

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

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on November 6, 2025**.

**AGENDA ITEMS:**

1. Mayor's Report
2. Councilmember's Reports
3. Proposal to Amend Layton City Municipal Code Title 18 Land Use Development, Chapter 18.01 General Provisions, Section 18.01.070 Designation of Land Use Authority, Chapter 18.04 Definitions, Section 18.04.010 Generally, Chapter 18.32 Lots, Section 18.32.080 Lot Line Adjustment, and Title 19 Zoning, Chapter 19.03 Land Use Application Requirements and Review Process, Section 19.03.005 Applicable Applications, Section 19.03.040 Review of Application and Layton City Development Guidelines and Design Standards to Update Terminology and Procedures for Boundary Line Adjustments in Accordance with Utah State Code 10-9A-523, and Simplify the Process for Vacating or Amending a Plat for a Standard Subdivision – Ordinances 25-22 and 25-23
4. Wastewater Master Plan — Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis Discussion
5. Discussion Regarding State of Utah Proposed Imposition of Water Quality and Infrastructure Fees
6. Off-Leash Dogs in Parks Study

**ADJOURN:**

Notice is hereby given that:

- This meeting will also be live streamed via [laytoncitylive.com](http://laytoncitylive.com) and [facebook.com/Laytoncity](https://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/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://www.laytoncity.org), and at the Layton City Center.

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

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

**Item Number:** 1.

**Subject:**  
Mayor's Report

**Background:**  
N/A

**Alternatives:**  
N/A

**Recommendation:**  
N/A

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

**Item Number:** 2.

**Subject:**

Councilmember's Reports

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 3.

**Subject:**

Proposal to Amend Layton City Municipal Code Title 18 Land Use Development, Chapter 18.01 General Provisions, Section 18.01.070 Designation of Land Use Authority, Chapter 18.04 Definitions, Section 18.04.010 Generally, Chapter 18.32 Lots, Section 18.32.080 Lot Line Adjustment, and Title 19 Zoning, Chapter 19.03 Land Use Application Requirements and Review Process, Section 19.03.005 Applicable Applications, Section 19.03.040 Review of Application and Layton City Development Guidelines and Design Standards to Update Terminology and Procedures for Boundary Line Adjustments in Accordance with Utah State Code 10-9A-523, and Simplify the Process for Vacating or Amending a Plat for a Standard Subdivision – Ordinances 25-22 and 25-23

**Background:**

During the 2025 Utah Legislative Session, Senate Bill 104 was passed, which amended the Municipal Land Use, Development, and Management Act (LUDMA) to revise the terminology and procedures for modifying property boundaries. The previous process – commonly known as a lot line adjustment – has been updated and divided into three distinct sub-processes: boundary establishments, simple boundary adjustments, and full boundary adjustments.

**Boundary Establishments:**

This process is used when a boundary line between adjoining properties is ambiguous, uncertain, or disputed. It is intended to clarify the location of an existing common boundary, not to shift any property lines. The adjoining property owners must agree on the location of the boundary and then record a boundary establishment document with the County Recorder. This process is not subject to municipal land use authority review. Boundary establishments apply to metes and bounds parcels, where older legal descriptions or missing information can lead to uncertainty.

**Simple Boundary Adjustments:**

This process will be used to relocate a property line between two adjoining properties when the change is minimal. To qualify as a simple adjustment, the proposed change must not affect any public utility easements, public property, lot restrictions, subdivision boundaries, or create a new lot. Development Staff will continue to review these applications administratively. This process does not require review or approval by the Planning Commission or City Council and is compliant with how the City has been handling lot line adjustments that are not affected by a public right-of-way.

**Full Boundary Adjustments:**

This process applies in situations where the adjustment affects public utility easements, rights-of-way, or subdivision boundaries. In each of these scenarios, the City requires the applicant to complete the plat amendment process. In this scenario, the boundary adjustment is reviewed internally and then brought before the Council for the approval to vacate the Public Utility and Drainage Easement (PU&DE), prior to the new lot line(s) and a PU&DE being recorded at the County.

The draft amendment further streamlines the approval process for a standard subdivision plat amendment by removing the requirement that the City Council approve the vacation of a PU&DE. A PU&DE and lot boundaries are established during the preliminary plat process, which is approved by the Planning Commission. Because a plat amendment modifies a previously approved lot boundary and PU&DE, it functions as a similar process. For consistency and efficiency, the proposed text amendment changes the review process of a plat amendment to follow the same process as a preliminary plat. This change would make it so the Council would no longer need to review plat amendments as well as help streamline the application process.

The proposed amendment will also require revisions to the adopted Development Guidelines and Design Standards maintained by the Engineering Division. Specifically, Chapter 9 Dedication Plan and Lot Line Adjustment, Section 9.04 Lot Line Adjustment, this section is no longer relevant and can be repealed.



**Alternatives:**

Alternatives to the First Motion are: 1) Adopt Ordinance 25-22 amending Title 18 Land Use Development, Chapter 18.01 General Provisions, Section 18.01.070 Designation of Land Use Authority, Chapter 18.04 Definitions, Section 18.04.010 Generally, Chapter 18.32 Lots, Section 18.32.080 Lot Line Adjustment, and Title 19 Zoning, Chapter 19.03 Land Use Application Requirements and Review Process, Section 19.03.005 Applicable Applications, and Section 19.03.040 Review of Application as presented; 2) Adopt Ordinance 25-22 with modifications; or 3) Not adopt Ordinance 25-22 and deny the proposed amendments.

Alternatives to the Second Motion are: 1) Adopt Ordinance 25-23 amending the Development Guidelines and Design Standards; 2) Adopt Ordinance 25-23 with any additional amendments the Council deems appropriate; or 3) Not adopt Ordinance 25-23 and remand to Staff with directions.

**Recommendation:**

Recommendation for the First Motion: On October 14, 2025, the Planning Commission forwarded a recommendation of approval to the City Council to adopt the proposed amendments to Title 18 Land Use Development, Chapter 18.01 General Provisions, Section 18.01.070 Designation of Land Use Authority, Chapter 18.04 Definitions, Section 18.04.010 Generally, Chapter 18.32 Lots, Section 18.32.080 Lot Line Adjustment, and Title 19 Zoning, Chapter 19.03 Land Use Application Requirements and Review Process, Section 19.03.005 Applicable Applications, and Section 19.03.040 Review of Application as presented.

Staff supports the recommendation of the Planning Commission.

Recommendation for the Second Motion: Staff recommends the Council adopt Ordinance 25-23 amending the Development Guidelines and Design Standards.

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

**Item Number:** 4.

**Subject:**

Wastewater Master Plan — Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis Discussion

**Background:**

Stephen Jackson, Public Works Director, will share a presentation on the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis.

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 5.

**Subject:**

Discussion Regarding State of Utah Proposed Imposition of Water Quality and Infrastructure Fees

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A

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

**Item Number:** 6.

**Subject:**

Off-Leash Dogs in Parks Study

**Background:**

The Parks and Recreation Department presented a "*Dogs in Parks Study*" to City Council on June 19, 2025. This agenda item serves as a continuation of that discussion, focusing on the feasibility and exploration of a location, costs, and timeline for dogs off-leash.

