00	\$11,250.00	\$1,000.00	\$15,000.00	\$1,333.99	\$20,009.85
E5 Furnish and install #4 AL UD	3000	LF	\$5.15	\$15,450.00	\$6.40	\$19,200.00	\$5.50	\$16,500.00	\$4.94	\$14,820.00
E6 Furnish and install meter pedestal cabinet	2	EA	\$9,052.00	\$18,104.00	\$7,884.00	\$15,768.00	\$9,100.00	\$18,200.00	\$9,109.48	\$18,218.96
Schedule E Total:				\$87,749.00		\$150,771.00		\$105,080.00		\$150,126.11

Schedule F - Storm Drain Construction	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
F1 Furnish and install 18-inch HDPE DR-17 secondary water line, including bends, tees, valves, and loops	90	LF	\$80.55	\$7,249.50	\$139.00	\$12,510.00	\$380.00	\$34,200.00	\$437.72	\$39,394.80
F2 Connect new secondary water main to existing secondary water main	2	EA	\$5,353.00	\$10,706.00	\$6,717.00	\$13,434.00	\$3,000.00	\$6,000.00	\$17,339.24	\$34,678.48
F3 Furnish and install sand bedding material for pipe bedding	40	TN	\$23.30	\$932.00	\$24.10	\$964.00	\$11.00	\$440.00	\$56.99	\$2,279.60
F4 Furnish and install 3-inch minus, select borrow material for trench backfill	30	TN	\$22.50	\$675.00	\$22.40	\$672.00	\$23.00	\$690.00	\$74.46	\$2,233.80
F5 Construct manhole for air vac	1	EA	\$4,258.00	\$4,258.00	\$5,112.00	\$5,112.00	\$5,400.00	\$5,400.00	\$6,659.68	\$6,659.68
Schedule F Total:				\$23,820.50		\$32,692.00		\$46,730.00		\$85,246.36

Gentile Street - 2400 East to 2600 East, Project PW25-58										
Schedule A - Street Construction:				\$1,607,382.95		\$1,742,361.60		\$1,815,440.00		\$1,667,417.42
Schedule B - Storm Drain Construction:				\$333,384.15		\$261,361.30		\$434,692.00		\$441,229.54
Schedule C - Culinary Water Line Construction:				\$627,095.50		\$561,888.00		\$821,260.00		\$948,964.26
Schedule D - Sanitary Sewer Construction:				\$356,702.75		\$527,996.00		\$537,800.00		\$626,318.82
Schedule E - Miscellaneous Construction:				\$87,749.00		\$150,771.00		\$105,080.00		\$150,126.11
Schedule F - Secondary Water Construction:				\$23,820.50		\$32,692.00		\$46,730.00		\$85,246.36

Project Total:	\$3,036,134.85	\$3,277,069.90	\$3,761,002.00	\$3,919,302.51
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**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.C.

Subject:

Reappointment to the Planning Commission – Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, Bret Nielsen, and Chase Freebairn – Resolution 26-30

Background:

It is in the best interest of the City to have all positions on the Planning Commission filled to best provide for a full voting quorum at Planning Commission meetings. Mayor Petro has recommended that Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, and Bret Nielsen be reappointed as members of the Planning Commission and Chase Freebairn be reappointed as an alternate member of the Planning Commission.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-30 confirming the reappointment of Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter and Bret Nielsen as regular members and Chase Freebairn as an alternate member of the Planning Commission to terms to expire as noted in Resolution 26-30; or 2) Not adopt Resolution 26-30 and remand to Staff with directions.

Recommendation:

Mayor Petro recommends the Council adopt Resolution 26-30 confirming the reappointment of Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, and Bret Nielsen as regular members and Chase Freebairn as an alternate member of the Planning Commission.

