



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

Citizen Comment Guidelines

For the benefit of all who participate in a **public hearing** or providing **public comment** during a City Council meeting, we respectfully request that the following procedures be observed to ensure everyone has an opportunity to speak:

Public Comment Notice:

In accordance with the State of Utah Open and Public Meetings Act, the City Council will not respond to, engage in discussion of, or act on comments made during the public comment period.

Comments:

Your comments are important. To help maintain order, please direct all remarks to and through the presiding officer.

Time:

If you are providing input on an agenda item, please limit your comments to three (3) minutes.

Courtesy:

Applause, verbal outbursts, or other demonstrations of support or opposition are not permitted. All attendees are expected to maintain a respectful and orderly environment.

New Information:

To ensure efficiency, speakers shall limit remarks to new information. Repetition of previously stated comments is discouraged.

Spokesperson:

Groups are required to designate a single spokesperson. Repetitive comments from multiple individuals representing the same position may be limited.

Handouts and Electronic Information:

Any materials presented to the City Council must be submitted to the City Recorder in electronic or hard copy form no later than the conclusion of the meeting.

Thank you for your cooperation.

**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 October 1, 2026.**

AGENDA ITEMS:

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

- A. Minutes of Layton City Council Work Meeting - June 18, 2026
- B. Minutes of Layton City Council Meeting - June 18, 2026
- C. Minutes of Layton City Council Work Meeting - September 3, 2026
- D. Minutes of Layton City Council Meeting - September 3, 2026

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

- A. Youth Court Graduation and Swearing In of New Members

4. CITIZEN COMMENTS:

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

- A. Bid Award – Claude H. Nix Construction – Secondary Water Trunk Line Phase 3, Project SWTR22-04 – Resolution 26-42 – Trenchless Tunneling Under the Roadways at Approximately Hill Field Road at Gordon Avenue and Ring Road, Interstate 15 at Ring Road and Gordon Avenue, Main Street at Gordon, and the Railroad Tracks at West Hill Field Road
- B. Authorize the Acquisition of Interests in Real Properties for the Angel Street and Sugar Street Connection Project by Eminent Domain – Resolution 26-43 – Approximately the Intersection of Angel Street and Gentile Street Proceeding North to 200 Sugar Street

6. PUBLIC HEARINGS:

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 WORK MEETING

JUNE 18, 2026; 5:43 P.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, STEPHEN
JACKSON, TRACY PROBERT, LON CROWELL,
DAVID PRICE, JOELLEN GRANDY, ED FRAZIER,
AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro stated she had nothing to report.

COUNCILMEMBERS' REPORTS

Councilmember Smith Edmondson mentioned she had attended the prevention conference hosted by the Utah Prevention Coalition at Bryce Canyon last week and reported five representatives of the Layton Communities That Care (CTC) had attended, in addition to other coalition members from Davis County and throughout the State. She added it had been a good conference with a continued focus on prevention and stated it had been reported that Utah's youth using alcohol use had decreased and explained how this statistic would be valuable in securing grant funding from the Legislature. She believed prevention efforts had been beneficial for the youth. She indicated the parent survey was still active and live and explained how that data would be valuable in addition to the Sharp Survey completed by the youth. She also announced it was Family Connection Month and shared what the float for the Fourth of July parade would resemble.

Councilmember Bloxham read a letter from UTOPIA which identified the amount of the payment it forwarded to Layton City and it also referenced the financial stability of the organization. The letter also

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mentioned Layton City had the most subscribers within the State and spoke of other infrastructure projects taking place in other neighboring states.

PRESENTATION – VICTIMS OF CRIME ACT (VOCA) GRANT

Councilmember Thomas arrived at 5:49 PM.

Krislyn Kennard, Victim Services Coordinator, shared a presentation and reviewed the services provided by the City's Victim Advocates. She reviewed the amount of VOCA Grant funding received by the City and identified the requirements associated with the Grant. She also identified the various crime victims served by the Advocates. She continued to explain the difference between Civil Protective Orders and traditional Protective Orders and announced she had recently been trained in writing and submitting Civil Protective Orders for victims. She shared a recent success story from the Advocate's office.

Councilmember Morris inquired how the amount of VOCA Grant funding received by the City was determined. Ms. Kennard responded there were several factors that determined the amount and identified a few of them:

- City's population
- The number of victims served in previous years
- The number of services provided

Mayor Petro inquired about the number of cases. Clint Drake, City Attorney, stated the number of prosecution cases had significantly increased from the previous year, and previous years had also recognized increases from year to year. Ms. Kennard mentioned in addition to an increased number of cases, the amount of grant funding had decreased. She also mentioned many domestic violence cases go unreported and suggested these statistics would reflect lower than the actual crime.

Ms. Kennard left the meeting at 6:00 PM.

RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ORDINANCE DISCUSSION

David Price, Parks and Recreation Director, and JoEllen Grandy, Assistant Parks and Recreation Director, were present to share proposed changes to the RAMP (Recreation, Arts, Museum, and Parks) Ordinance. Mr. Price reminded the Council that Staff had consistently made attempts at improving the RAMP process over the past 10 years, specifically the application process. He reminded the Council of what had been

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learned after hosting a ‘listening session’ which included recipients of the grant funding and Staff had discussed some of those suggestions which could benefit applicants navigating the process in the future. He reported discussions had taken place by the RAMP Commission regarding this topic and Mr. Price reviewed the following recommended changes:

- Include language found in the State Code which required organizations to have a primary purpose which enhanced Recreation, Arts, Museum, and Parks.
- Comply with State Code which required organizations that received financial aid, from a City or State, to complete financial reporting requirements based on the amount of received grant funding.
- Change the amount of time the applicant had to spend the grant funding from one year to 18 months in order to fund an entire season of activities. He further explained how the fiscal year affected the previous timeline.

Councilmember Kolendrianos inquired whether the Council had the authority to extend beyond the 18 months and suggested three years in order to allow for design and construction for some projects. Mr. Price responded there was currently a provision which allowed the City to request an extension when funding was appropriated for Capital Projects. Councilmember Bloxham pointed out a disadvantage in extending the timeframe beyond the 18 months and Mayor Petro also pointed out the progress and performance report requirement. Mr. Price also emphasized RAMP Grant Funding was a reimbursement.

Mr. Price informed the Council of proposed changes to the Bylaws:

- The Commission had requested Staff provide a definition for ‘Operating Expenses’ and ‘Capital Expenses’.

Councilmember Smith Edmondson continued to request clarification of the State Code reference specific to the definition which prohibited funding for cultural organizations; as opposed to the Recreation, Arts, Museum, and Parks programming and a discussion followed. The Council directed Staff to provide a more specific definition.

Councilmember Bloxham suggested adding language to the Bylaws limiting the length of meetings out of consideration for those members volunteering their time on the Commission.

Mr. Price continued to review the proposed changes:

- Extending the time for the Commission to review applications to four months. He added this would also adjust the application window and informed the Council of the current timeline compared to the proposed new timeline. A discussion followed.

Councilmember Smith Edmondson suggested a future discussion specific to voting members verses non-

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voting members on the Commission. Mr. Price clarified the intent of having the four employees as voting members: those individuals would possess experience and excellence in a specific discipline and would provide consistency from year to year, in addition to protecting the City's interests with regard to Capital Projects.

STORM DRAIN AGREEMENT AND LAND PURCHASE AGREEMENT BETWEEN LAYTON CITY AND 840ELM RE, LLC FOR THE MIDTOWN CROSSING DETENTION BASIN FACILITY – RESOLUTION 26-34 – APPROXIMATELY 1328 NORTH MAIN STREET

Stephen Jackson, Public Works Director, shared an illustration and identified the location of the City's parcel near the Midtown Crossing and also identified the location of the detention basin. He stated the City had been approached by an entity interested in purchasing the property, constructing an underground detention basin, to allow for parking expansion associated with an auto dealership. He referenced the illustration and explained all colored properties drained into the detention basin, which created the challenge of how the City could maintain control to ensure no issues with the drainage of water. The City had worked closely with 840ELM to come to an agreement with how the request could be accommodated.

He reported 840ELM would need to purchase the property in order to convert it to an underground detention basin and then maintain the underground facility. The agreed purchase price for the parcel was \$205,000, with 840ELM incurring all construction costs for the underground conversion. He explained because the property was encumbered with a permanent easement for storm water and utilities, no permanent structures could be constructed, and because of that, the City Council had determined it was not a significant parcel of real property, according to Municipal and State Codes.

He reviewed specifics identified in the Storm Drain Agreement:

- Detention basin would maintain a minimum 1.87 acre-feet of capacity
- The City would own and maintain the storm drain system in 1400 North and Midtown Crossing rights of way
- Private lot owners would own and maintain the storm drain system within respective parcels
- UDOT would own and maintain the storm drain system in I-15 right of way

He reviewed 840ELM's undertakings identified in the Agreement:

- Maintain cross access easement for the roadway and private storm drain easement
- Acknowledge and accept the obligation to receive storm drainage from the current users of the storm drainage system in perpetuity

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- Ownership and maintenance of storm drain system and underground detention facility
- Post \$25,000 surety bond for repair and maintenance
- Maintain adequate liability insurance for facility
- Meet requirements of Long-Term Storm Water Maintenance Agreement and Long-Term Storm Water Maintenance Plan

He asked if there were any questions.

Councilmember Thomas requested clarification who the other party(ies) were and Mr. Jackson responded 840ELM RE, LLC would be the business entity entering into the Agreement with Layton City. It consisted of a group known as Stokes Stevenson, an investment group, and Young Automotive Investment Group. Ultimately, it would essentially be Young Automotive Group.

Councilmember Bloxham inquired how the amount of the bond had been determined because he believed it would be much costlier to repair than that amount. Mr. Jackson responded the bond amount was to ensure 840ELM would be responsive to any needed repairs identified by the City. Councilmember Bloxham indicated he appreciated the portion of the Agreement which addressed ‘emergency action’ because it was part of the City’s infrastructure.

Councilmember Smith Edmondson requested clarification regarding the decision to sell the property for this use. Mr. Jackson responded the ultimate decision was based on the parcel not being designated a ‘significant parcel’ of real property because of the existing easements and the functionality of the storm drain. He clarified once the City sold the property, it no longer was the ‘property owner’ and would then become the ‘easement holder’. Clint Drake, City Attorney, expressed agreement and indicated because it was not a ‘significant parcel’ of property, the City wasn’t required to accept multiple offers from the general public. He continued to explain if the property didn’t have the encumbrances, and it was raw ground, it would be considered a ‘significant parcel’ and selling it would require a different process.

AMEND TITLE 3, CHAPTER 3.15, SECTION 3.15.010 REGARDING SEWER, GARBAGE, RECYCLING, AND OTHER MISCELLANEOUS RATES AND FEES IN THE LAYTON CITY MUNICIPAL CODE CONSOLIDATED FEE SCHEDULE – ORDINANCE 26-20

Tracy Probert, Finance Director, asked if there were any particular questions regarding the proposed changes reflected in the Consolidated Fee Schedule. He believed the most significant questions were related to the Sanitary Sewer Rate increase from \$37 to \$40 and the Garbage and Recycling Rate increases. He

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pointed out the Fire Department had several updates and reviewed the fees proposed by the Fire Department and Public Works Department.

Councilmember Smith Edmondson suggested since all businesses were itemized with the same cost, she suggested language be reflected as a line item with one applicable fee, or reflecting ‘any business requiring an annual fire inspection’ and applicable fee.

A discussion took place specific to the hardship of Water Exaction Fees.

Councilmember Smith Edmondson also identified ‘effective date July 1, 2024’ in the Consolidated Fee Schedule and Mr. Jackson responded that wasn’t applicable and should be deleted.