**Alternatives:**

N/A

**Recommendation:**

N/A

**ADDITIONAL**

**PACKET**

**ATTACHMENTS**

# November 6, 2025

# City Council Meeting

# 5C. Taggart Subdivision, First Amended Plat Amendment



**TAGGART  
SUBDIVISION,  
FIRST AMENDED**

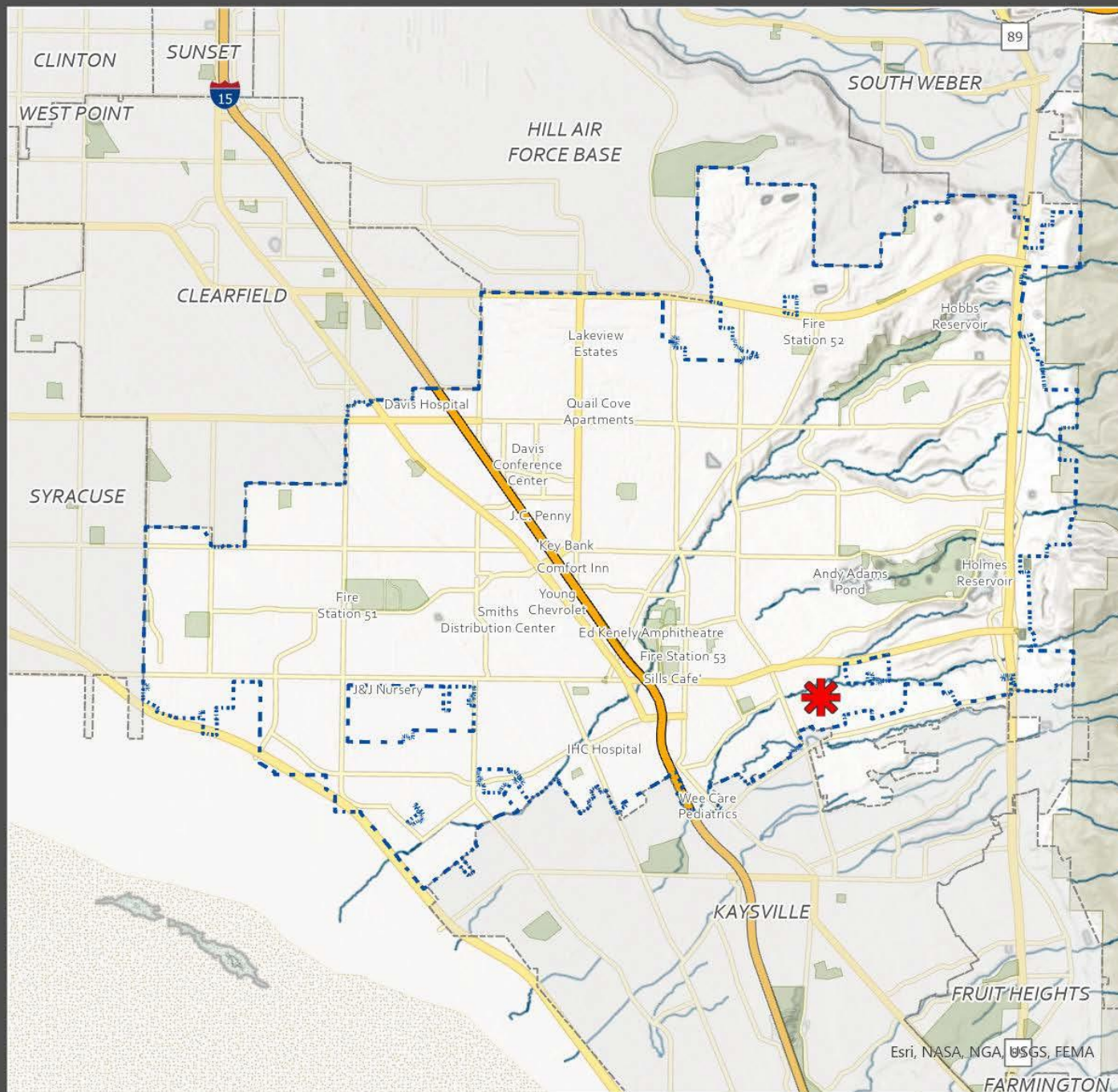
**1342 AND 1346 EAST  
ROSEWOOD LANE**

**SUBDIVISION  
AMENDMENT**

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



**Map 1**







**TAGGART  
SUBDIVISION,  
FIRST AMENDED**

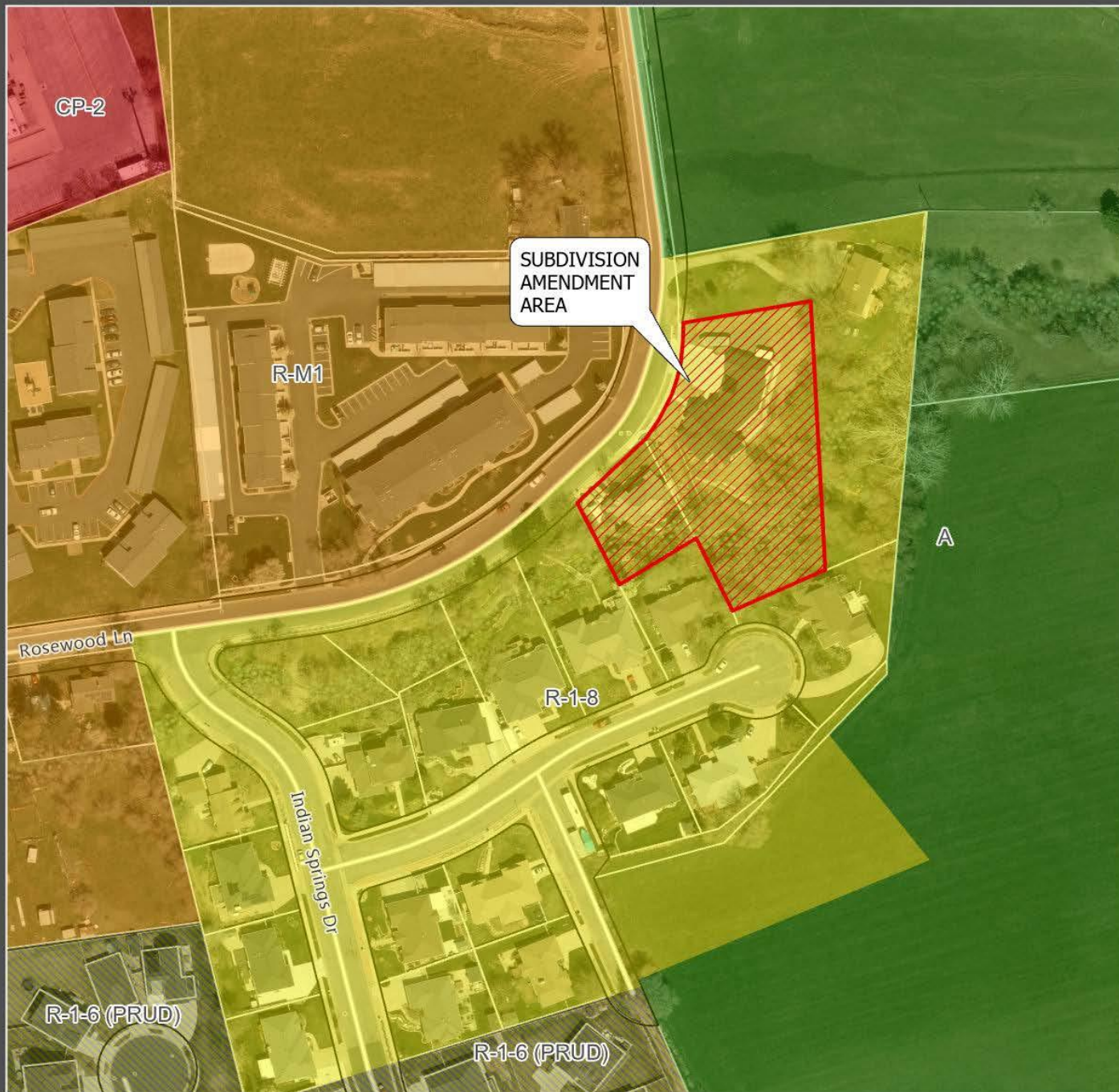
**1342 AND 1346 EAST  
ROSEWOOD LANE**

**SUBDIVISION  
AMENDMENT**

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



**Map 2**







**TAGGART  
SUBDIVISION,  
FIRST AMENDED**

**1342 AND 1346 EAST  
ROSEWOOD LANE**

**SUBDIVISION  
AMENDMENT**

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



**Map 3**







TAGGART SUBDIVISION

1346

1342





# Original Subdivision Plat

## TAGGART SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 27  
TOWNSHIP 4 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH  
AUGUST 2023

11-051-0001  
RUSSELL GEORGE & DIANA  
RUTH LINDEMAN-TRUSTEES



CENTER  
SECTION 22  
TAX. EBN  
(NOT FOUND)

WITNESS CORNER  
TO CENTER  
SECTION 22  
TAX. EBN  
(FOUND)

11-011-001  
N 01°10'2" E  
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RECORD

NORTH QUARTER CORNER  
SECTION 27  
TAX. EBN  
(FOUND)

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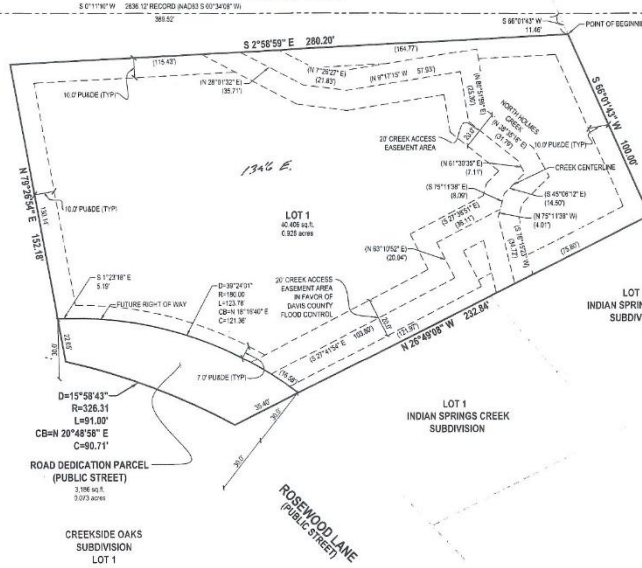
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2253

SEE AFFIDAVIT 1760-45

MUDDY LAKE (175 EAST)