RESOLUTION 26-30

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF TREVOR STEENBLIK, JULIE PIERCE, WESLEY FELICE, JUSTIN WHITWORTH, SCOTT CARTER, AND BRET NIELSEN AS REGULAR MEMBERS AND CHASE FREEBAIRN AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION FOR A THREE-YEAR TERM

WHEREAS, pursuant to Layton City Ordinance, there are to be nine members of the Planning Commission; and

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

WHEREAS, the Mayor has recommended that Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, and Bret Nielsen be reappointed as members of the Planning Commission;

WHEREAS, the Mayor has recommended that Chase Freebairn be reappointed as an alternate member of the Planning Commission.

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

1. That Commissioners Trevor Steenblik and Julie Pierce serve as members of the Layton City Planning Commission to a term that will end July 1, 2028.
2. That Commissioners Wesley Felice and Justin Whitworth serve as members of the Layton City Planning Commission to a term that will end July 1, 2027.
3. That Commissioners Scott Carter and Bret Nielsen serve as members of the Layton City Planning Commission to a term that will end July 1, 2029.
4. That Commissioner Chase Freebairn serve as an alternate member of the Layton City Planning Commission to a term that will end July 1, 2029.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 16th day of July, 2026.

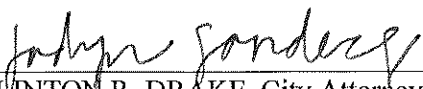
JOY PETRO, Mayor

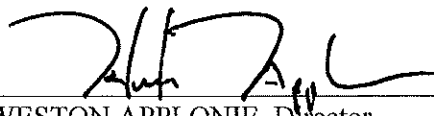
ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:

For: 
CLINTON R. DRAKE, City Attorney


WESTON APPLONIE, Director
Community & Economic Development

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

Item Number: 6.A.

Subject:

Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) – Rezone from A (Agriculture) to R-1-10 (Single Family Residential) – Ordinance 26-22

Background:

Brent Hale (Applicant) is requesting to rezone a 533 square-foot City-owned remnant parcel located behind 2382 East 1200 North from A (Agriculture) to R-1-10 (Single-Family Residential). The rezone is intended to match the zoning of the adjacent residential property and facilitate the future purchase and combination of the parcel with the existing lot to increase the backyard area for personal use. Following approval of the rezone, the Applicant plans to submit a subdivision amendment to incorporate the parcel into the existing lot.

The transition from A to R-1-10 zoning is consistent with the General Plan, which designates the property for residential uses.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-22 approving the rezone request for the subject parcel located at approximately 2382 East 1200 North (Parcel ID 09-088-0161) from A (Agriculture) to R-1-10 (Single Family Residential), subject to meeting all City requirements and General Plan guidelines; or 2) Adopt Ordinance 26-22 approving the rezone request from A (Agriculture) to R-1-10 (Single Family Residential) with modifications; or 3) Deny Ordinance 26-22.

Recommendation:

On June 23, 2026, the Planning Commission voted unanimously to recommend that the City Council approve Ordinance 26-22 for the rezone request from A (Agriculture) to R-1-10 (Single Family Residential) of the subject parcel of land located at approximately 2382 East 1200 North (Parcel ID 09-088-0161), subject to meeting all City requirements as outlined in the Staff memorandums.

Staff supports the recommendation of the Planning Commission.

ORDINANCE 26-22
(Approximately 2382 East 1200 North Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A PORTION OF PARCEL 09-088-0161 DESCRIBED HEREIN, LOCATED AT APPROXIMATELY 2382 EAST 1200 NORTH FROM A (AGRICULTURE) 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 a portion said property from A 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 to R-1-10:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, WOODED HILL SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE, AND RUNNING THENCE NORTHEASTERLY 48.506' ALONG THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THAT QUITCLAIM DEED RECORDED 07/26/2017 AS ENTRY # 3034665, IN BOOK 6814, AT PAGE 917 (48.5' BY RECORD) ALONG THE ARC OF A 890.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°07'22" (CHORD BEARS NORTH 74°58'15" EAST 48.50 FEET; THENCE SOUTH 20°15'00" EAST 10.50 FEET TO THE NORTHERLY LINE OF GORDON AVENUE AS DEFINED ON THE COTTAGES AT VALLEY VIEW PHASE 2 SUBDIVISION PLAT AS RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY 52.389 FEET ALONG THE NORTHERLY LINE OF SAID STREET ALONG THE ARC OF A 895.98 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°21'00" (CHORD BEARS SOUTH 74°36'54" WEST 52.38 FEET); AND THENCE NORTH 00°09'00" EAST ALONG THE NORTHERLY BOUNDARY OF SAID COTTAGES SUBDIVISION 11.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 533 SQ.FT. (0.01 ACRES)