Mr. Probert also mentioned Street Lighting Fees and Power Connection fees.

The discussion regarding the hardship of Water Exaction Fees continued.

ACCEPT PUBLIC COMMENT ON CHANGES IN COMPENSATION FOR EXECUTIVE MUNICIPAL OFFICERS AS PROPOSED IN THE CITY BUDGET FOR FISCAL YEAR 2026-2027

Mr. Probert reminded the Council the public hearing from the June 4, 2026, City Council Meeting had been left open and stated no increases for the Mayor and City Council had been included in the proposed budget. He mentioned the Market Survey suggested an increase to the Council’s compensation was needed. He stated that would need to be addressed in the City Council Meeting, immediately following the Work Meeting, so the Budget was appropriately adopted. Mayor Petro pointed out the longer increases to the Council’s compensation wasn’t addressed, the more difficult this would become for future Councils to consider increases. A discussion followed.

Councilmember Bloxham suggested basing future increases on the COLA (Cost of Living Adjustment), the same increase applicable to every employee, and not on the Market Adjustment; but would be in favor of following Staff’s recommendation for this compensation increase with the intent it would bring the compensation where it should be, with future increases similar to other City Staff.

Mr. Jensen clarified this increase would be based on the Market; however, going forward future Councils could consider the COLA increase. The Council expressed agreement with Mr. Jensen’s conclusion.

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Mr. Bloxham added future Councils could make the decision to consider Market Adjustments; however, consistent COLA increases would contribute to maintaining appropriate compensation.

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

CLOSED MEETING:

MOTION: Councilmember Kolendrianos moved to adjourn the meeting and convene in a closed meeting at 6:53 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Kolendrianos moved to open the meeting at 7:04 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:04 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

JUNE 18, 2026; 7:07 P.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, LON CROWELL,
TRACY PROBERT, STEPHEN JACKSON, DAVID
PRICE, JOELLEN GRANDY, AND KIM READ**

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

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

MINUTES:

No minutes came before the Council for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced the following Fourth of July events:

- Sunday, June 28, 2026, Voices of Liberty patriotic concert would begin at 7:00 PM. Hometown Heroes would also be recognized and mentioned those would be Layton youth.
- Monday, June 29, 2026, 'Threads of Honor' would be presented at the Kenley Amphitheater. Gates would open at 7:15 PM.
- Friday, July 3, 2026, at 5:00 PM 'Star Spangled Splash' pool party at Surf 'n Swim, \$2 admission if purchased before the event or \$5 at the door.
- Friday, July 3, 2026, 5:30 PM, America's 250th Birthday, free puppet show performance at the Amphitheater.
- Friday, July 3, 2026, All-star games at Ellison Park beginning at 5:30 PM.
- Saturday, July 4th events would begin at 6:30 AM, a special treat along the parade would be distributed beginning at 10:15 AM, followed by the parade at 10:30 AM. Firework display at 10:00 PM.
- Saturday, July 18, 2026, from 8:00 AM – 12:00 noon, 'Pancakes and Patriotism' event at Layton Commons Park, \$5 per person or \$20 per family.

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Councilmember Smith Edmondson encouraged parents of youth in Davis County to participate in the Davis Community online survey. She explained data from the survey would be used for CTC (Communities That Care) programming. She mentioned there was a QR Code and provided the URL address to complete the survey.

PRESENTATIONS:

PROCLAMATION – FAMILY STRENGTHENING MONTH

Mayor Petro mentioned June had been designated as ‘Family Strengthening Month’. She read a proclamation and presented it to Davis County representatives.

Debbie Comstock, Davis Behavioral Health CTC, commented the proclamation represented a number of coalitions within Davis County and expressed appreciation to the City.

CITIZEN COMMENTS:

Shauri Wade, resident, reiterated previous comments she had shared in opposition for a proposed dog park in the Eastridge Nature facility; although, she was in favor of a dog park facility. She expressed concern about the about of time stated for development of a dog park facility within the City. She pointed out the amenities associated with Andy Adams Park and would like to see a dog park established at this facility within the next year.

Jennifer Shepherd, resident, reminded the Council of previous discussions in June 2025 and November 2025 during which discussions for an off leash dog area be developed in conjunction with the nature trail at Eastridge Nature Park. She recalled comments expressed during the meeting last week by each Councilmember regarding the establishment of a dog facility. She also reported on comments expressed during the City Council Meeting in March 2026, followed by an update by Mr. Price which indicated RAMP funding had been requested for this purpose and construction would begin this year, and dog owners would have a facility by next summer.

Irene Hill, resident, requested further clarification regarding the proposed rate increases included in the Consolidated Fee Schedule. She pointed out she didn’t use her allotted amount of water every month yet was required to pay the same amount for water.

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CONSENT AGENDA:

STORM DRAIN AGREEMENT AND LAND PURCHASE AGREEMENT BETWEEN LAYTON CITY AND 840ELM RE, LLC FOR THE MIDTOWN CROSSING DETENTION BASIN FACILITY – RESOLUTION 26-34 – APPROXIMATELY 1328 NORTH MAIN STREET

Stephen Jackson, Public Works Director, introduced the agenda item and shared an illustration which identified the parcel. He explained the parcel currently owned by Layton City held a detention basin which was created in association with the Midtown Crossing by UDOT (Utah Department of Transportation) and given to Layton City to own and maintain. He reported 840ELM RE, LLC, had approached the City with interest in purchasing the property to convert the detention basin into an underground facility and use the property for parking for its current business operations. As part of the agreement, the purchase price would be \$205,000 and costs associated with development would be incurred by 840ELM RE. The City's property was encumbered with an easement for storm water and utilities, which prohibited construction of any structures on the parcel. Because of that, it wasn't considered an 'insignificant parcel' of real property under City Code and State Statute. For that reason, the parcel could be sold to the adjacent property for the conversion of an underground system with parking on top.

The detention basin would maintain a minimum of 1.87 acre-feet of capacity which would allow all storm water currently draining on the property to continue going to the property. The City would maintain all storm drainage in the street (1400 North) and Midtown Crossing rights of way. Private property owners currently draining into the basin would maintain the systems on their respective parcels. UDOT would continue to own and maintain the storm drain system under I-15, as was currently in place.

He reviewed 840ELM RE, LLC undertakings included in the agreement:

- Maintain cross access easement for the roadway and private storm drain easement
- Acknowledge and accept the obligation to receive storm drainage from the current users of the storm drainage system in perpetuity
- Ownership and maintenance of storm drain system and underground detention facility
- Post \$25,000 surety bond for repair and maintenance
- Maintain liability insurance for underground facility
- Meet requirements of Long-Term Storm Water Maintenance Agreement and Long-Term Storm Water Maintenance Plan

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

Councilmember Smith Edmondson pointed out since the Council had previously determined the property as an ‘insignificant parcel’ the City wasn’t required to publicly offer the property on the open market to receive bids; rather, the City was able to entertain the offer directly from 840ELM RE.

Councilmember Bloxham requested clarification this would remain a separate parcel from the adjacent parcel currently owned by the purchaser, and any new purchaser would be required to meet the obligations identified in this contract. Clint Drake, City Attorney, responded in the affirmative and indicated the agreement would be recorded against the property for that purpose.

AMEND TITLE 3, CHAPTER 3.15, SECTION 3.15.010 REGARDING SEWER, GARBAGE RECYCLING, AND OTHER MISCELLANEOUS RATES AND FEES IN THE LAYTON CITY MUNICIPAL CODE CONSOLIDATED FEE SCHEDULE – ORDINANCE 26-20

Tracy Probert, Finance Director, introduced the agenda item and explained the ordinance referenced the Consolidated Fee Schedule and the adjustment of several fees and rates respective to the City. He mentioned the proposed ordinance included an increase to sewer, garbage, and recycling rates. He announced the sewer rate increase was set based on a Master Plan and Rate Study. The City was obligated to provide a system, adequately maintain the system, and also improve it as needed. He pointed out the City also partnered with North Davis Sewer District (NDSD) for the treatment of waste transported through the system and previous increases to the sewer rate were directly related to NDSD. He stated this year’s rate increase was directly related to the City’s need to increase its rate.

He explained the garbage and recycling rate was based on adjustments proposed by Waste Management. He pointed out the City hadn’t implemented an increase to the garbage rate last year, although there had been an increase to the City, because a number of other rate increases were implemented. He pointed out the City only increased its rates when needed and those increases weren’t based on rates from neighboring entities.

He addressed the comment expressed earlier in the meeting specific to the amount of water used compared to the billed amount. He explained the base rate assessed for water was the City’s cost to provide the home/property with water with a small usage component included.

He identified the other fees included in the proposed Consolidated Fee Schedule:

- Fire inspections

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- Plan reviews
- Use of the City's Fire Training Facility
- Civil penalties for non-compliance of Fire Inspection recommendations
- Water meter costs when purchased by a contractor
- Streetlights when required to be purchased by a contractor

He asked if the Council had specific questions regarding proposed fees identified in the Consolidated Fee Schedule.

Councilmember Kolendrianos requested clarification regarding the proposed fee respective to the Water Exaction Fee. Mr. Probert responded the fee had previously been applicable to meter size and explained this new proposed fee, would be associated with development in the circumstance in which water couldn't be identified and accessed. In the event a developer was unable to locate water shares, the City would assess the fee and in turn it would purchase the water shares, typically from Weber Basin.

Councilmember Smith Edmondson suggested the consolidation of verbiage specific to businesses which required the annual fire inspection, and indicated she intended to include that language in her motion.

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda, with the following corrections to Ordinance 26-20, Changes to the Consolidated Fee Schedule: page 4 – itemized special occupancy for businesses requiring annual fire inspections, list in parenthesis with commas (Day Cares, Group Homes, Assisted Living Facility, Skilled Nursing Facility, Health Care Facility/Hospital, etc.) to ensure any other business requiring an annual fire inspection would be included. Also remove the reference, 'Effective July 1, 2024' on Page 10, as the effective date was outdated and the current effective date was listed on the updated Consolidated Fee Schedule. Councilmember Thomas seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

TEXT AMENDMENT – AMEND LAYTON CITY MUNICIPAL CODE TITLE 19 ZONING, CHAPTER 19.21 TEMPORARY AND SEASONAL USES, SECTION 19.21.070 SEASONAL OUTDOOR VENDORS – ORDINANCE 26-15

Lon Crowell, Community Development Deputy Director, introduced the agenda item and explained this would remove the 6' temporary fencing requirement for pumpkin patch seasonal vendors and Christmas tree lots. The

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applicant had indicated the cost to acquire and provide the fencing would be cost-prohibitive to the vendor. He reported the original purpose was intended to reduce theft and vandalism, essentially to protect the vendor. The City's Police Department hadn't received any reports for theft and vandalism respective to this use. Staff also reached out to determine which other entities within the County required such fencing and learned only Clinton and Layton Cities had such an ordinance. He clarified fencing would still be allowed if the vendor so desired; however, it would not be required via City ordinance if this ordinance was adopted.

He reported the Planning Commission reviewed this item during its meeting on Tuesday, May 26, 2026, and it recommended approval. Staff also recommended approval of Ordinance 26-15.

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

Mayor Petro opened the public hearing at 7:45 p.m.

Mayor Petro called for public comment.

Tyson Roberts, resident, expressed appreciation to Staff and the Council for considering and hearing the request. He believed local farmers provided a service to the residents of Layton and pointed out the costs associated with the required fencing for a very short selling season of pumpkins. He mentioned there was a very low profit margin for pumpkin vendors.