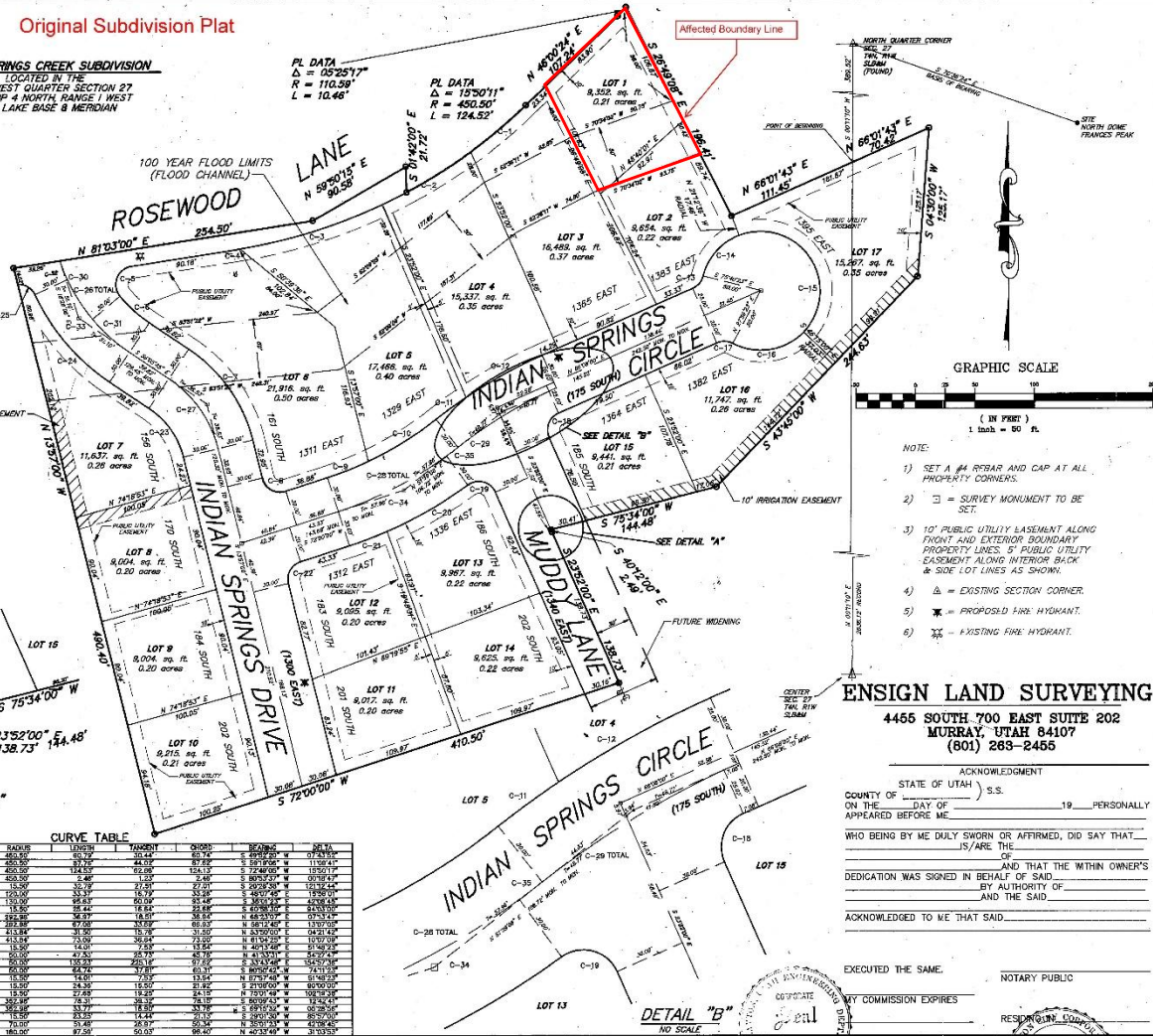
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| 67          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 68          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 69          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 70          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 71          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 72          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 73          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 74          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 75          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 76          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 77          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 78          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 79          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 80          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 81          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 82          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 83          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 84          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 85          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 86          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 87          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 88          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 89          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 90          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 91          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 92          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 93          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 94          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 95          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 96          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 97          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 98          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 99          | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |
| 100         | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 | 10.00      | 0.00 | 0.00    | 10.00 |

Original Subdivision Plat

INDIAN SPRINGS CREEK SUBDIVISION  
LOCATED IN THE  
NORTHWEST QUARTER SECTION 27  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

PL DATA  
 $\Delta = 0925'17"$   
 $R = 110.50'$   
 $L = 10.46'$

PL DATA  
 $\Delta = 1530'11"$   
 $R = 450.50'$   
 $L = 124.52'$



ENSIGN LAND SURVEYING  
4455 SOUTH 700 EAST SUITE 202  
MURRAY, UTAH 84107  
(801) 283-2455

ACKNOWLEDGMENT  
STATE OF UTAH ) S.S.  
COUNTY OF SALT LAKE )  
ON THE 22 DAY OF NOV 1993, I, PERSONALLY  
APPEARED BEFORE ME,  
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT  
15/ARE THE  
OF  
AND THAT THE WITHIN OWNER'S  
DEDICATION WAS SIGNED IN BEHALF OF SAID  
BY AUTHORITY OF  
AND THE SAID  
ACKNOWLEDGED TO ME THAT SAID  
EXECUTED THE SAME.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

CITY ATTORNEY'S APPROVAL  
APPROVED THIS 16 DAY OF NOV 1993 BY THE LAYTON CITY ATTORNEY  
LAYTON CITY ATTORNEY  
PLANNING COMMISSION APPROVAL  
APPROVED THIS 22 DAY OF NOV 1993 BY THE LAYTON CITY PLANNING COMMISSION  
LAYTON CITY PLANNING COMMISSION  
ENGINEER'S APPROVAL  
APPROVED THIS 22 DAY OF NOV 1993 BY THE LAYTON CITY ENGINEER  
LAYTON CITY ENGINEER  
CITY COUNCIL APPROVAL  
APPROVED THIS 22 DAY OF NOV 1993 BY THE LAYTON CITY COUNCIL  
LAYTON CITY COUNCIL  
LAYTON CITY RECORDER  
LAYTON CITY MAYOR

SURVEYOR'S CERTIFICATE  
I, ARTHUR M. BULLOCK, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 5288, as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter described.  
INDIAN SPRINGS CREEK SUBD.  
and that the same has been correctly surveyed and staked on the ground as shown on this plat; I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.  
BOUNDARY DESCRIPTION  
A part of the North half of Section 27, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, beginning at a point 369.25 feet South 0°17'00" West along the quarter section line from the North Quarter Corner of said Section 27 and running  
thence North 86°01'43" East 70.42 feet;  
thence South 4°30'00" West 125.17 feet;  
thence South 47°40'00" West 246.63 feet;  
thence South 70°34'00" West 144.48 feet;  
thence South 47°13'00" East 2.89 feet;  
thence South 27°02'00" East 130.23 feet;  
thence South 70°02'00" West 450.50 feet;  
thence North 17°57'00" West 450.40 feet;  
thence North 85°03'00" East 450.50 feet;  
thence North 50°02'55" East 80.58 feet;  
thence South 4°42'00" West 450.50 feet to the South line of Rosewood Lane as dedicated in Indian Creek Condominium;  
thence (1) three courses along said South line to the following: northwesterly along the arc of a 450.50 foot radius curve to the left 124.52 feet, (only street bears North 57°35'29" East 104.12 feet);  
thence North 40°02'54" East 102.24 feet and northwesterly along the arc of a 170.58 foot radius curve to the left 10.46 feet, (only street bears North 47°17'01" East 10.46 feet);  
thence South 26°48'00" East 196.41 feet;  
thence North 86°01'43" East 111.45 feet to the point of beginning.  
Contains 6.342 acres 1/1000.  
Nov. 15, 1993  
Date  
OWNER'S DEDICATION  
Know all men by these presents that the undersigned owner (S) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as the  
INDIAN SPRINGS CREEK SUBDIVISION  
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.  
In witness whereof the undersigned owner have hereunto set their hand this 22 day of Nov, A.D., 1993.  
Danny C. Bridenstine  
Sarah Wagon  
STATE OF UTAH ) S.S.  
COUNTY OF SALT LAKE )  
On the 22 day of Nov, A.D., 1993, I, Notary Public, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication, 2 in number, who duly acknowledged to me that Danny C. Bridenstine & Sarah Wagon signed it freely and voluntarily and for the uses and purposes therein mentioned.  
MY COMMISSION EXPIRES: 12/21/96  
Kathleen Brunley  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY  
INDIAN SPRINGS CREEK SUBD.  
LOCATED IN THE  
NORTHWEST QUARTER SECTION 27  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
RECORDED # 1084334  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF  
DATE 11/22/93 TIME 2:27 PM BOOK 1703 PAGE 529  
FILE # 84725 Clerk, Davis County  
By Sharon A. Walker Davis County Recorder