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.

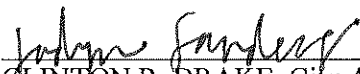
PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON THIS 16th DAY OF JULY, 2026.

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

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

for: 
CLINTON R. DRAKE, City Attorney


WESTON APPLONIE, Community
& Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Whitney Black, Planner II

A handwritten signature in black ink, appearing to read "Whitney Black", is written over a horizontal line.

DATE: July 16, 2026

RE: Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) - Rezone from A (Agriculture) to R-1-10 (Single Family Residential) – Ordinance 26-22

LOCATION: Approximately 2382 East 1200 North

CURRENT ZONING: A (Agriculture)

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

GENERAL PLAN: Neighborhood Residential (Residential Uses)

DESCRIPTION

Brent Hale (Applicant) is requesting to rezone a 533 square foot parcel of land located directly behind 2382 East 1200 North. The parcel is currently zoned A, and the applicant is requesting that the parcel be rezoned to R-1-10. The property is surrounded by R-1-10 zoning to the north, south, and west, and A zoning to the east.

BACKGROUND

The subject parcel is owned by the City. Due to its size and location, it has little practical use on its own. Applicant is seeking a rezone of this property to match the zoning of his adjacent residential property to the north. If the rezone is approved the applicant intends to purchase the parcel from the City.

Applicant intends to purchase the parcel and combine it with their existing residential lot to increase the backyard area for personal use. This would be accomplished by completing the subdivision amendment process. The proposed rezone is consistent with the General Plan, which designates the property for residential uses.

RECOMMENDATIONS

On June 23, 2026, the Planning Commission voted unanimously to recommend that the City Council approve Ordinance 26-22 for the rezone request from A (Agriculture) to R-1-10 (Single Family Residential) of the subject parcel of land located at approximately 2382 East 1200 North (Parcel ID 09-088-0161), subject to meeting all City requirements as outlined in the Staff memorandums.

Staff supports the recommendation of the Planning Commission.



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: Brent Hale; hale@xmission.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: May 19, 2026

SUBJECT: Hale Rezone
2382 East 1200 North

I have reviewed the Rezone Petition for one parcel of ground containing approximately 0.01 acres at 2382 East 1200 North. The applicant is requesting a zoning change from A to R-1-10 to facilitate the future purchase the parcel from Layton City and amend the Wooded Hill dedication plat to combine the parcel with other Hale owned parcels (09-096-0041, 09-426-0245).

The Engineering Department has no concerns regarding the rezone of the property.

Memorandum

To: Brent Hale
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 27, 2026
Re: Hale Rezone, Rezone – 2382 E. 1200 N.
Review: Review 1

Hale Rezone located at 2382 East 1200 North lies within the proposed Snow Canyon Park service area and just outside of the existing Andy Adams Park service area. The applicant's proposed rezone from A to R-1-10 would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition submitted on May 1st and has no comments or concerns regarding approval of the rezone.

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.