MOTION: Councilmember Thomas moved to close the public hearing at 7:48 PM and approve the Text Amendment to Title 19 Zoning, Chapter 19.21 Temporary and Seasonal Uses, Section 19.21.070 Seasonal Outdoor Vendors as presented, Ordinance 26-15. Councilmember Smith Edmondson seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Kolendrianos, Morris, Bloxham, Thomas, and Smith Edmondson. Voting NO – None.**

ACCEPT PUBLIC COMMENT ON CHANGES IN COMPENSATION FOR EXECUTIVE MUNICIPAL OFFICERS AS PROPOSED IN THE CITY BUDGET FOR FISCAL YEAR 2026-2027

Mr. Probert announced a public hearing took place during the City Council Meeting on Tuesday, June 4, 2026, related to changes in compensation for Executive Municipal Officers. At that time, no public comments were expressed; rather, a discussion took place regarding potential changes. As part of this public hearing, Staff presented the proposed changes which included a 1% Cost of Living (COLA) and 3% Merit Increase, for all Executive Municipal Officers, with the exception of Mayor and City Council. This increase would be equal to

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the increase proposed for all other Municipal Employees. The proposed increase specific to the Mayor, \$37 increase per pay period; City Council, \$247 increase per pay period.

Mayor Petro opened the public hearing at 7:51 p.m.

Mayor Petro called for public comment.

Tyson Roberts, resident, expressed appreciation to the Council for considering the compensation increase for councilmembers. He applauded those Councilmembers currently serving who had indicated during the previously held Work Meeting they didn't choose to serve due to the compensation; he also didn't serve as a councilmember based on the compensation. He expressed his opinion it would be a disservice to potential public servants if the compensation didn't fairly compensate for their time away from family and employment. He complimented the members of the Council which previously commented they didn't serve the residents for the compensation and suggested the increase could be donated toward the City's Sub-For-Santa Program.

Councilmember Morris requested clarification whether the compensation increase for Executive Municipal Officers (City Employees) could be voted on separately from that of the Mayor and City Council. Mr. Probert responded this was a separate public hearing associated with the approval of the Budget. He suggested any contrary votes would be applicable to the adoption of the Budget.

Councilmember Bloxham believed Councilmember Morris desired the separation of the Executive Municipal Officers from that of the Elected Officials and Councilmember Morris expressed agreement with that summation.

Clint Drake, City Attorney, clarified no action of the Council was required on this agenda item. Recent legislation required the City to accept public comment on the proposed rate increases. He clarified the proposed increases would be adopted with the Budget.

Councilmember Smith Edmondson informed the public significant discussions had taken place during work meetings. She mentioned it had been suggested to implement a 1% COLA for elected officials, the same as the increase for City Staff, and not consider an increase based on an annual Market Study, and asked how that could be included in the motion.

Mayor Petro pointed out the small increase would probably only compensate for gas used to attend required events by members of the Council.

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Councilmember Bloxham requested clarification whether the proposed increase included in the Budget reflected the proposed increase based on the Market Study. Mr. Probert clarified when he presented the next agenda item, considering approval of the Budget, it didn't include any increases for the Mayor and City Council. He stated language would need to be included in the motion expressed either yes or no specific to the inclusion of any increase.

Councilmember Bloxham then clarified a discussion could then take place during the initial budget meeting during which compensation increases were identified for City Staff with a line item specific to the Elected Officials. Mr. Probert added that would allow Council to identify the amount based on the COLA percentage.

Councilmember Morris expressed disagreement with the increase and didn't believe the lack of a compensation increase would discourage future candidates from running for City Council. He expressed his desire to make sure the City operated efficiently and that City employees were fairly and justly compensated.

ADOPT THE BUDGET, PROPERTY TAX RATE, AND COMPENSATION SCHEDULE FOR ELECTIVE AND EXECUTIVE MUNICIPAL OFFICERS FOR FISCAL YEAR 2026-2027 – ORDINANCE 26-19

Mr. Probert reviewed the proposed 2027 Budget pointing out the following:

- General Fund just over \$49,824,768
- Total City-Wide budget just over \$140,510,568
- Market, Cost of Living and Merit adjustments for officers and employees
- \$3,391,825 in Capital Equipment
- \$26,090,516 in Capital Projects (utilities, streets, parks, dispatch, etc.)
- Sales Tax Revenue was anticipated to be slightly higher than previous years

He continued to review the major projects included in the Budget:

- Fire Ladder Truck – partial funding
- Ambulance
- Parks projects – City and RAMP (Recreation, Arts, Museum, and Parks) funded
- Street maintenance and projects
- Utility projects, including secondary waterline projects which were partially grant funded

He identified revenue sources for the General Fund and also General Fund expenditures pointing out the Police

D R A F T

and Fire Departments made up most of those expenditures.

He pointed out the Council had decided to adopt the Certified Tax Rate; therefore, a Property Tax Rate increase hadn't been proposed.

Mayor Petro opened the public hearing at 8:04 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Bloxham moved to close the public hearing at 8:05 PM and adopt the Budget, Property Tax Rate, and Compensation Schedule for Elective and Executive Municipal Officers for Fiscal Year 2026-2027, as presented and previously discussed, Ordinance 26-19. Councilmember Thomas seconded the motion.

Councilmember Bloxham stated although he might not have agreed with every appropriation in previous budgets, he believed the disagreement didn't outweigh the need to approve the budget in order to operate the City and provide necessary services. He expressed appreciation to Staff for providing documentation which assisted the Council in making decisions and for residents which shared concerns.

The motion passed with the following vote: **Voting AYE – Councilmembers Bloxham, Thomas, Smith Edmondson, Kolendrianos, and Morris. Voting NO – None.**

AMEND BUDGET FOR FISCAL YEAR 2025-2026 – ORDINANCE 26-18

Mr. Probert shared a summary of the proposed budget amendments. He explained the line item respective to SWAT for \$100,644 – the transfer of funding to the Capital Projects Fund would need to be corrected. It should reflect transfer of funding from the General Fund, Police Administration and Patrol to the SWAT Fund and provided further explanation of how this error occurred: funds from Police Administration and Patrol had been used to set up the SWAT Fund, earmarked for these types of activities, and assessments to participating entities had also been implemented. This allowed the City to account for assessments from other cities, as well as Layton City's contribution to these activities in one place to identify the actual cost for SWAT activities.

He continued to review the other identified amendments highlighting the following:

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- myHometown
- personnel costs associated with the Facilities Department
- remodel project in the basement at City Hall for Davis Arts Council
- First responder mental health fund
- Wildland Fire and Police and Fire Special Services
- Fire Academy
- miscellaneous donations
- unanticipated grant revenue

Mr. Probert continued to review other items identified in the summary:

- Davis Metro Narcotics Strike Force
- 9-1-1 Dispatch Center
- RAMP (Recreation, Arts, Museum, and Parks) funding
- Capital Projects
- Water – applicable to Weber Basin
- Storm Water Master Plan
- Emergency Medical – Wildland Fire, State Medicaid assessment adjustments, Ambulance

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

Mayor Petro opened the public hearing at 8:13 p.m.

Mayor Petro called for public comment.

Shauri Wade, resident, requested clarification if Mr. Probert indicated there was an overage from the RAMP Funding for this year.

Mr. Probert responded there was a project identified on the original project list; however, hadn't been included in the budget and clarified this amendment merely reflected in the budget. He pointed out the project had been completed.

Ms. Wade emphasized her point that if there was excess RAMP Funding, she would like it to be appropriated to a dog park.

MOTION: Councilmember Kolendrianos moved to close the public hearing at 8:15 PM and approve the

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amendments to the 2025-2026 budget as presented, Ordinance 26-18. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris, Kolendrianos, Smith Edmondson, Thomas, and Bloxham. Voting NO – None.**

UNFINISHED BUSINESS:

Mayor Petro inquired whether the Council would like to meet and hold a meeting scheduled for Thursday, July 2, 2026. She mentioned there was one item which didn't require immediate action on behalf of the Council that evening. She informed the Council she had taken it upon herself to check with other entities that met on the same schedule and reported they had canceled their City Council Meetings that week. A discussion followed and Mayor Petro concluded a meeting would take place on Thursday, July 2, 2026.

The meeting adjourned at 8:17 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

SEPTEMBER 3, 2026; 5:34 P.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, TRACY
PROBERT, STEPHEN JACKSON, DAVID PRICE,
JOELLEN GRANDY, ED FRAZIER, AND KIM
READ**

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

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced Tyler Barfuss had been selected as the new District Manager at North Davis Sewer District (NDSD). She mentioned his experience would serve the District well.

She also mentioned she had attended Wasatch Integrated Waste Management District's Board Meeting on Wednesday, September 2, 2026, and mentioned its willingness to move forward with a lease with Layton City for vacant property to be used for a dog park. During the meeting a presentation was shared regarding a program referenced as CHaRM (Collection of Hard-to-Recycle Materials) such as tires and mattresses. She described a successful event in St. George in which various recyclers would be present at a particular location allowing residents to bring these types of items. She reviewed the costs associated with this type of event, which could be significant.

COUNCILMEMBERS' REPORTS

Councilmember Smith Edmondson mentioned the Council should have received an email regarding CTC's (Communities That Care) Brain Science Workshop and explained four additional workshops were scheduled in the future. She also provided statistics about the survey results applicable to the Brain Science Workshop. She mentioned registrations were currently being accepted on the Davis Behavioral Health

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website for the next Strengthening Families workshop scheduled to begin toward the end of September. She reported the next Board Meeting was scheduled for Monday, September 14, 2026, since Monday, September 7, 2026, was a holiday.

Councilmember Thomas announced the following Parks and Recreation activities:

- Family Recreation activity ‘Park After Dark’ was scheduled for Friday, September 18, 2026, from 7:30-9:30 PM with s’mores and lawn games being offered.
- Surf ‘n Swim would be closed from Sunday, September 13, 2026, through Sunday, September 20, 2026, for ‘Bubble Week’.
- The Layton Heritage Museum would be hosting a photography exhibit through the month of September.
- Davis Arts Council would be hosting ‘Whispers in the Dark’ storytelling festival and explained the specifics about the workshops and performances. Registration was being accepted at its website: www.davisarts.org

Councilmember Kolendrianos shared a brief update from the last Planning Commission Meeting.

UTOPIA UPDATE

Alex Jensen, City Manager, announced Roger Timmerman and Wayne Pyle, UTOPIA, were in attendance to share an update with the Council. He expressed appreciation for Councilmember Bloxham’s service on the Board.

Mr. Timmerman, shared a visual illustration which highlighted the following:

- UTOPIA/UIA Timeline beginning in 2004 through 2022
- He identified the founding/pledging member cities and other participating cities
- He reviewed the accomplishments of UTOPIA Fiber
 - Largest open-access network in the U.S.
 - Fastest speeds in the U.S.
 - Most competitive open-access network in the U.S.
 - Awardee from 2021-2026 Utah Education Network (500+ new school circuits)
 - Provider of air quality sensors in Utah
 - Google rating score
- Municipal open-access fiber and identified the many providers for fiber service
- Superior City-wide fiber to each resident

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- Total subscribers and shared a graph illustrating subscribership since 2014
- Subscriber growth per participating cities
- UTOPIA & UIA Revenues
- UIA Revenue vs Bond Obligations
- Layton buildout timeline from 2016
- Layton subscribership from 2014
- Subscriber maps reflecting comparison from August 2025-current
- He identified new/future technology plans
- He identified Smart City applications
- UTOPIA Fiber bond payment reimbursement to cities
- Reviewed the economic benefit to Layton City

A discussion followed about recent legislation regarding fiber.