# 6A. Boundary Adjustments – Text Amendment Development Guidelines & Design Standards Ordinance 25-22 and 25-23



| Type of Plat                                                                                   | Review Body                          | Recommending Body                                   | Land Use Authority                             | Appeal Authority                              |
|------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------|------------------------------------------------|-----------------------------------------------|
| <b>PRUD Subdivision</b>                                                                        |                                      |                                                     |                                                |                                               |
| Rezone w/<br>Concept Plan                                                                      | Development Staff                    | Planning Commission                                 | City Council                                   | District Court                                |
| Concept Plan<br>(w/existing PRUD zoning)                                                       | Development Staff                    | Development Staff                                   | Planning Commission                            | Hearing Officer                               |
| Preliminary Plat                                                                               | DRC,<br>Development Staff            | Development Staff                                   | Planning Commission                            | Hearing Officer                               |
| Final Plat                                                                                     | Development Staff                    | Development Staff                                   | Community and Economic Development Director    | Hearing Officer                               |
| <b>Sensitive Lands Subdivision</b>                                                             |                                      |                                                     |                                                |                                               |
| Concept                                                                                        | Staff, 3 <sup>rd</sup> Party Geotech | Planning Commission                                 | City Council                                   | Hearing Officer                               |
| Preliminary Plat                                                                               | Staff, 3 <sup>rd</sup> Party Geotech | Planning Commission                                 | City Council                                   | Hearing Officer                               |
| Final Plat                                                                                     | Development Staff                    | Planning Commission                                 | City Council                                   | Hearing Officer                               |
| <b>Standard Subdivision (A subdivision without a rezone, PRUD overlay, or sensitive lands)</b> |                                      |                                                     |                                                |                                               |
| Preliminary Plat                                                                               | Development Staff                    | Development Staff                                   | Planning Commission                            | Hearing Officer                               |
| Final Plat                                                                                     | Development Staff                    | Development Staff                                   | Community and Economic Development Director    | Hearing Officer                               |
| Condominium Plat                                                                               | Development Staff                    | Development Staff                                   | Planning Commission                            | Hearing Officer                               |
| Vacating or Amending a Plat                                                                    | Development Staff                    | <del>Planning Commission</del><br>Development Staff | <del>City Council</del><br>Planning Commission | <del>District Court</del><br>Hearings Officer |
| Full Boundary Adjustment                                                                       | Development Staff                    | Development Staff                                   | Planning Commission                            | Hearings Officer                              |
| Simple Boundary Adjustment                                                                     | Development Staff                    | Development Staff                                   | Community and Economic Development Director    | Hearing Officer                               |





# Sewer Impact Fee Facilities Plan

## Sewer Impact Fee Analysis

November 2025

# Purpose

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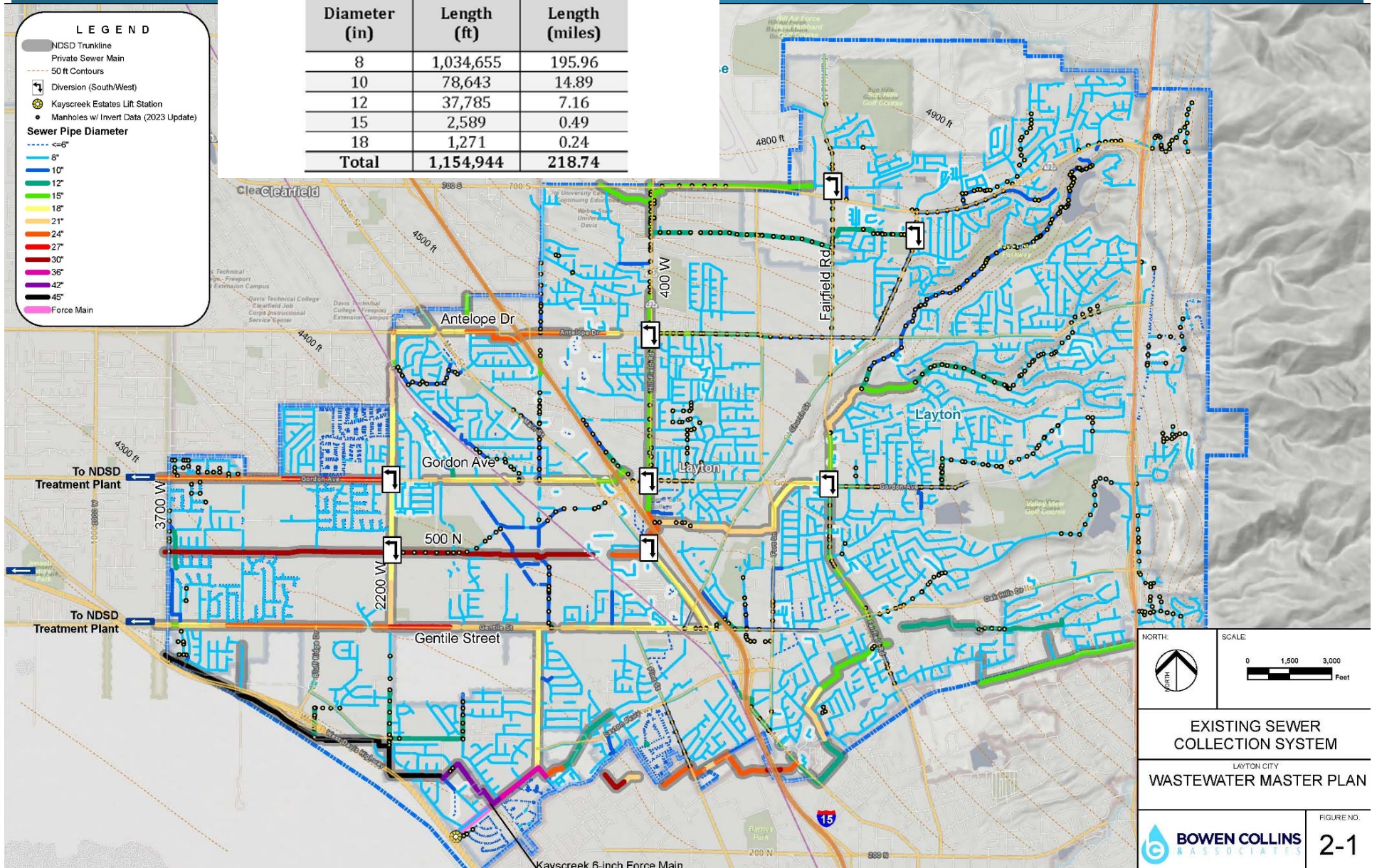
- Wastewater Master Plan (WWMP) Updated June 2024
  - Prepared by Bowen Collins & Associates, Inc.
  - Recommends improvements to resolve existing and projected future deficiencies based on the current general plan.
- Recommendation to evaluate potential sewer impact fee to assist in funding system improvements related to growth.



# Existing System

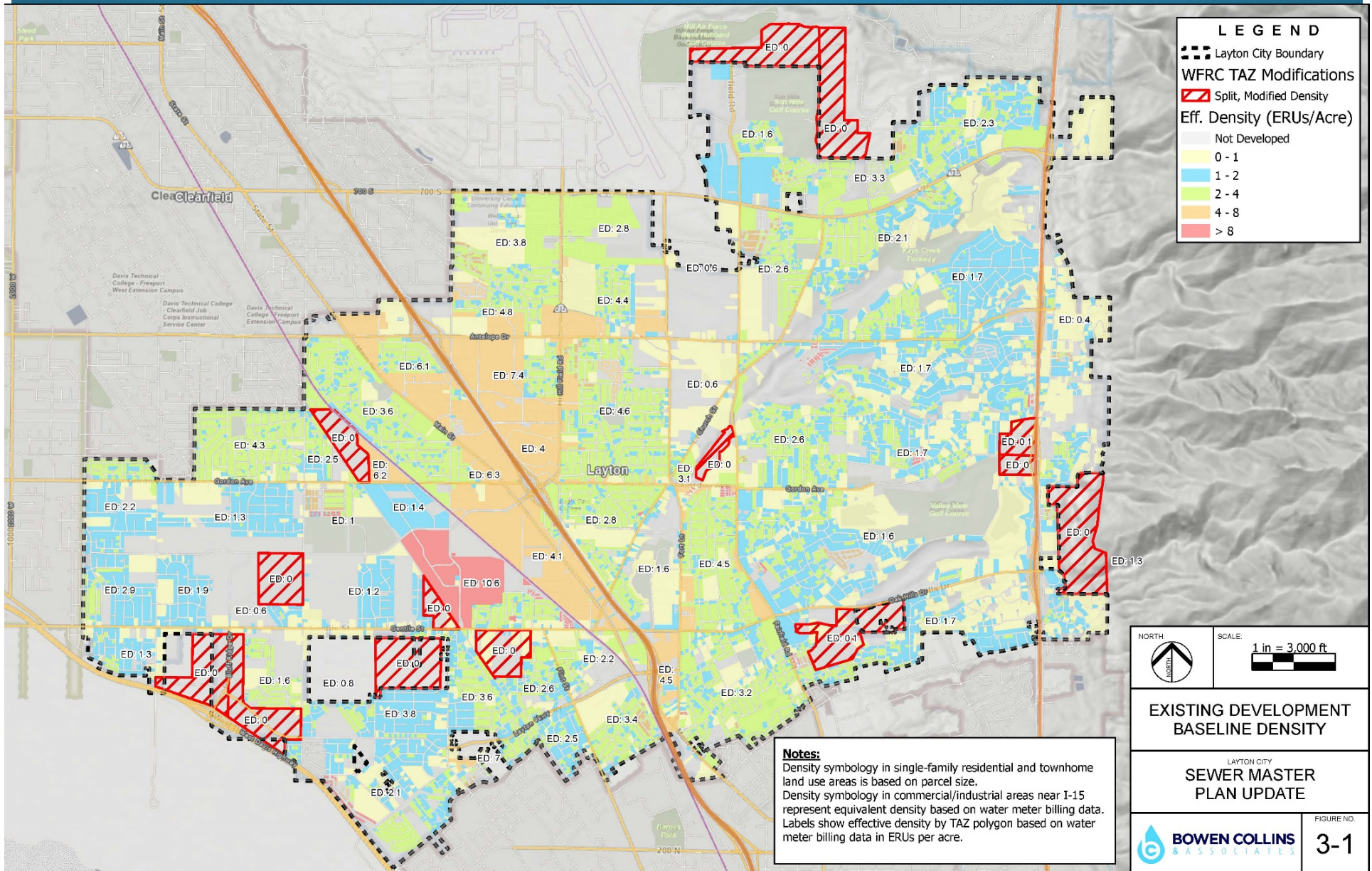
Pipe Length by Diameter (8"+) in Owned by Layton City

| Diameter (in) | Length (ft)      | Length (miles) |
|---------------|------------------|----------------|
| 8             | 1,034,655        | 195.96         |
| 10            | 78,643           | 14.89          |
| 12            | 37,785           | 7.16           |
| 15            | 2,589            | 0.49           |
| 18            | 1,271            | 0.24           |
| <b>Total</b>  | <b>1,154,944</b> | <b>218.74</b>  |





# Existing Conditions





# Existing Conditions and Future Growth

**Estimated City-Wide Wastewater Production Rates**

| Use Grouping | Production <sup>1</sup><br>(gpd) | Equivalent<br>ERUs |
|--------------|----------------------------------|--------------------|
| Household    | 182                              | 1.00               |
| Capita       | 57                               | 0.311              |
| Employee     | 35                               | 0.192 <sup>2</sup> |

1. Three outliers were removed to determine these average rates.
2. The production rate per employee was increased to 67 gpd (0.369 equivalent ERUs) in the area containing IHC medical facilities based on indoor billing data for similar medical facilities measured in other municipalities.