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10



Project Site



Layton City Boundary



Davis County Parks



City Boundaries



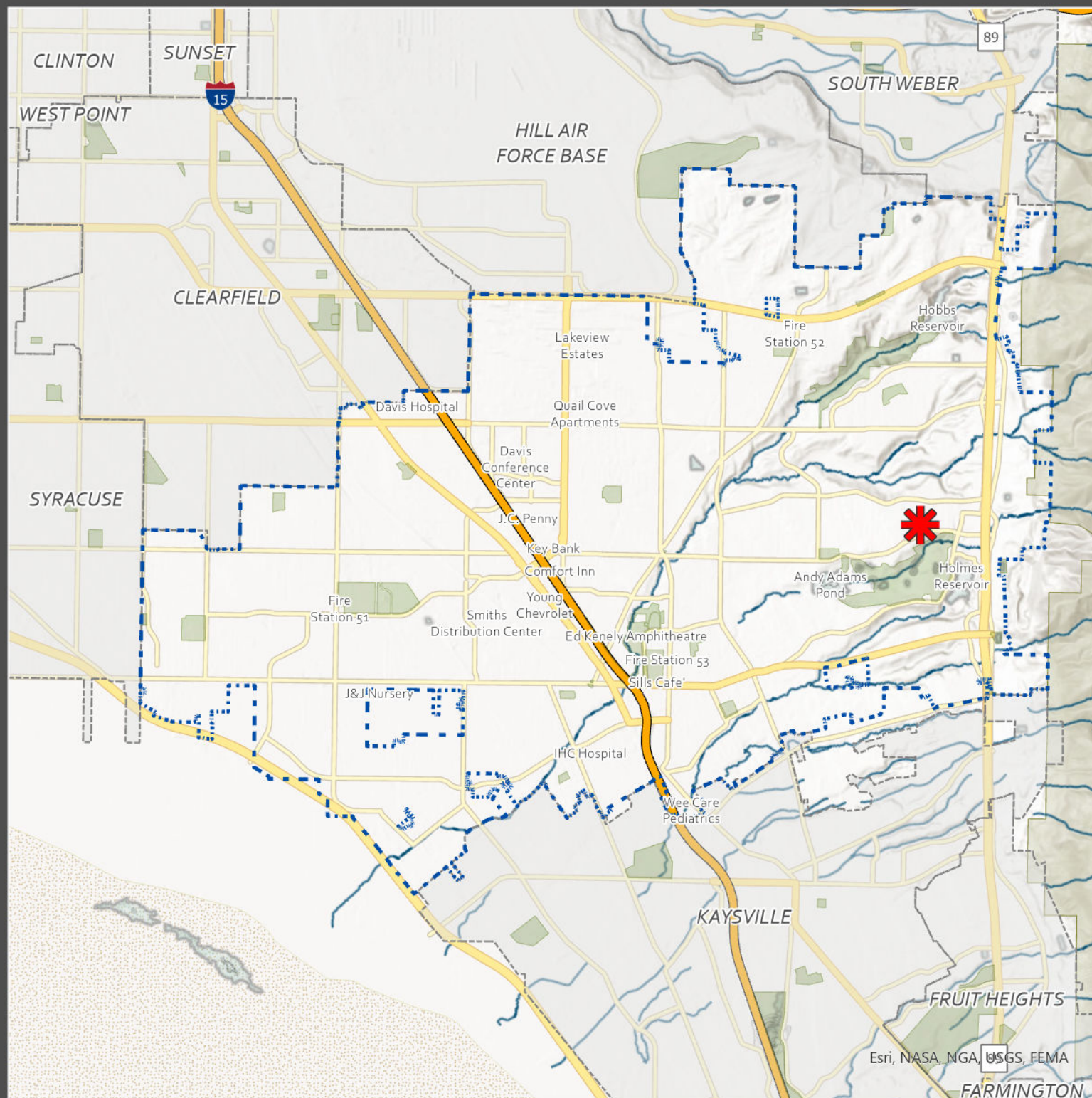
Lakes



Streams



Map 1





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10

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



Map 2





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10

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



Map 3



**NO
ADDITIONAL
PACKET
ATTACHMENTS**