CLOSED MEETING:

MOTION: Councilmember Bloxham moved to adjourn the meeting and convene in a closed meeting in the City Council Conference Room at 6:15 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares; and to discuss Pending or Reasonably Imminent Litigation. Councilmember Thomas seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Smith Edmondson, Thomas, Bloxham, Kolendrianos, and Morris. Voting NO – None.**

MOTION: Councilmember Thomas moved to adjourn the closed meeting at 7:00 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

SEPTEMBER 3, 2026; 7:02 P.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, TRACY PROBERT,
STEPHEN JACKSON, DAVID PRICE, JOELLEN
GRANDY, AND KIM READ**

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

Mayor Petro opened the meeting and welcomed the public. Councilmember Kolendrianos introduced Father Mario, Transfiguration Greek Orthodox Church, who offered the invocation. Councilmember Kolendrianos led the Pledge of Allegiance.

MINUTES:

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

**Layton City Council Work Meeting – May 21, 2026; and
Layton City Council Meeting – August 6, 2026.**

The vote was unanimous to approve the minutes as written.

Mayor Petro introduced Oliver Poll, Layton City Youth Council, and announced he would be participating in the Meeting. Mr. Poll wished Councilmember Thomas a happy birthday.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced the following Parks and Recreation events:

- Family Recreation ‘Park After Dark’ free event was scheduled for Friday, September 18, 2026, from 7:30-9:30 PM at Layton Commons Park. S’mores and family yard games would be available.
- Surf ‘n Swim would be closed from Sunday, September 13, 2026 through Sunday, September 20, 2026 for ‘Bubble Week’.

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- Heritage Museum would be hosting a photography exhibit by Wasatch Photo Club during the month of September.
- ‘Whispers in the Dark’ scary storytelling festival and workshop hosted by Davis Arts Council; workshops were scheduled for Friday, September 11, 2026, Friday, September 25, 2026, and Friday, October 9, 2026.

Councilmember Smith Edmondson announced the following pertaining to Communities That Care (CTC):

- Reported the Teen Brain Workshop had been successful and positive feedback had resulted in the scheduling of additional workshops:
 - Wednesday, September 16, 2026, 5:30 PM at Central Davis Junior High
 - Tuesday, September 29, 2026, 6:00 PM at Layton City Hall
 - Thursday, October 8, 2026, 6:30 PM at Beans and Brews in Clearfield

She explained the workshops were intended to help parents understand their teen’s brain and how to communicate better with them.

- Strengthening Families seven week workshop would be held on Mondays beginning Monday, September 28, 2026, and ending on Monday, November 16, 2026, 6:00-8:30 PM. She provided the URL link for Davis Behavioral Health to register for the workshop.

She announced her sorority, Farwest Region of the Delta Sigma Theta, would be meeting in Salt Lake City for its regional conference beginning Thursday, September 3 through Sunday, September 6, 2026. celebrating its 100th year as a Region and its 55th Conference, with representation from nine states and two countries.

Mayor Petro announced the following:

- Kendall O. Bryant Open House, hosted by Layton City Fire Department, was scheduled for Wednesday, September 30, 2026, at Ellison Park beginning at 5:00 PM.
- A special program in recognition of 9/11 was scheduled for Friday, September 11, 2026, at the Kenley Amphitheater. Col. Michael Moore would be sharing his harrowing firsthand experience at the Pentagon on 9/11. Doors would open at 5:30 PM for this free event.
- Day of Service was scheduled for Saturday, September 12, 2026. She directed interested participants to myHometown Layton to sign-up.

PRESENTATIONS:

PROCLAMATION – SUICIDE PREVENTION MONTH

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Councilmember Kolendrianos read the Proclamation and shared his personal experience regarding this topic.

CITIZEN COMMENTS:

Tricia, resident, shared her personal experience with using the crosswalk and walking to Whitesides Elementary School and nearly being hit by a car while in the crosswalk. She requested a crossing guard be hired for this crosswalk in an effort to provide additional safety for children walking to and from school.

Ivy Thompson, resident, informed the Council this was the second time her daughter was almost hit by a vehicle while walking to school and shared additional information regarding the situations. She recently learned the City had the authority to designate locations for crossing guards and was responsible for hiring crossing guards. She believed a crossing guard was needed at the crossing located at Wasatch and Colonial because of the number of children using the crosswalk without assistance from a grown-up.

Irene Hill, resident, expressed appreciation for the service provided by Mayor Petro and members of the City Council. She pointed out the challenge of inadequate parking along Wasatch Drive and at City Hall since high school had begun this year. She mentioned she volunteered at the museum and had experienced challenges in finding appropriate parking. She also provided information regarding a support group that met at Faith Baptist Church (Fairfield location) on Monday evenings in support of Suicide Prevention Month.

CONSENT AGENDA:

APPOINT BRENT YOUNG AND MICHAEL RASBAND AS MEMBERS OF THE LAYTON CITY AUDIT COMMITTEE – RESOLUTION 26-39

Tracy Probert, Finance Director, introduced the agenda item and informed the Council how the recommendations of the two individuals had taken place and shared their experience which qualified each of them for this appointment.

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

Councilmember Smith Edmondson inquired about the length of the term of the appointments and Mr. Probert responded the terms would be for two years; however, there was an option for an extension.

INTERLOCAL COOPERATION AGREEMENT FOR HIGHWAYS OR PUBLIC TRANSIT

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PROJECT REIMBURSEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY REGARDING GENTILE STREET – 2400 EAST TO 2600 EAST, PROJECT PW25-58 – RESOLUTION 26-40 – ALONG GENTILE STREET FROM APPROXIMATELY 2400 EAST TO 2600 EAST

Stephen Jackson, Public Works Director, mentioned the agenda item would be reauthorizing a new resolution and agreement. He reminded the Council it recently approved an agreement with Davis County for the road project and a discrepancy had been identified in the amount of funding associated with the street lighting. Davis County agreed for the lighting improvements to be included in the expenditure list associated with the agreement.

Mr. Jackson briefly reviewed the scope of the road improvement project and identified the additional costs of \$113,000 for expenses, of which Davis County would pay 80%. He mentioned the County's total participation would be \$1,682,400 and the City's portion would be \$420,000. He added the term of the agreement would remain the same with the completion date on or before December 31, 2027. He emphasized the only change would be adjusting the costs and each entity's contribution.

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

Staff recommended approval.

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

PUBLIC HEARINGS:

There were no scheduled Public Hearings on the agenda.

UNFINISHED BUSINESS:

Councilmember Thomas mentioned the Council had the opportunity to provide an Employee Appreciation Lunch for all City employees yesterday, Wednesday, September 2, 2026, and commented it was nice to see all the employees, many of whom the Council don't regularly come in contact with, which contributed to the great City of Layton. He believed the City had a tremendously dedicated workforce of the very best people. He continued to express his desire to recognize all City employees.

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Mayor Petro expressed appreciation for the Council's willingness to cook and serve lunch to the City employees. She also expressed a concern about the school crossing near Church Street/Golden area near Central Junior High and requested Staff look into the issue and make recommendations to eliminate some of the chaos.

The meeting adjourned at 7:34 p.m.

Kimberly S Read, City Recorder

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

Item Number: 3.A.

Subject:

Youth Court Graduation and Swearing In of New Members

Background:

Those who have graduated from Youth Court training will be recognized, and new members will be sworn in to act as judges for the Layton Youth Court.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.A.

Subject:

Bid Award – Claude H. Nix Construction – Secondary Water Trunk Line Phase 3, Project SWTR22-04 – Resolution 26-42 – Trenchless Tunneling Under the Roadways at Approximately Hill Field Road at Gordon Avenue and Ring Road, Interstate 15 at Ring Road and Gordon Avenue, Main Street at Gordon, and the Railroad Tracks at West Hill Field Road

Background:

Resolution 26-42 authorizes the execution of an agreement between Layton City and Claude H. Nix Construction (C.H. Nix Construction) for Secondary Water Trunk Line Phase 3, Project SWTR22-04. The project includes the installation of 1,340 linear feet of trenchless secondary water line installment and associated items.

Three bids were received, with C.H. Nix Construction submitting the lowest responsive, responsible bid in the amount of \$7,887,028. The engineer's estimate was \$8,500,000.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-42 awarding the bid to C.H. Nix Construction for Secondary Water Trunk Line Phase 3, Project SWTR22-04; 2) Adopt Resolution 26-42 with any amendments the Council deems appropriate; 3) Not adopt Resolution 26-42 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-42 awarding the bid to C.H. Nix Construction and authorize the City Manager to execute the agreement for Secondary Water Trunk Line Phase 3, Project SWTR22-04.

RESOLUTION 26-42

A RESOLUTION ADOPTING AN AGREEMENT WITH CLAUDE H. NIX CONSTRUCTION FOR SECONDARY WATER TRUNK LINE PHASE 3, PROJECT SWTR22-04

WHEREAS, Layton City (City) has elected to construct street improvements, to be known as Secondary Water Trunk Line Phase 3, Project SWTR22-04 (Project SWTR22-04), trenchless tunneling under the roadways located at approximately Hill Field Road at Gordon Avenue and Ring Road, Interstate 15 at Ring Road and Gordon Avenue, Main Street at Gordon, and the Railroad Tracks at West Hill Field Road; and

WHEREAS, the City received three bids for construction of the referenced project on August 27, 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 Claude H. Nix Construction (C.H. Nix Construction) as the contractor for Project SWTR22-04.

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

1. C.H. Nix Construction is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for Project SWTR22-04.

2. The City Manager is directed to conduct negotiations for an agreement (Agreement) with C.H. Nix Construction for Project SWTR22-04. 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 C.H. Nix Construction 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 SWTR22-04.

3. When the Agreement is in a form acceptable to the City Manager and City Attorney and after C.H. Nix Construction 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 C.H. Nix Construction and the formal award of the contract to C.H. Nix Construction for Project SWTR22-04, 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 **1st day of October, 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
Secondary Water Trunk Line Phase 3, Project SWTR22-04

Bid Opening August 27, 2026, 4:00 p.m.