**Layton City ERU and Projected Daily Sanitary Wastewater Production**

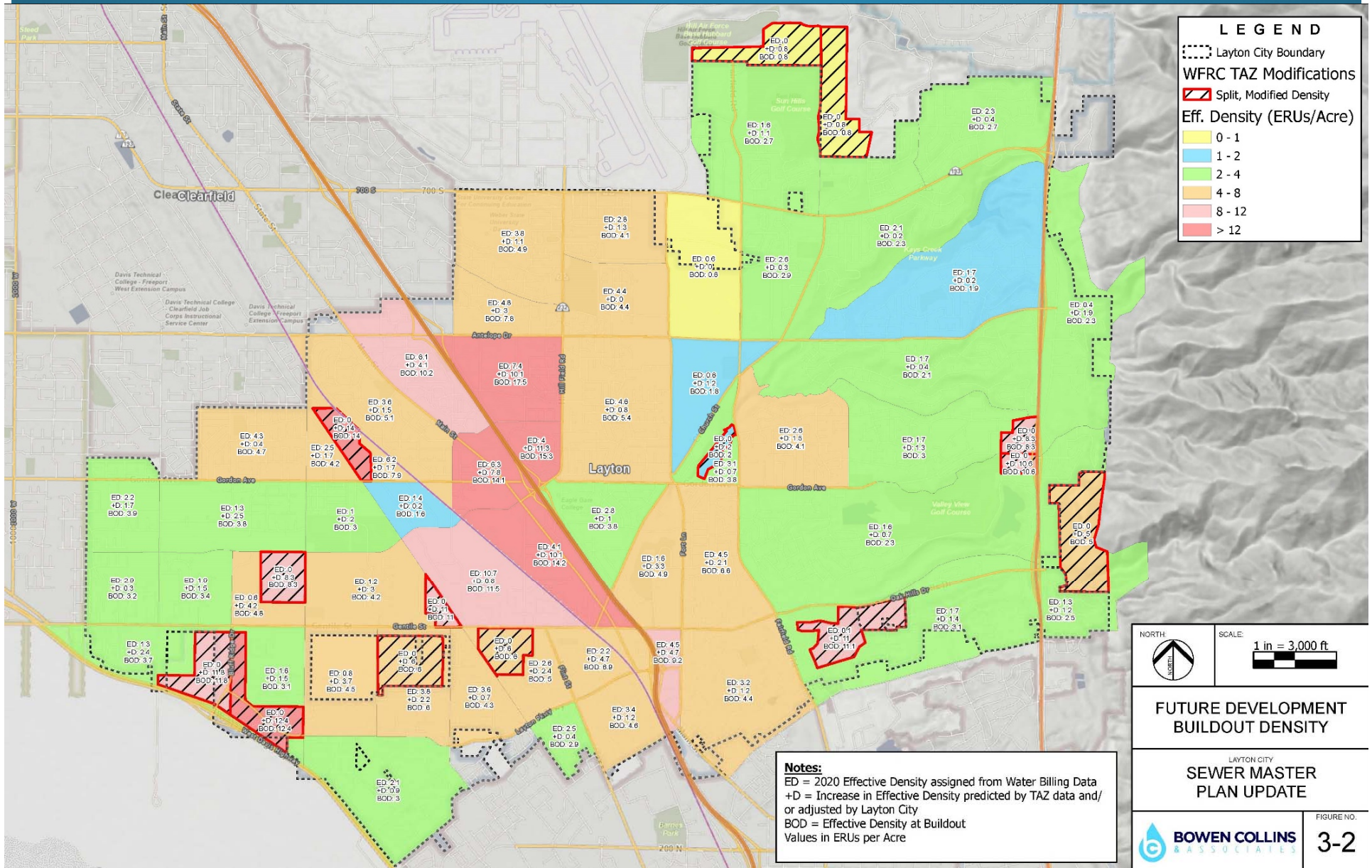
| Year              | Population           |                       | Households | Employment | ERU <sup>3</sup> | Sanitary<br>Wastewater<br>Production<br>(MGD) |
|-------------------|----------------------|-----------------------|------------|------------|------------------|-----------------------------------------------|
|                   | WFRC                 | Adjusted <sup>3</sup> |            |            |                  |                                               |
| 2020              | 81,733               | 81,733                | 25,958     | 29,647     | 32,318           | 5.88                                          |
| 2023              | 84,553               | 91,046                | 28,916     | 30,215     | 35,844           | 6.52                                          |
| 2030              | 91,032               | 109,998               | 34,935     | 31,371     | 43,018           | 7.83                                          |
| 2034              | 95,282               | 122,049               | 38,762     | 32,105     | 47,581           | 8.66                                          |
| 2040              | 103,839              | 129,497               | 41,128     | 32,560     | 50,400           | 9.17                                          |
| 2050              | 116,299              | 142,156               | 45,148     | 33,331     | 55,193           | 10.05                                         |
| 2060 <sup>1</sup> | 116,299 <sup>2</sup> | 156,352               | 49,648     | 34,196     | 60,557           | 11.02                                         |

1. For planning purposes, it is assumed buildout occurs by 2060 as Layton City continues implementation of the City's General Plan.

2. WFRC Regional Transportation Plans does not extend past 2050. However, the Kem C. Gardner Institute projects county wide projections through 2060. For consistency, the 2050 population was moved to 2060 to align more with the Kem C. Gardner projections.

3. The adjustments recommended by the City were based on effective density (ERUs per acre) at buildout. Growth in the areas shown in Figure 3-1 were added to the existing densities to reach the target densities by buildout. The adjustments add an additional 6,260 ERUs beyond the WFRC projections.

# Future Growth









# Proposed System Improvements

**Table 6-1  
Capital Improvement Plan**

| Time Frame                | Construction Year | Project ID | Project Description            | Proposed Diameter (in) | Estimated Length (LF) | Estimated Pipe Unit Cost (\$/LF) | Estimated Manholes @ 25K Each | Estimated Construction Cost | Estimated Total Cost |
|---------------------------|-------------------|------------|--------------------------------|------------------------|-----------------------|----------------------------------|-------------------------------|-----------------------------|----------------------|
| Short Term                | 2025              | 8.1        | Sugar St South of Kroger       | 18                     | 1,706                 | \$600                            | 6                             | \$1.17M                     | \$1.58M              |
|                           | 2030              | 8.2        | Sugar St North of Kroger       | 15                     | 1,199                 | \$540                            | 5                             | \$0.77M                     | \$1.04M              |
|                           | 2026              | 5          | Gentile, 2520 E to 2800 E      | 12                     | 2,355                 | \$480                            | 8                             | \$1.33M                     | \$1.80M              |
|                           | 2029              | 4          | Gordon, 400 W to 150 W         | 12                     | 937                   | \$480                            | 4                             | \$0.55M                     | \$0.74M              |
| Short Term Total          |                   |            |                                |                        | 6,196                 |                                  | 23                            | \$3.83M                     | \$5.16M              |
| Long Term                 | TBD               | 3.1        | Oakridge Dr, 2200 E to 2650 E  | 12                     | 1,480                 | \$480                            | 6                             | \$0.86M                     | \$1.16M              |
|                           |                   | 3.2        |                                | 12                     | 1,845                 | \$480                            | 7                             | \$1.06M                     | \$1.43M              |
|                           |                   | 7.1        | Fairfield, 3400 N to 3000 N    | 12                     | 2,496                 | \$480                            | 9                             | \$1.42M                     | \$1.92M              |
|                           |                   | 7.2        | 3000 N, Fairfield to 600 E     | 15                     | 765                   | \$540                            | 4                             | \$0.51M                     | \$0.69M              |
|                           |                   | 9.1        | Fairfield & Rosewood North Leg | 18                     | 1,130                 | \$600                            | 5                             | \$0.80M                     | \$1.08M              |
|                           |                   | 9.2        | Fairfield & Rosewood South Leg | 12                     | 363                   | \$480                            | 3                             | \$0.25M                     | \$0.34M              |
|                           |                   | 9.3        | Fairfield & Rosewood East Leg  | 18                     | 310                   | \$600                            | 2                             | \$0.24M                     | \$0.32M              |
|                           |                   | 10         | Gordon, Wasatch to Fort Lane   | 12                     | 921                   | \$480                            | 4                             | \$0.54M                     | \$0.73M              |
|                           |                   | 11         | Gordon & I-15 Crossing         | 18                     | 554                   | \$600                            | 3                             | \$0.41M                     | \$0.55M              |
|                           |                   | 12         | Laytona Dr & Gordon Ave        | 10                     | 242                   | \$460                            | 2                             | \$0.16M                     | \$0.22M              |
|                           |                   | 13         | Layton Parkway South           | 10                     | 1,749                 | \$460                            | 6                             | \$0.95M                     | \$1.29M              |
|                           |                   | 14         | Layton Parkway to 2700 W       | 15                     | 1,877                 | \$540                            | 7                             | \$1.19M                     | \$1.60M              |
|                           |                   | 15         | Antelope & Hill Field Road     | 21                     | 1,611                 | \$640                            | 6                             | \$1.18M                     | \$1.59M              |
|                           |                   | 16         | Bridgecreek Lane               | 10                     | 807                   | \$460                            | 4                             | \$0.47M                     | \$0.64M              |
| Long Term Total           |                   |            |                                |                        | 16,146                |                                  | 68                            | \$10.05M                    | \$13.57M             |
| Total Identified Projects |                   |            |                                |                        | 22,343                |                                  | 91                            | \$13.88M                    | \$18.73M             |

1. Timing based on input from Layton City. Long Term projects were not assigned a construction year but assumed to be replaced with the system renewal budget between 2035 and buildout.

2. Project IDs were assigned with the numbering used in the previous wastewater master plan. The Project ID numbers in this table start at 3.1 and 3.2 because Project 1 has been completed and the updated modeling does not show a need for Project 2 from the previous master plan.

3. Manhole quantity calculated by assuming one manhole every 350 feet + 2 endpoints in each project. Prices assumed reflect more expensive polymer concrete manholes recently installed in Davis County to meet NDS standards. The conservative pricing is assumed to account for variations in the exact number of manholes that will be determined when the project is designed.

Recommendation to evaluate potential sewer impact fee to assist in funding system improvements related to growth.

# Sewer Impact Fee Facilities Plan

Prepared by Bowen Collins & Associates, Inc. (BC&A)



LAYTON CITY

October 2025

SEWER IMPACT FEE  
FACILITIES PLAN



# Purpose

---

- Identify sewer improvements needed to accommodate anticipated development
- Existing deficiencies not included, only growth related
- Complies with Utah Code §11-36a-302
- Based on Layton WWMP (2024) growth projections
- Focus is on 10 year capital improvements
  - Does not include operation and maintenance
  - Projects planned through 2034
- Level of Service
  - Maintain Maximum Ratio of Flow to Pipeline Capacity of 0.75



# Historic Flows and Available Excess Capacity

**Service Area Historic Flows**

| Item                                                  | Value for Existing Conditions | Value for 10-Year Growth | Total 10-Year Conditions |
|-------------------------------------------------------|-------------------------------|--------------------------|--------------------------|
| Equivalent Residential Units (ERUs)                   | 36,857                        | 10,724                   | 47,581                   |
| Domestic Wastewater Production (mgd)                  | 6.71                          | 1.95                     | 8.66                     |
| Maximum Month Infiltration (mgd)                      | 2.68                          | 0.34                     | 3.02                     |
| Average Day, Maximum Month Flow (mgd)                 | 9.38                          | 2.29                     | 11.68                    |
| Peak Hour Flow (mgd)                                  | 19.45                         | 5.22                     | 24.67                    |
| <b>Flows per ERU</b>                                  |                               |                          |                          |
| Sanitary Wastewater Production (gpd/ERU) <sup>1</sup> | 182                           | 182                      | 182                      |
| Average Day, Maximum Month Flow (gpd/ERU)             | 255                           | 214                      | 245                      |
| Peak Hour Flow (gpd/ERU)                              | 528                           | 487                      | 518                      |
| Average Indoor Water Use (gpd/ERU) <sup>2</sup>       | 182                           | 182                      | 182                      |

1. Estimate from the City's Wastewater Master Plan

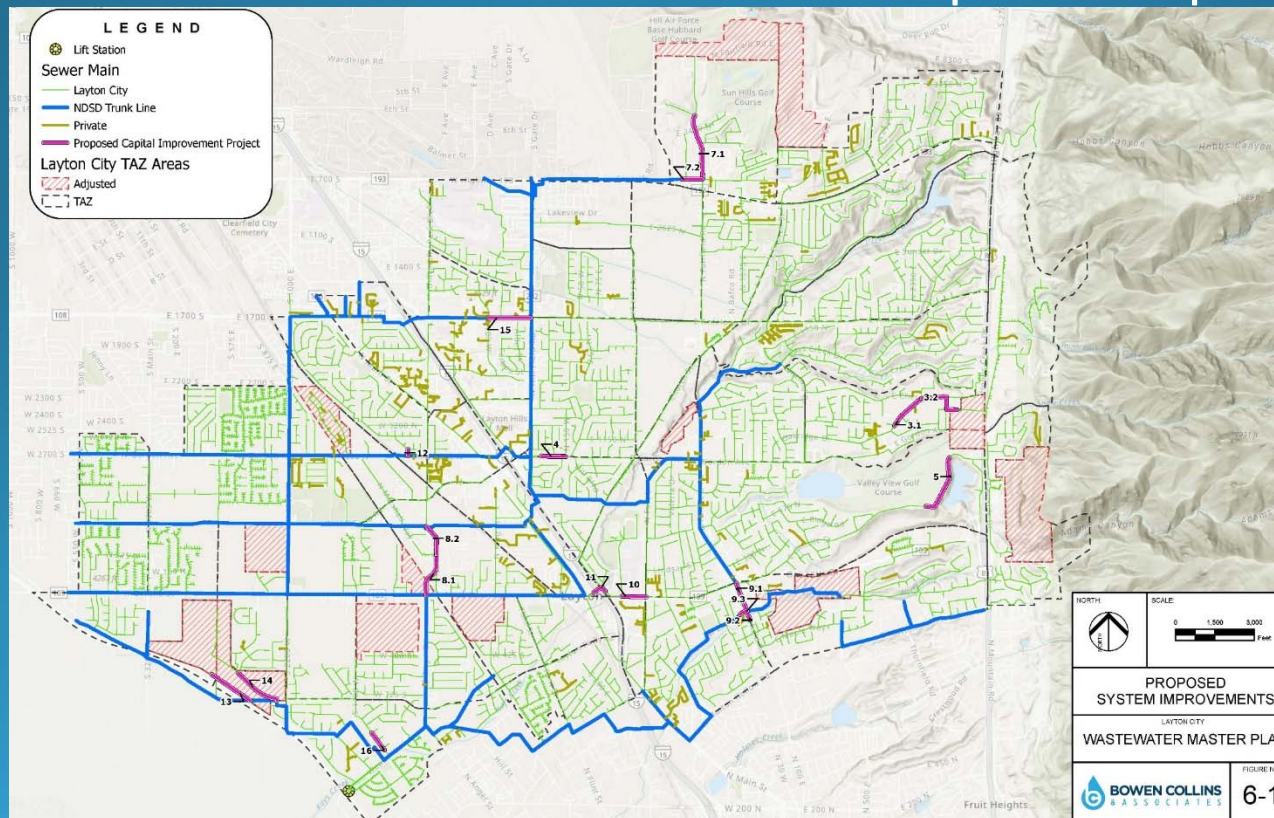
2. Wastewater production rate estimates were based on winter indoor billing data.

**Available Excess Capacity**

| Use Category                  | Collection System Percent Use | General Assets Percent Use |
|-------------------------------|-------------------------------|----------------------------|
| Existing Use                  | 60.65%                        | 60.86%                     |
| Use By 10-Year Growth         | 16.57%                        | 17.71%                     |
| Use By Growth Beyond 10 years | 22.77%                        | 21.43%                     |
| <b>Total</b>                  | <b>100.00%</b>                | <b>100.00%</b>             |

# Growth and Service Levels

- Anticipated Growth
  - Additional 10,724 equivalent residential units (ERUs) by 2034.
  - Based on the analysis in WWMP, anticipated growth resulting from new development
- Goal: Maintain Maximum Ratio of Flow to Pipeline Capacity of 75%