Engineer's Estimate: \$8,500,000.00

Secondary Water Trunk Line Phase 3, Project SWTR22-04	Claude H. Nix Construction	BTrenchless, Inc.	Underground Infrastructure Technologies, LLC
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Schedule A	QTY	Unit	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)	(\$ Per	TOTAL (\$)
A1 Mobilization/Demobilization	1	LS	\$568,878.00	\$568,878.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
A2 Temporary Traffic Control	1	LS	\$328,395.00	\$328,395.00	\$278,000.00	\$278,000.00	\$200,000.00	\$200,000.00
A3 Remove Existing 6-inch Hot Mix Asphalt Concrete Pavement and Roadbase	555	SY	\$37.00	\$20,535.00	\$78.00	\$43,290.00	\$120.00	\$66,600.00
A4 Remove Landscaping	1550	SY	\$2.00	\$3,100.00	\$29.00	\$44,950.00	\$15.00	\$23,250.00
A5 Remove Existing 18-inch C76 RCP Storm Drain Pipe to Nearest Joint	30	LF	\$22.00	\$660.00	\$148.00	\$4,440.00	\$775.00	\$23,250.00
A6 Remove Storm Drain Gutter Inlet Box	1	EA	\$3,170.00	\$3,170.00	\$1,810.00	\$1,810.00	\$7,200.00	\$7,200.00
A7 Noise Control Barrier	2	EA	\$1,950.00	\$3,900.00	\$83,250.00	\$166,500.00	\$37,900.00	\$75,800.00
A8 Hill Field Road Launch Shaft	1	EA	\$202,311.00	\$202,311.00	\$271,000.00	\$271,000.00	\$236,000.00	\$236,000.00
A9 Hill Field Road Receiving Shaft	1	EA	\$106,921.00	\$106,921.00	\$182,000.00	\$182,000.00	\$143,000.00	\$143,000.00
A10 Interstate 15 Launch Shaft	1	EA	\$596,432.00	\$596,432.00	\$525,000.00	\$525,000.00	\$2,500,000.00	\$2,500,000.00
A11 Interstate 15 Receiving Shaft	1	EA	\$65,817.00	\$65,817.00	\$171,750.00	\$171,750.00	\$588,000.00	\$588,000.00
A12 Main Street Launch Shaft	1	EA	\$241,049.00	\$241,049.00	\$257,250.00	\$257,250.00	\$309,000.00	\$309,000.00
A13 Main Street Receiving Shaft	1	EA	\$122,555.00	\$122,555.00	\$215,750.00	\$215,750.00	\$170,000.00	\$170,000.00
A14 UPRR Launch Shaft	1	EA	\$164,051.00	\$164,051.00	\$159,500.00	\$159,500.00	\$250,000.00	\$250,000.00
A15 UPRR Receiving Shaft	1	EA	\$109,501.00	\$109,501.00	\$152,000.00	\$152,000.00	\$162,000.00	\$162,000.00
A16 Instrumentation and Monitoring	1	LS	\$241,795.00	\$241,795.00	\$154,750.00	\$154,750.00	\$200,000.00	\$200,000.00
A17 Dewatering	1	LS	\$770,860.00	\$770,860.00	\$1,000,750.00	\$1,000,750.00	\$1,509,000.00	\$1,509,000.00
A18 Storm Bypass Conveyance System	2	EA	\$5,091.00	\$10,182.00	\$12,750.00	\$25,500.00	\$11,500.00	\$23,000.00
A19 48-inch Steel Casing Pipe by Guided Pipe Ramming Methods for Hill Field Road Crossing	199	LF	\$1,779.00	\$354,021.00	\$3,300.00	\$656,700.00	\$3,900.00	\$776,100.00
A20 Install 48-inch Steel Casing Pipe by Microtunneling for Interstate 15 Crossing	750	LF	\$3,013.00	\$2,259,750.00	\$3,400.00	\$2,550,000.00	\$5,139.00	\$3,854,250.00
A21 Install 48-inch Steel Casing Pipe by Guided Pipe Ramming Methods for Main Street Crossing	203	LF	\$1,936.00	\$393,008.00	\$3,270.00	\$663,810.00	\$3,785.00	\$768,355.00
A22 Install 48-inch Steel Casing Pipe by Guided Pipe Ramming Methods for Railroad Crossing	188	LF	\$2,203.00	\$414,164.00	\$4,915.00	\$924,020.00	\$5,730.00	\$1,077,240.00
A23 Install 36-inch Carrier Pipe and Backfill Grouting for Hill Field Road Crossing	199	LF	\$354.00	\$70,446.00	\$541.00	\$107,659.00	\$755.00	\$150,245.00
A24 Install 36-inch Carrier Pipe and Backfill Grouting for Interstate 15 Crossing	750	LF	\$340.00	\$255,000.00	\$447.00	\$335,250.00	\$594.00	\$445,500.00
A25 Install 36-inch Carrier Pipe and Backfill Grouting for Main Street Crossing	203	LF	\$351.00	\$71,253.00	\$530.00	\$107,590.00	\$703.00	\$142,709.00
A26 Install 36-inch Carrier Pipe and Backfill Grouting for Railroad Crossing	188	LF	\$353.00	\$66,364.00	\$572.00	\$107,536.00	\$820.00	\$154,160.00
A27 36-inch Duction Iron 90 Degree MxMJ Fitting	1	EA	\$14,055.00	\$14,055.00	\$17,500.00	\$17,500.00	\$13,500.00	\$13,500.00
A28 36-inch Duction Iron 45 Degree MxMJ Fitting	8	EA	\$10,915.00	\$87,320.00	\$12,250.00	\$98,000.00	\$10,425.00	\$83,400.00
A29 36-inch Ductile Iron MxMJ Coupling	16	EA	\$8,663.00	\$138,608.00	\$8,750.00	\$140,000.00	\$9,262.50	\$148,200.00
A30 36-inch Ductile Iron Blind Flanges	8	EA	\$10,993.00	\$87,944.00	\$11,250.00	\$90,000.00	\$10,575.00	\$84,600.00
A31 Install 6-inch Hot Mix Asphalt Concrete Pavement (PG 58-28)	181	TN	\$213.00	\$38,553.00	\$1,095.00	\$198,195.00	\$330.00	\$59,730.00
A32 Install Minimum 9-inch Road Base	169	TN	\$40.00	\$6,760.00	\$575.00	\$97,175.00	\$81.00	\$13,689.00
A33 Install New High Back Concrete Curb and Gutter per City Detail ST-ST-09	237	LF	\$48.00	\$11,376.00	\$82.00	\$19,434.00	\$160.00	\$37,920.00
A34 Restore Pavement Markings	1	LS	\$4,444.00	\$4,444.00	\$21,000.00	\$21,000.00	\$16,300.00	\$16,300.00
A35 Landscape Restoration	1550	SY	\$10.00	\$15,500.00	\$29.00	\$44,950.00	\$11.00	\$17,050.00
A36 Erosion and Sediment Control	1	LS	\$11,055.00	\$11,055.00	\$94,000.00	\$94,000.00	\$103,100.00	\$103,100.00
A37 Install 18-inch Class III C76 RCP Storm Drain Pipe	30	LF	\$287.00	\$8,610.00	\$250.00	\$7,500.00	\$570.00	\$17,100.00
A38 Install Single Storm Drain Gutter Inlet Box per City Detail ST-SD-02	1	EA	\$5,989.00	\$5,989.00	\$21,500.00	\$21,500.00	\$9,250.00	\$9,250.00
A39 Fiber Optic Utility Relocation Allowance	1	EA	\$6,348.00	\$6,348.00	\$13,000.00	\$13,000.00	\$125,000.00	\$125,000.00
A40 Gas Main Utility Relocation Allowance	1	EA	\$6,348.00	\$6,348.00	\$13,000.00	\$13,000.00	\$38,900.00	\$38,900.00
Schedule A Total:				\$7,887,028.00		\$10,182,059.00		\$14,822,398.00

Project Total:	\$7,887,028.00	\$10,182,059.00	\$14,822,398.00
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**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.B.

Subject:

Authorize the Acquisition of Interests in Real Properties for the Angel Street and Sugar Street Connection Project by Eminent Domain – Resolution 26-43 – Approximately the Intersection of Angel Street and Gentile Street Proceeding North to 200 Sugar Street

Background:

Layton City has authority under Utah Code § 78B-6-501 to acquire property for public improvements through eminent domain when it cannot obtain the property by agreement. Council has appropriated funds for the Angel Street and Sugar Street Connection Project (Project), which requires acquisition of the property interests described in Exhibit A (Property). The City's General Plan and incorporated Master and Capital Facilities Plans identify the need for the Project and its related infrastructure.

The City discussed the Project and anticipated road alignment with the property owners (Property Owners). At their request, the City adjusted the alignment; the current alignment reflects that change. The City then obtained an appraisal from an MAI (Member Appraisal Institute)-designated appraiser and had it reviewed by a second MAI-designated appraiser. Based on the appraisal, the City offered to purchase the Property. The Property Owners declined the offer, and the City has been unable to acquire the Property through negotiation.

The City has informed the affected Property Owners about the Project and their right to seek mediation or arbitration through the Office of the Property Rights Ombudsman. The City also provided the written materials and disclosures required by Utah Code § 78B-6-505, including a complete printed copy of the applicable Ombudsman materials, at least 14 days prior to the Council's anticipated final vote.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-43 to authorize the acquisition of interests in real properties for the Angel Street and Sugar Street Connection Project by eminent domain; 2) Adopt Resolution 26-43 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-43 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-43 to authorize the acquisition of interests in real properties for the Angel Street and Sugar Street Connection Project by eminent domain, and authorize the Mayor to sign the necessary documents.

RESOLUTION 26-43

A RESOLUTION OF THE LAYTON CITY COUNCIL AUTHORIZING THE ACQUISITION OF INTERESTS IN REAL PROPERTIES FOR THE ANGEL STREET AND SUGAR STREET CONNECTION PROJECT BY EMINENT DOMAIN

WHEREAS, Layton City is a Utah Municipal Corporation and as such has the authority per Utah Code Ann. § 78B-6-501 to acquire property for public improvements and has the right and power of eminent domain to acquire property for a “public purpose” if unable to acquire the same by reasonable negotiation; and

WHEREAS, City Council has appropriated funds for the installation of improvements associated with the extension of Angel Street and Sugar Street, with the new roadway project slated to begin at approximately the intersection of Angel Street and Gentile Street going north to approximately 200 Sugar Street, (“the Project”), which requires the acquisition of certain portions of the real property identified in Exhibit A (the “Property”); and

WHEREAS, the City Council has adopted a General Plan which, by reference, includes various master plans and capital facilities plans, showing the public need for the Project and its related infrastructure; and

WHEREAS, Layton City has made a reasonable effort to negotiate for the purchase of the Property by offering to purchase it for just compensation value, but the property owners (the “Property Owners”) identified in Exhibit A, have refused the offer, making a taking by eminent domain necessary; and

WHEREAS, Layton City has introduced the Project to all affected property owners, has notified Property Owners of the right to arbitration and mediation with the State Property Rights Ombudsman, and has completed all other steps necessary as conditions precedent to any needed use of Layton City’s eminent domain authority and those attendant actions; specifically, Layton City complied with the requirements of Utah Code Ann. § 78B-6-505, in that Layton City has provided the Property Owners with certain written materials (the “Written Materials”), including a complete printed copy of the materials provided on the Office of the Property Rights Ombudsman’s website and a written statement complying with said statute; and

WHEREAS, said Written Materials were provided to the Property Owners at least fourteen (14) days before the public meeting referenced below; and

WHEREAS, before taking a final vote to approve filing of an eminent domain action, the City Council provided written notice to the Property Owners of the public meeting of the Layton City Council at which a vote on the proposed taking is expected to occur and allowed the Property Owners the opportunity to be heard on the proposed taking; and

WHEREAS, such notice was mailed to the Property Owners’ addresses as shown on the records of the county assessor’s office at least ten (10) business days before the public meeting; and

WHEREAS, the Layton City Council held a public meeting on October 1, 2026, following notice given as required by law, and allowed the Property Owners the opportunity to be heard on the proposed taking; and

WHEREAS, the Layton City Council finds that the Project should occur for the public good and that eminent domain should be used to acquire the necessary property.

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

1. That having provided notice as required by law and having allowed the Property Owners the opportunity to be heard on the proposed taking, Layton City staff or their agents are hereby authorized to file an eminent domain action to acquire the Property identified in Exhibit A for the improvement of the Project. The City Council finds that the improvement is a use authorized by law, the taking is necessary for the use, construction and use of all Property sought to be condemned will commence within a reasonable time, the Property is not already appropriated to some public use, and there is no "more necessary public use" affecting the Property.

2. That if any section, part, or provision of this Resolution of the City Council authorizing the filing of an eminent domain action to acquire real property for the improvement of the Project is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

3. That any actions taken heretofore and consistent herewith are hereby ratified.

4. That this Resolution shall become effective immediately upon its passage.

5. That the Mayor is authorized to execute any documents necessary to accomplish the above.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **1st day of October, 2026**.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:



CLINTON R. DRAKE, City Attorney

EXHIBIT A

"PROPERTY" AND "PROPERTY OWNERS"

Parcel No. 10-065-0036 (East Parcel)	Property Owner: Sugar Street Industrial LLC
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Beginning at a point on the Easterly right-of-way line of the D.&R.G.W. Railroad which is South 00°11'20" West 697.54 feet along the section line and West 900.44 feet, and South 34°43'40" East 796.35 feet from the East quarter corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 34°40'40" East 1401.88 feet along the Easterly right of way line, of said railroad; thence North 00°13'10" East 1152.17 feet along the Westerly line of a 66.00 foot wide street; thence West 803.02 feet to the point of beginning.