# Planned Sewer Projects

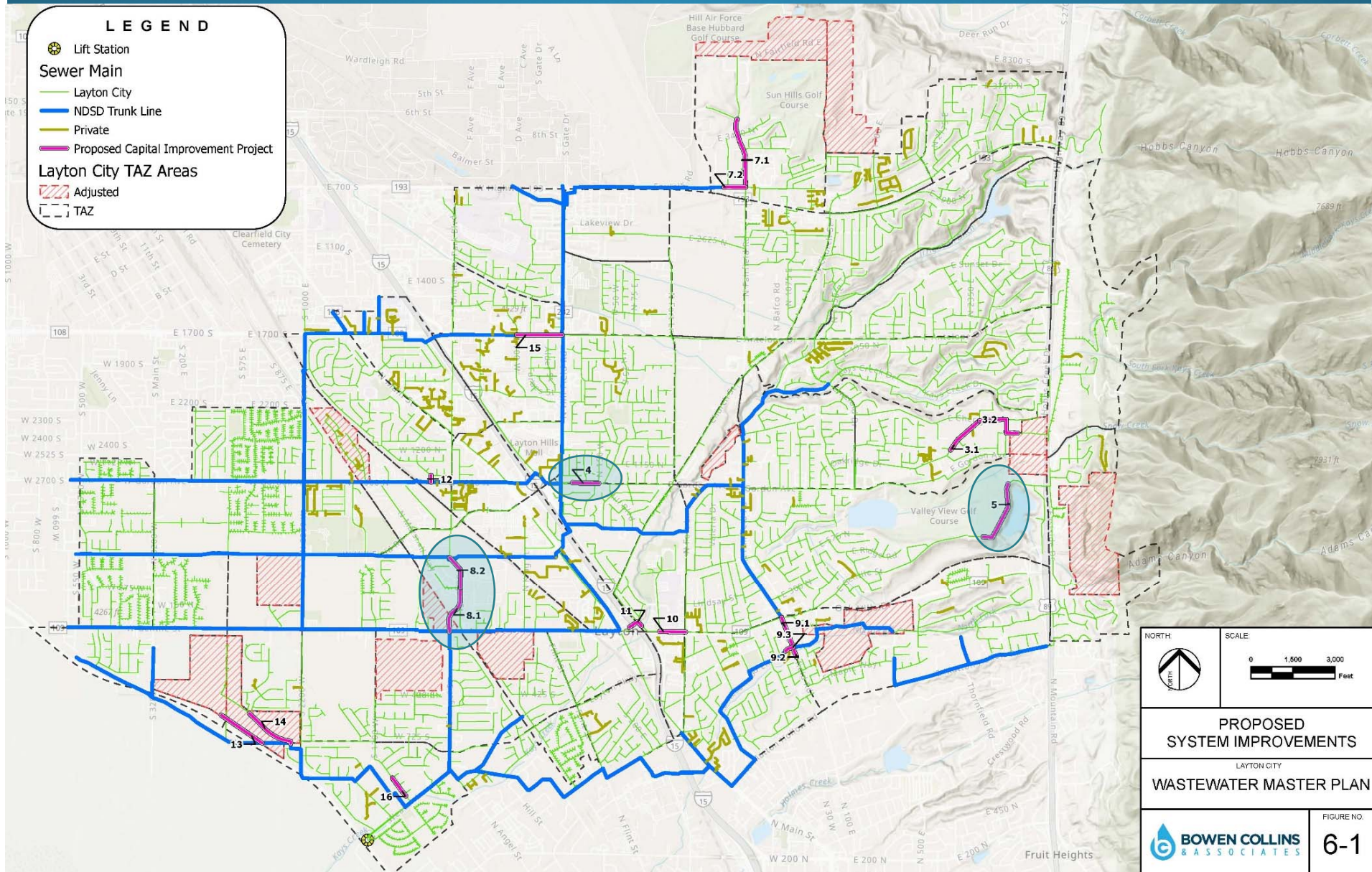
- 4 Projects with total cost of \$5.74 M
- \$1.88 M impact fee eligible 10-Year Growth

**Project Costs Allocated to Projected Development, 10 Year Planning Horizon**

| Project ID | Project Description       | Project Cost <sup>1</sup> | Percent to Existing | Percent to 10-Year Growth | Percent to Growth Beyond 10-Year | Cost to Existing   | Cost to 10-Year Growth | Cost to Growth Beyond 10-Year |
|------------|---------------------------|---------------------------|---------------------|---------------------------|----------------------------------|--------------------|------------------------|-------------------------------|
| 4          | Gordon, 400 W to 150 W    | \$860,130                 | 98.62%              | 0.99%                     | 0.39%                            | \$848,285          | \$8,490                | \$3,355                       |
| 5          | Gentile, 2520 E to 2800 E | \$1,905,371               | 3.92%               | 67.69%                    | 28.39%                           | \$74,631           | \$1,289,835            | \$540,905                     |
| 8.1        | Sugar St South of Kroger  | \$1,731,282               | 80.72%              | 17.86%                    | 1.42%                            | \$1,397,467        | \$309,208              | \$24,607                      |
| 8.2        | Sugar St North of Kroger  | \$1,244,869               | 6.13%               | 21.97%                    | 71.90%                           | \$76,311           | \$273,476              | \$895,083                     |
|            |                           | <b>\$5,741,652</b>        |                     |                           |                                  | <b>\$2,396,694</b> | <b>\$1,881,009</b>     | <b>\$1,463,950</b>            |

1. Project costs include an assumed 3% annual inflation rate for construction costs from year 2024.





# North Davis Sewer District

---

Current impact fee costs from North Davis Sewer District  
website November 5, 2025

## Impact Fee

|                                                 |            |
|-------------------------------------------------|------------|
| Resident of District: Single Family Residential | \$3,454.03 |
| Resident of District: Townhome Residential      | \$3,108.63 |
| Resident of District: Multi-Unit Residential    | \$2,625.06 |
| Resident of District: TOD-Type Residential      | \$2,106.96 |
| Non-Residential: Per 1,000 Gal                  | \$656.27   |



# Sewer Impact Fee Analysis (IFA)

Prepared by Zions Public Finance, Inc.



Layton City

Sewer Impact Fee Analysis  
September 2025



ZIONS PUBLIC FINANCE, INC.



# Purpose

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- Calculates fees to ensure new development pays proportionate share for growth related sewer impacts
  - Complies with Utah Code §11-36a-304 (Impact Fees Act)
- Based on Layton City Sewer IFFP by BC&A
- Impact fees based on ERU
- Impact fees to be spent or encumbered within 6 years after impact fee is paid
- Impact fees can be implemented 90 days following adoption by City Council

# Proposed Impact Fees

- Total Gross Fee per ERU: \$429.96
- Anticipated Growth: 10,724 ERUs by 2034.

TABLE 1: PROPORTIONATE SHARE ANALYSIS – GROSS COST BEFORE CREDITS

| Summary                                   | Amount          |
|-------------------------------------------|-----------------|
| Existing Excess Capacity - Collection     | \$247.53        |
| Existing Excess Capacity - General Assets | \$0.00          |
| New Construction Cost                     | \$175.40        |
| Consultant Cost                           | \$7.03          |
| <b>TOTAL Gross Fee</b>                    | <b>\$429.96</b> |

# Proposed Impact Fees

- Credits given for future projects that will benefit existing development.
- \$2.39 M credited over 10 years

TABLE 2: PROPORTIONATE SHARE ANALYSIS — MAXIMUM FEES PER ERU

| Year | Annual Cost | ERUs   | Cost per ERU | NPV*    | Max Fee by Year |
|------|-------------|--------|--------------|---------|-----------------|
| 2025 | \$239,669   | 37,891 | \$6.33       | \$43.15 | \$386.81        |
| 2026 | \$239,669   | 38,828 | \$6.17       | \$39.20 | \$390.76        |
| 2027 | \$239,669   | 39,788 | \$6.02       | \$35.19 | \$394.78        |
| 2028 | \$239,669   | 40,853 | \$5.87       | \$31.10 | \$398.87        |
| 2029 | \$239,669   | 41,905 | \$5.72       | \$26.94 | \$403.02        |
| 2030 | \$239,669   | 43,018 | \$5.57       | \$22.70 | \$407.26        |
| 2031 | \$239,669   | 44,083 | \$5.44       | \$18.38 | \$411.58        |
| 2032 | \$239,669   | 45,231 | \$5.30       | \$13.96 | \$416.01        |
| 2033 | \$239,669   | 46,378 | \$5.17       | \$9.42  | \$420.54        |
| 2034 | \$239,669   | 47,581 | \$5.04       | \$4.77  | \$425.19        |

\*NPV = net present value discounted at 5.0 percent



# Proposed Impact Fees Residential

TABLE 3: MAXIMUM FEES BY RESIDENTIAL UNIT TYPE

| Year | Single-Family<br>(1.00 ERUs) | Townhome<br>(0.90 ERUs) | Multi-Family<br>(0.76 ERUs) | TOD Residential<br>(0.61 ERUs) |
|------|------------------------------|-------------------------|-----------------------------|--------------------------------|
| 2025 | \$386.81                     | \$348.13                | \$293.98                    | \$235.95                       |
| 2026 | \$390.76                     | \$351.69                | \$296.98                    | \$238.36                       |
| 2027 | \$394.78                     | \$358.98                | \$306.30                    | \$248.43                       |
| 2028 | \$398.87                     | \$358.98                | \$303.14                    | \$243.31                       |
| 2029 | \$403.02                     | \$362.72                | \$306.30                    | \$245.84                       |
| 2030 | \$407.26                     | \$366.53                | \$309.52                    | \$248.43                       |
| 2031 | \$411.58                     | \$370.43                | \$312.80                    | \$251.07                       |
| 2032 | \$416.01                     | \$374.41                | \$316.17                    | \$253.77                       |
| 2033 | \$420.54                     | \$378.49                | \$319.61                    | \$256.53                       |
| 2034 | \$425.19                     | \$382.67                | \$323.14                    | \$259.37                       |