Parcel No. 10-065-0060 (Part of West Parcel)	Property Owner: Hines & Company
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Beginning 160.0 feet North of the North line of a street at a point 33.0 feet East and 193.0 feet North of the Southwest corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 180.0 feet; thence North 34°55'00" West 139.76 feet; thence South 294.60 feet to a point 160.00 feet North of the North line of said street; thence East 80.0 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning 160.0 feet North of the North line of a street at a point 33.0 feet East and 193.0 feet North of the Southwest corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence West 80.0 feet; thence North 114.61 feet; thence South 34°55'00" East 139.77 feet to the point of beginning.

ALSO:

Beginning at a point 33.0 feet East and 193.0 feet North (to a point 160.0 feet North of the North line of a street, and North 34°55'00" West 139.77 feet from the Southeast corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 179.99 feet; thence North 34°55'00" West 43.68 feet; thence South 179.99 feet; thence South 34°55'00" East 43.68 feet to the point of beginning.

ALSO:

Beginning on the North line of a street at a point 23.0 feet East and 33.0 feet North of the Southwest corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence East 10.0 feet along the North line of said street; thence North 160.0 feet; thence North 34°55'00" West 183.45 feet; thence South 26.21 feet; thence South 34°55'00" East 165.98 feet; thence South 148.12 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning on the North line of a street at a point South 89°55'40" West 67.13 feet, along the section line and North 00°04'20" West 33.00 feet, from the Northwest corner of Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°11'20" East 5.00 feet; thence North 89°55'40" East 10.35 feet; thence North 45°03'30" East 21.17 feet; thence East 17.10 feet; thence North 4.48 feet; thence South 89°48'40" East 62.92 feet; thence South 44°57'46" East 21.27 feet; thence North 89°53'09" East 100.93 feet; thence South 84°56'27" East 9.72 feet; thence South 00°11'20" West 8.13 feet; thence South 89°53'54" West 230.98 feet, to the point of beginning.

Parcel No. 10-065-0061 (Part of West Parcel)	Property Owner: Hines & Company
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Beginning on the North line of a street at a point 23 feet East and 33 feet North from the Southeast corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 148.12 feet; thence North 34°55'00" West 156.98 feet; thence South 280 feet, more or less, to the North line of said street; thence East along the North line of said street, 70 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning on the North line of a street at a point North 00°11'20" East 29.97 feet, along the section line; thence South 89°55'40" West 67.28 feet; thence North 00°11'20" East 8.03 feet, from the Northwest corner of Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°55'40" East 10.35 feet; thence North 45°03'30" East 21.17 feet; thence East 17.10 feet; thence North 31.18 feet; thence West 17.00 feet; thence South 00°11'20" West 10.42 feet; thence South 51°57'23" West 32.18 feet; thence South 00°11'20" West 15.90 feet, to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning on the North line of a street at a point South 89°55'40" West 67.13 feet, along the section line and North 00°04'20" West 33.00 feet, from the Northwest corner of Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°11'20" East 5.00 feet; thence North 89°55'40" East 10.35 feet; thence North 45°03'30" East 21.17 feet; thence East 17.10 feet; thence North 4.48 feet; thence South 89°48'40" East 62.92 feet; thence South 44°57'46" East 21.27 feet; thence North 89°53'09" East 100.93 feet; thence South 84°56'27" East 9.72 feet; thence South 00°11'20" West 8.13 feet; thence South 89°53'54" West 230.98 feet, to the point of beginning.

Parcel No. 10-069-0011 (Part of West Parcel)	Property Owner: Hines and Company
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A rectangular tract or parcel of land in the Southwest quarter of the Southwest quarter of Section 20 and the Southeast quarter of the Southeast quarter of Section 19, Township 4 South, Range 1 West, Salt Lake Base and Meridian at Layton, Davis County, Utah, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of the Denver and Rio Grande Western Railroad Company, said point being 33 feet East and 373 feet North from the Southwest corner of said Section 20; thence Northwesterly along said right of way line 140 feet; thence 90°00'00" right 40.5 feet; thence 90°00'00" right, parallel with and 59.5 feet Southwesterly from centerline of Railroad Company's Main Tract 140 feet; thence 90°00'00" right 40.5 feet to the point of beginning.

Parcel No. 10-069-0098 (Part of West Parcel)	Property Owner: Hines & Company Inc
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An irregular shaped tract or parcel of land within the Southwest quarter of the Southwest quarter of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, at Layton, Davis County, Utah, more particularly described as follows:

Beginning at a point located 373 feet North and 33 feet East from the Southwest corner of said Section 20, said point also being located 100 feet Southwesterly at right angles from the centerline of the main track of the Denver and Rio Grande Western Railroad Company; thence South parallel with the West line of said Section 20, a distance of 340 feet to a point 33 feet North from the South line of said Section 20; thence East parallel with said South line of Section 20, a distance of 130.7 feet; thence North parallel with said West line of Section 20, a distance of 49.1 feet; thence Northeasterly at right angles to said main track 100 feet to a point 59.5 feet Southwesterly at right angles from the centerline of said main track; thence Northwesterly parallel with said main track 311.5 feet; thence Southwesterly 40.5 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning on the North line of a street at a point South 89°55'40" West 67.13 feet, along the section line and North 00°04'20" West 33.00 feet, from the Northwest corner of Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°11'20" East 5.00 feet; thence North 89°55'40" East 10.35 feet; thence North 45°03'30" East 21.17 feet; thence East 17.10 feet; thence North 4.48 feet; thence South 89°48'40" East 62.92 feet; thence South 44°57'46" East 21.27 feet; thence North 89°53'09" East 100.93 feet; thence South 84°56'27" East 9.72 feet; thence South 00°11'20" West 8.13 feet; thence South 89°53'54" West 230.98 feet, to the point of beginning.

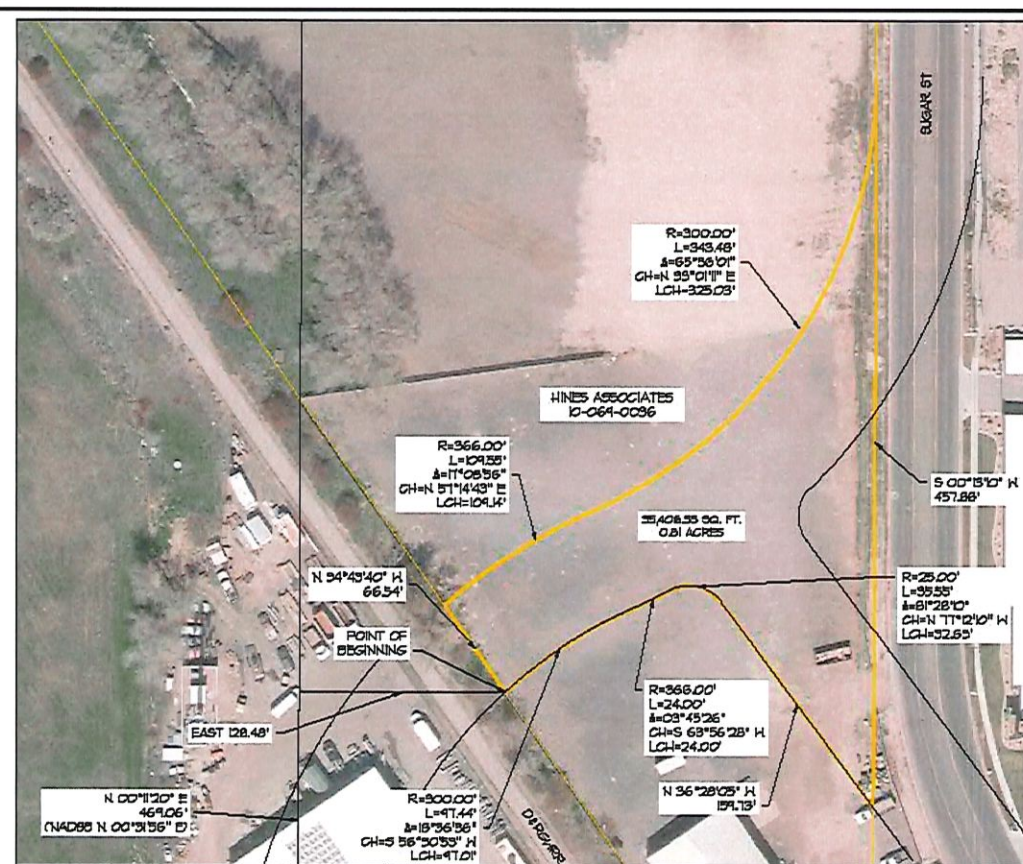
Parcel No. 10-065-0073 (Part of West Parcel)	Property Owner: Hines & Company Inc
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Beginning at a point 33 feet East from the Southwest corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence East 11.4 feet; thence North 176.66 feet; thence North 34°55'00" West 19.92 feet to the East line of property conveyed in 820-948; thence South 193 feet along said East line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning on the North line of a street at a point South 89°55'40" West 67.13 feet, along the section line and North 00°04'20" West 33.00 feet, from the Northwest corner of Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°11'20" East 5.00 feet; thence North 89°55'40" East 10.35 feet; thence North 45°03'30" East 21.17 feet; thence East 17.10 feet; thence North 4.48 feet; thence South 89°48'40" East 62.92 feet; thence South 44°57'46" East 21.27 feet; thence North 89°53'09" East 100.93 feet; thence South 84°56'27" East 9.72 feet; thence South 00°11'20" West 8.13 feet; thence South 89°53'54" West 230.98 feet, to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion within Gentile Street.



SOUTHWEST CORNER
SECTION 20,
T.4N, R.1W, S.1B.41N

**PRELIMINARY-NOT
FOR CONSTRUCTION**

DATE	BY	REVISION
2/2024	REVISION	1" = 20'
2/2024	REVISION	1" = 20'
2/2024	REVISION	1" = 20'

ANGEL STREET EXTENSION
PROPERTY ACQUISITION
HINES & ASSOC 10-064-0036

SHEET
1
OF
1

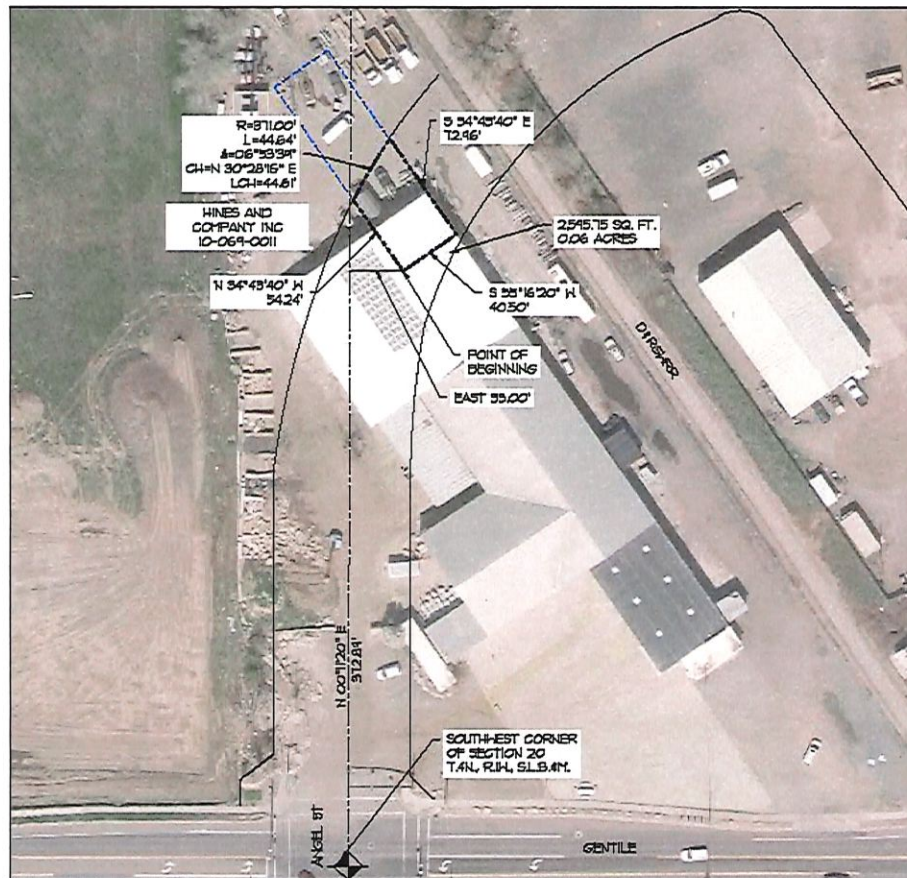
ACQUISITION DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE DENVER AND RIO GRANDE RAILROAD COMPANY RIGHT-OF-WAY, SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF ANGEL STREET, NOT YET DEDICATED, SAID POINT BEING LOCATED NORTH 00°12'01" EAST ALONG SECTION LINE (NAD83 BEARS N 00°31'56" E 469.06' AND EAST 128.48 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 54°43'40" WEST ALONG SAID EASTERLY RIGHT-OF-WAY 66.54 FEET TO THE WEST LINE ANGEL STREET, NOT YET DEDICATED AND TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) CALLS: ALONG THE ARC OF A 366.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 41°14'53" EAST, THROUGH A CENTRAL ANGLE OF 17°08'56" A DISTANCE OF 109.55 FEET (CHORD BEARS NORTH 51°14'43" EAST 109.4 FEET) TO A POINT OF REVERSE CURVATURE, ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 24°10'41" WEST, THROUGH A CENTRAL ANGLE OF 65°36'01" A DISTANCE OF 343.48 FEET (CHORD BEARS NORTH 53°01'11" EAST 325.03 FEET) TO A POINT ON THE WEST LINE OF SUGAR STREET, THENCE SOUTH 00°31'01" WEST ALONG SAID WEST LINE 457.88 FEET, THENCE NORTH 36°28'05" WEST 154.13 FEET TO A POINT ON A TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 35°31'55" WEST, THROUGH A CENTRAL ANGLE OF 81°28'10" A DISTANCE OF 35.53 FEET (CHORD BEARS NORTH 77°12'10" WEST 32.63 FEET) TO A POINT ON A TANGENT CURVE, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF ANGEL STREET, NOT YET DEDICATED, THENCE SOUTHEASTERLY ALONG SAID WEST LINE THE FOLLOWING TWO (2) CALLS: ALONG THE ARC OF A 366.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 27°13'58" WEST, THROUGH A CENTRAL ANGLE OF 03°45'26" A DISTANCE OF 24.00 FEET (CHORD BEARS SOUTH 63°56'28" WEST 24.00 FEET) TO A POINT ON A TANGENT CURVE, ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 24°10'41" EAST, THROUGH A CENTRAL ANGLE OF 15°36'56" A DISTANCE OF 97.44 FEET (CHORD BEARS SOUTH 56°30'33" WEST 97.01 FEET) TO SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

CONTAINS - 35,408.33 SQ. FT. 0.81 ACRES

10-064-0036 DEED DESCRIPTION

BEG AT A PT ON THE ELY R/W LINE OF THE D+RGH RR, WH IS S 0°12'01" H 647.54 FT ALG THE SEC LINE & N 00°44'41" E 176.33 FT FR THE E 1/4 COR OF SEC 14-T4N-R1W, S1B, & RUN TH S 34°43'40" E 140.88 FT ALG THE ELY R/W LINE OF SD RR; TH N 0°31'01" E 152.17 FT ALG THE ELY LINE OF A 66 FT WIDE STR TH H 808.02 FT TO THE POS. CONT. 10.62 ACRES.



ACQUISITION DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED NORTH 00°12'00" EAST ALONG SECTION LINE 512.84 FEET (NACOB BEARS N 00°31'56" E) AND EAST 59.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 34°43'40" WEST 542.24 FEET TO A POINT ON A NON-TANGENT CURVE AND THE WEST LINE OF ANGEL STREET, NOT YET DEDICATED; THENCE NORTHEASTERLY ALONG THE ARC OF A 871.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 62°58'34" EAST, THROUGH A CENTRAL ANGLE OF 06°53'38" A DISTANCE OF 44.64 FEET (CHORD BEARS NORTH 50°28'16" EAST 44.61 FEET) TO A POINT ON THE WESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 50°43'40" EAST ALONG SAID WEST LINE 12.46 FEET; THENCE SOUTH 58°16'20" WEST 40.50 FEET TO THE POINT OF BEGINNING.

CONTAINS - 2545.75 0.06 ACRES

10-069-001 DEED DESCRIPTION

A RECTANGULAR TRACT OF LAND IN SH 1/4 SH 1/4 OF SEC 20-T4N-R14E, S15.4 THE SE 1/4 SE 1/4 OF SEC 14, DESC AS FOLLOWS: BEG ON SHLY R/W LINE OF DROWN RR CO SD FT BEING 88 FT E & 573 FT N FR SH COR OF SD SEC 20; TH N 45° ALG SD R/W LINE 140 FT; TH 90° RIGHT 40.5 FT; TH 90° RIGHT PARALLEL WITH & 573 FT SHLY FR CENTER LINE OF RR CO MAIN TRACK 140 FT; TH 90° RIGHT 40.5 FT TO POB. CONT. 0.05 ACRES.



457 N HARBOR DR
LITTLETON, CO 80120
1800 336-9700

**PRELIMINARY-NOT
FOR CONSTRUCTION**

REVISION	BY	DATE

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

EDMUNDSON
EDMUNDSON
EDMUNDSON
EDMUNDSON

2/2024
2/2024
2/2024
2/2024

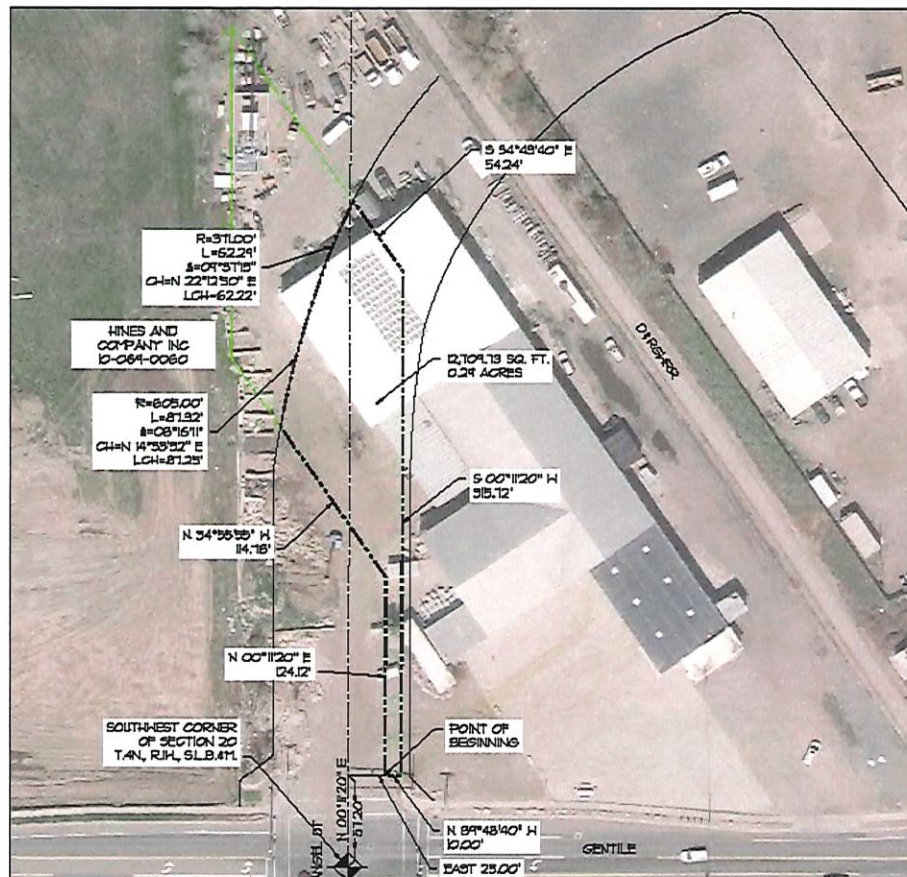
HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
1" = 5'
PLAN

ANGEL STREET EXTENSION

PROPERTY ACQUISITION

HINES & CO 10-069-0011

SHEET
1
OF
1



ACQUISITION DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO LAYTON CITY IN WARRANTY DEED RECORDED 05/03/2006 AS ENTRY 2165306 BOOK 4026, PAGE 116, OF OFFICIAL RECORDS, SAID POINT BEING LOCATED NORTH 00°12'00" EAST ALONG SECTION LINE (NAD83 BEARS N 00°31'56" E 51.20 FEET AND EAST 23.00 FEET FROM THE SOUTH-WEST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°12'00" EAST 124.12 FEET; THENCE NORTH 34°55'50" WEST 14.78 FEET TO A POINT ON THE WEST LINE OF ANGEL STREET, NOT YET DEDICATED, AND A POINT ON A NON-TANGENT CURVE THENCE NORTHEASTERLY ALONG SAID WEST LINE THE FOLLOWING TWO (2) CALLS: IF ALONG THE ARC OF A 605.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 14°34'34" EAST, THROUGH A CENTRAL ANGLE OF 08°16'11" A DISTANCE OF 81.32 FEET (CHORD BEARS NORTH 14°33'52" EAST 81.25 FEET) TO A POINT ON A NON-TANGENT CURVE; 2) ALONG THE ARC OF A 511.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 12°55'47" EAST, THROUGH A CENTRAL ANGLE OF 01°31'10" A DISTANCE OF 62.25 FEET (CHORD BEARS NORTH 22°12'50" EAST 62.22 FEET); THENCE SOUTH 54°48'40" EAST 54.24 FEET; THENCE SOUTH 00°12'00" WEST 55.12 FEET TO SAID NORTH LINE THENCE NORTH 01°48'40" WEST ALONG SAID NORTH LINE 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS - 12,104.73 SQ. FT. 0.21 ACRES

10-064-0060 DEED DESCRIPTION

BEING ON THE N LINE OF A STR. AT A PT 25 FT E & 57.00 FT N FR THE SW COR. OF SEC 20-T4N-R14E, S18.81N; RUN TH E 10 FT; TH N 316 FT; TH N 540 55' H 183.48 FT; TH S 206.2 FT; TH S 34055' E 165.95 FT; TH S 124.12 FT TO THE POB. CONT. 0.476 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDERS OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



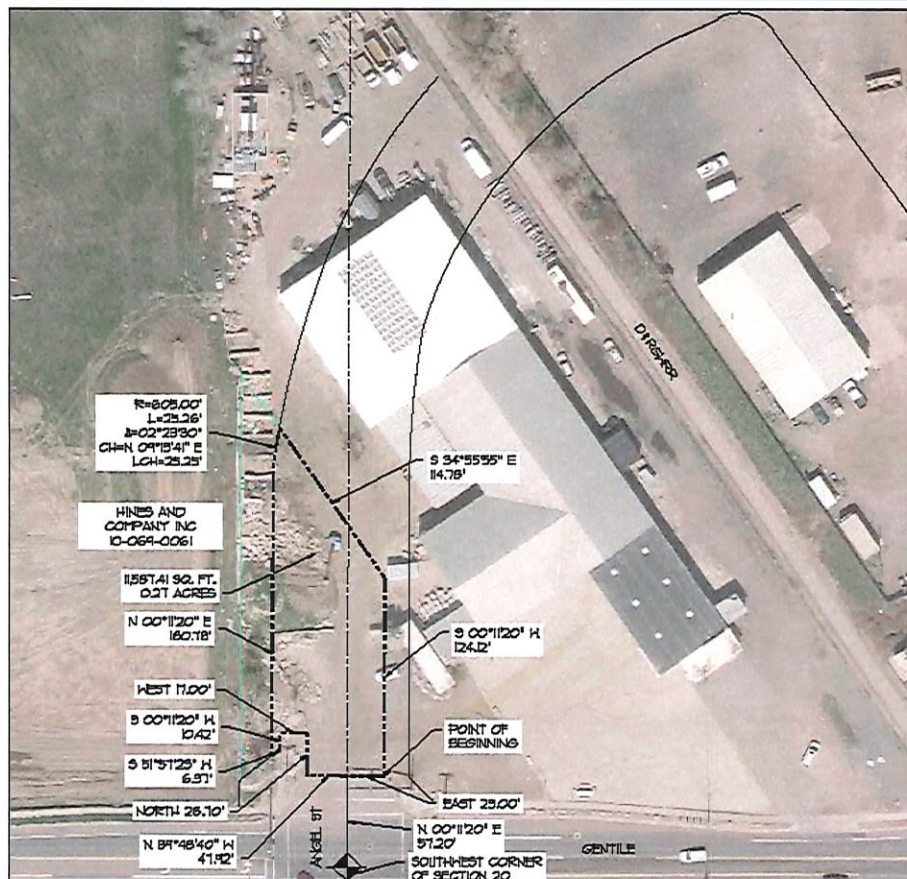
451 N HARRISON DR.
LAFAYETTE, MO 64501
1800-355-5700

**PRELIMINARY-NOT
FOR CONSTRUCTION**

REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
			KHANKEHEAD	2/2024	1" = 20'
			KHANKEHEAD	2/2024	1" = 5'
			APPROVED BY		
			STATION	2/2024	1" = 5'

ANGEL STREET EXTENSION
PROPERTY ACQUISITION
HINES & CO 10-060-0060

SHEET 1
OF 1



ACQUISITION DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO LAYTON CITY IN WARRANTY DEED RECORDED 05/03/2006 AS ENTRY 2165326 BOOK 4026, PAGE 116, OF OFFICIAL RECORDS, SAID POINT BEING LOCATED NORTH 00°11'20" EAST ALONG SECTION LINE (NAD83 BEARS N 00°31'56" E 51.20 FEET AND EAST 25.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°48'40" WEST ALONG SAID NORTH LINE 41.92 FEET TO A POINT ON THE PROPERTY CONVEYED TO LAYTON CITY IN WARRANTY DEED RECORDED 05/03/2006 AS ENTRY NUMBER 2165325 BOOK 4026, PAGE 114, OF OFFICIAL RECORDS, THENCE NORTH, WEST, AND SOUTHWESTERLY ALONG SAID PROPERTY THE FOLLOWING FOUR (4) CALLS: 1) NORTH 26.10 FEET, 2) WEST 11.00 FEET, 3) SOUTH 00°11'20" WEST 10.42, 4) SOUTH 51°51'25" WEST 6.37 FEET, TO THE WEST LINE OF ANGEL STREET, NOT YET DEDICATED, THENCE NORTHEASTERLY ALONG SAID WEST THE FOLLOWING TWO (2) CALLS: 1) NORTH 00°11'20" EAST 160.18 FEET TO A POINT ON A NON-TANGENT CURVE, 2) ALONG THE ARC OF A 605.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 52°18'43" EAST, THROUGH A CENTRAL ANGLE OF 02°23'30" A DISTANCE OF 25.26 FEET (CHORD BEARS NORTH 01°15'41" EAST 25.23 FEET, THENCE SOUTH 34°55'55" EAST 114.78 FEET, THENCE SOUTH 00°11'20" WEST 124.12 FEET TO A POINT ON SAID NORTH LINE AND THE POINT OF BEGINNING.

CONTAINS - 11567.41 SQ. FT. 0.21 ACRES

10-064-0061 DEED DESCRIPTION

BEG AT A PT 25 FT E & 51.20 FT N FR THE SE COR OF SEC 14-T4N-R4W, S15.1N; & RUN TH N 24.13 FT, TH N 34°55' H 126.95 FT, TH S 25.26 FT, NW, TO THE N LINE OF PPTY CONV TO LAYTON CITY IN WARRANTY DEED RECORDED 05/03/2006 AS E# 2165325 BK 4026 PG 114; TH ALG SD LINE N 51°51'25" E 32.18 FT, TH N 00°11'20" E 10.42 FT, TH E 11.00 FT, TH S 26.10 FT, TH S 81°48'40" E 48.74 FT TO THE POS. CONT. 0.58073 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



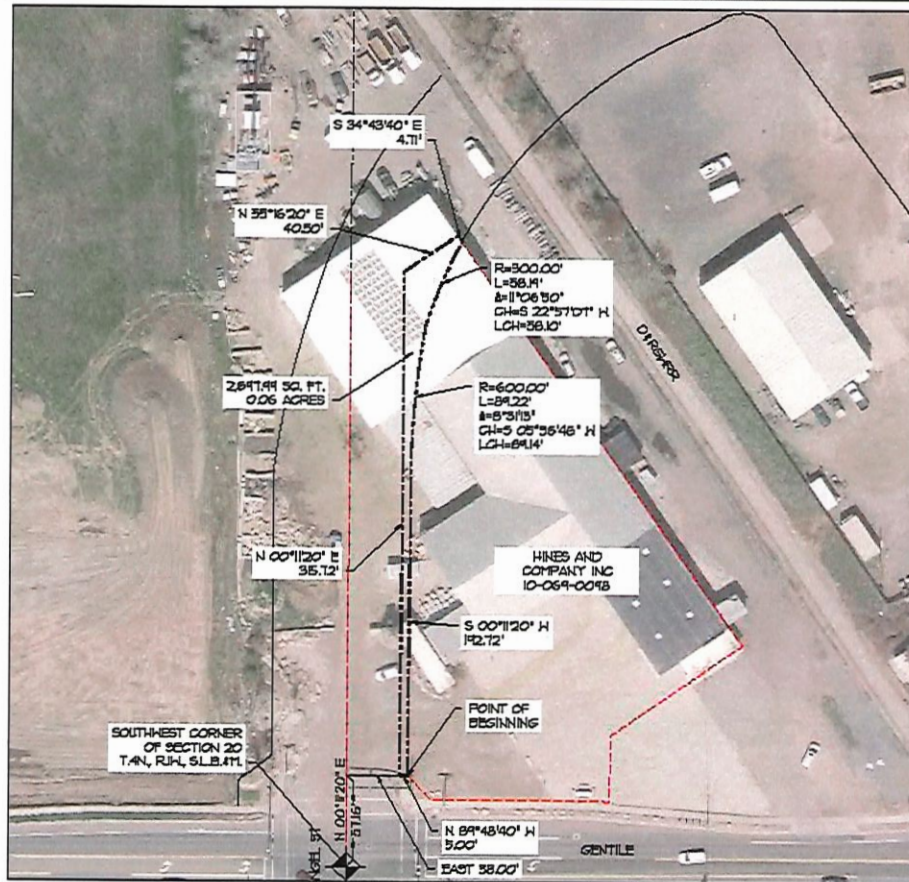
451 N HARRISON AVE
LUTTERALUT 84044
1801 288-5100

**PRELIMINARY-NOT
FOR CONSTRUCTION**

REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
			RELIANCE/CHAD	2/2024	1" = 20'
			DRAWN BY	2/2024	DATE VERTICAL SCALE
			RELIANCE/CHAD		1" = 5'
			APPROVED BY	DATE NEW SCALE	
			STACEY/CHAD	2/2024	PLOT

ANGEL STREET EXTENSION
PROPERTY ACQUISITION
HINES & CO 10-068-0061

DATE
1
1



ACQUISITION DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO LAYTON CITY IN WARRANTY DEED RECORDED 05/03/2006 AS ENTRY 2165326 BOOK 4026, PAGE 116, OF OFFICIAL RECORDS SAID POINT ALSO BEING THE EAST LINE OF ANGEL STREET, NOT YET DEDICATED, SAID POINT BEING LOCATED NORTH 00°12'00" EAST ALONG SECTION LINE (NAD83 BEARS N 00°15'54" E 57.16 FEET AND EAST 58.00 FEET FROM THE SOUTH-WEST CORNER OF SECTION 20, TO-NORTH 4 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 84°48'40" WEST ALONG SAID NORTH LINE 5.00 FEET; THENCE NORTH 00°12'00" EAST 35.72 FEET; THENCE NORTH 55°16'20" EAST 40.50 FEET TO A POINT ON THE WESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 84°48'40" EAST ALONG SAID WESTERLY LINE 4.71 FEET TO THE EAST LINE OF SAID ANGEL STREET AND A POINT ON A NON-TANGENT CURVE, THENCE SOUTH-WESTERLY ALONG SAID EAST LINE THE FOLLOWING S CALLS, ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 67°02'28" EAST, THROUGH A CENTRAL ANGLE OF 11°06'50" A DISTANCE OF 58.14 (CHORD BEARS SOUTH 22°57'07" WEST 58.10 FEET) TO A POINT ON A NON-TANGENT CURVE, ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 60°07'38" EAST, THROUGH A CENTRAL ANGLE OF 08°31'13" A DISTANCE OF 84.22 (CHORD BEARS SOUTH 05°36'48" WEST 84.14 FEET); SOUTH 00°12'00" WEST 35.72 FEET TO SAID PROPERTY AND THE POINT OF BEGINNING.

CONTAINS - 2,847.19 SQ. FT. 0.06 ACRES

10-064-0098 DEED DESCRIPTION

BEG 375 FT N 4 55 FT E FR SW COR SEC 20-T4N-R34, 50 FT ALSO BEING 100 FT SHLY AT RIGHT ANGLES FR CENTER LINE OF MAIN TRACK OF DGRW RR CO; TH S PARALLEL WITH H LINE SO SEC 20, 35.67 FT TO A PT ON THE N LINE OF PPTV CONV TO LAYTON CITY IN HD RECORDED 05/03/2006 AS ENTRY 2165326 BK 4026 PD 116, TH S 84°48'40" E 5.11 FT, TH S 44°57'46" E 2.12 FT, TH N 84°58'04" E 100.15 FT, TH S 84°56'21" E 41.12 FT, TH N 40°11 FT, TH NELY AT RIGHT ANGLES TO SD MAIN TRACK, 100 FT TO PT 515 FT SHLY AT RIGHT ANGLES FR CENTER LINE SD MAIN TRACK, TH NELY PARALLEL TO SD MAIN TRACK 315 FT, TH SHLY 405 FT TO BEG. CONT. 106 ACRES. (NOTE THIS REMAINING LEGAL HAS WRITTEN IN THE DAVIS COUNTY RECORDERS OFFICE FOR ID. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



**PRELIMINARY-NOT
FOR CONSTRUCTION**

DATE	BY	DATE	BY
2/2024	STACKBOM	2/2024	STACKBOM
2/2024	STACKBOM	2/2024	STACKBOM
2/2024	STACKBOM	2/2024	STACKBOM

DATE	REVISION	SCALE
2/2024	1" = 20'	
2/2024	1" = 6'	
2/2024	1" = 10'	

ANGEL STREET EXTENSION
PROPERTY ACQUISITION
HIRS & CO 10-064-0098

DATE	BY
2/2024	STACKBOM