# Proposed Impact Fees Nonresidential

TABLE 4: MAXIMUM FEES BY METER SIZE, 2025-2029

| Meter Size<br>(inches) | Meter<br>Ratio | 2025        | 2026        | 2027        | 2028        | 2029        |
|------------------------|----------------|-------------|-------------|-------------|-------------|-------------|
| 5/8                    | 1.00           | \$386.81    | \$390.76    | \$394.78    | \$398.87    | \$403.02    |
| 3/4                    | 1.50           | \$580.22    | \$586.14    | \$592.17    | \$598.30    | \$604.54    |
| 1                      | 2.50           | \$967.03    | \$976.91    | \$986.95    | \$997.17    | \$1,007.56  |
| 1.5                    | 5.00           | \$1,934.05  | \$1,953.81  | \$1,973.89  | \$1,994.34  | \$2,015.12  |
| 2                      | 8.00           | \$3,094.48  | \$3,126.10  | \$3,158.23  | \$3,190.94  | \$3,224.19  |
| 3                      | 16.00          | \$6,188.97  | \$6,252.19  | \$6,316.46  | \$6,381.87  | \$6,448.37  |
| 4                      | 37.50          | \$14,505.39 | \$14,653.58 | \$14,804.20 | \$14,957.52 | \$15,113.38 |
| 6                      | 80.00          | \$30,944.83 | \$31,260.97 | \$31,582.29 | \$31,909.37 | \$32,241.87 |
| 8                      | 140.00         | \$54,153.46 | \$54,706.70 | \$55,269.01 | \$55,841.39 | \$56,423.27 |

TABLE 5: MAXIMUM FEES BY METER SIZE, 2030-2034

| Meter Size<br>(inches) | Meter<br>Ratio | 2030        | 2031        | 2032        | 2033        | 2034        |
|------------------------|----------------|-------------|-------------|-------------|-------------|-------------|
| 5/8                    | 1.00           | \$407.26    | \$411.58    | \$416.01    | \$420.54    | \$425.19    |
| 3/4                    | 1.50           | \$610.89    | \$617.38    | \$624.01    | \$630.81    | \$637.79    |
| 1                      | 2.50           | \$1,018.15  | \$1,028.96  | \$1,040.02  | \$1,051.35  | \$1,062.98  |
| 1.5                    | 5.00           | \$2,036.30  | \$2,057.92  | \$2,080.05  | \$2,102.70  | \$2,125.95  |
| 2                      | 8.00           | \$3,258.09  | \$3,292.67  | \$3,328.08  | \$3,364.33  | \$3,401.52  |
| 3                      | 16.00          | \$6,516.17  | \$6,585.34  | \$6,656.15  | \$6,728.65  | \$6,803.04  |
| 4                      | 37.50          | \$15,272.28 | \$15,434.38 | \$15,600.35 | \$15,770.27 | \$15,944.63 |
| 6                      | 80.00          | \$32,580.87 | \$32,926.69 | \$33,280.75 | \$33,643.25 | \$34,015.21 |
| 8                      | 140.00         | \$57,016.53 | \$57,621.70 | \$58,241.32 | \$58,875.69 | \$59,526.61 |

# Process for Prioritizing Water Project Funding



## Introduction

The Utah Unified Water Infrastructure Plan (UWIP) is a comprehensive initiative aimed at identifying and prioritizing water infrastructure projects as well as improving long-term funding for water infrastructure projects across the state. The UWIP was established by [Utah House Bill 280](#) (HB 280) in 2024 and modified in 2025 via [House Bill 285](#) (HB 285).

Among other requirements, HB 285 states that the Water Development Coordinating Council (council) shall develop a written prioritization process for ranking and prioritizing water infrastructure projects that will be funded by water infrastructure fund money beginning in fiscal year 2027 (July 1, 2026). This document describes the prioritization process for funding projects in the UWIP along with a summary of background information.

## Initial data collection

Between February and March 2025, an informational campaign was launched to notify water providers and managers about the upcoming UWIP data collection process. In April 2025, a digital submission process for collecting information on future water infrastructure projects was made available to manage the large number of projects expected to seek funding. On April 7, 2025, emails were sent to 2,249 entities soliciting project information. To educate water providers and managers and promote the data collection process, a website for the UWIP was created (<https://water.utah.gov/uwip-projects/>), informational posters and presentations were prepared for several local water-related conferences, and discussions were held with key water entities.

By May 9, 2025, water providers and managers with future infrastructure needs were to submit their project data. After May 9, several water providers and managers that had submitted incomplete or unclear data were contacted to submit additional or corrected data.

The responses received were combined into a single database (UWIP database) for cleanup, processing, and scoring. A summary of the project information collected is shown in Table 1 and Figure 1.

**The process for collecting project information in 2025 was focused on creating an initial version of the UWIP database. The State is now creating an online portal through which users will be able to add new projects, update existing project data in the UWIP, and verify that their project data has been received.**



Table 1. UWIP Project Database summary - May 30, 2025

| Infrastructure Type                         | Assigned Agency | Number of Projects | Estimated Project Cost | State Funding Request |
|---------------------------------------------|-----------------|--------------------|------------------------|-----------------------|
| Agriculture Off-Farm                        | Water Resources | 144                | \$851.6 M              | \$314.3 M             |
| Drinking Water                              | Drinking Water  | 1,849              | \$6,439.9 M            | \$2,336.7 M           |
| Reuse                                       | Water Quality   | 18                 | \$1,687.8 M            | \$771.2 M             |
| Secondary Water                             | Water Resources | 341                | \$955.1 M              | \$429.5 M             |
| Stormwater/Flood Control                    | Water Quality   | 581                | \$990.5 M              | \$310.1 M             |
| Wastewater                                  | Water Quality   | 689                | \$5,720.5 M            | \$1,112.9 M           |
| Water Supply – Raw Water Source Development | Water Resources | 37                 | \$912.6 M              | \$487.6 M             |
| Water Supply – Watershed Protection         | Water Quality   | 5                  | \$3.9 M                | \$0.9 M               |
| Grand Total                                 |                 | 3,664              | \$17,561.8 M           | \$5,763.1 M           |

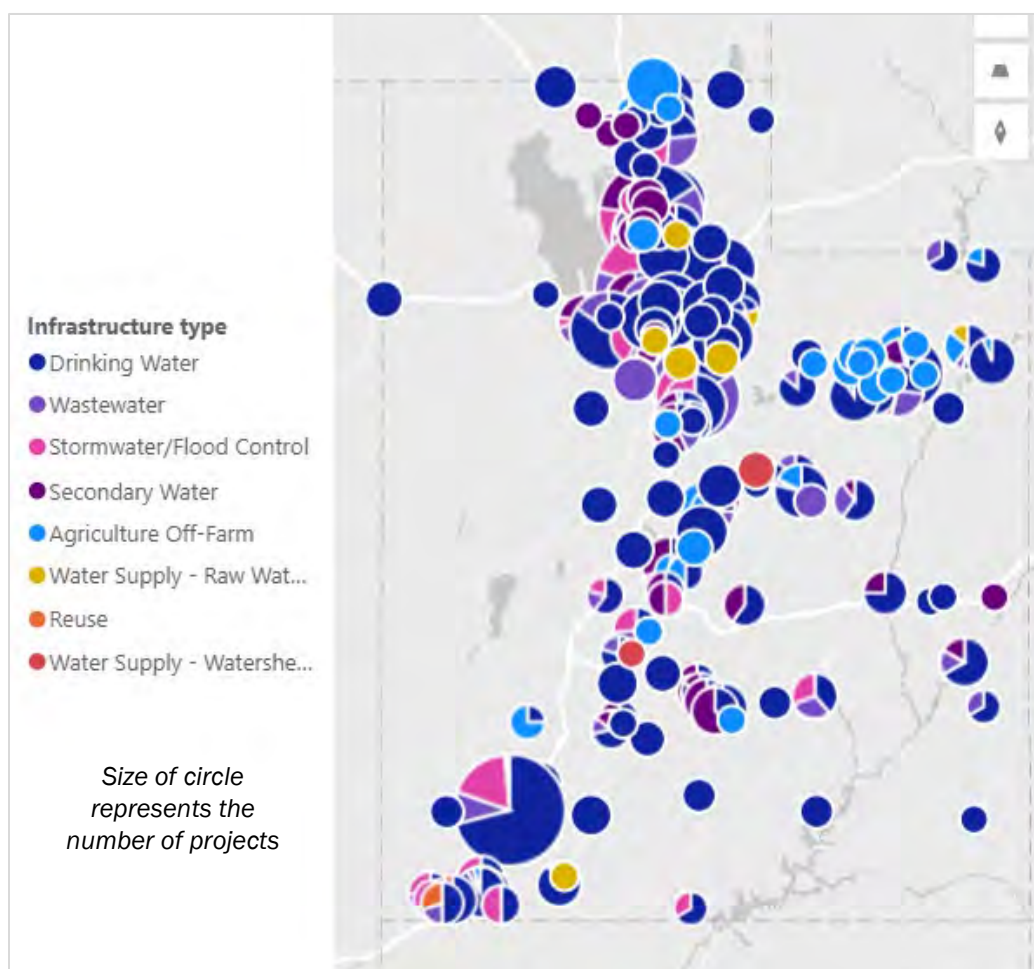
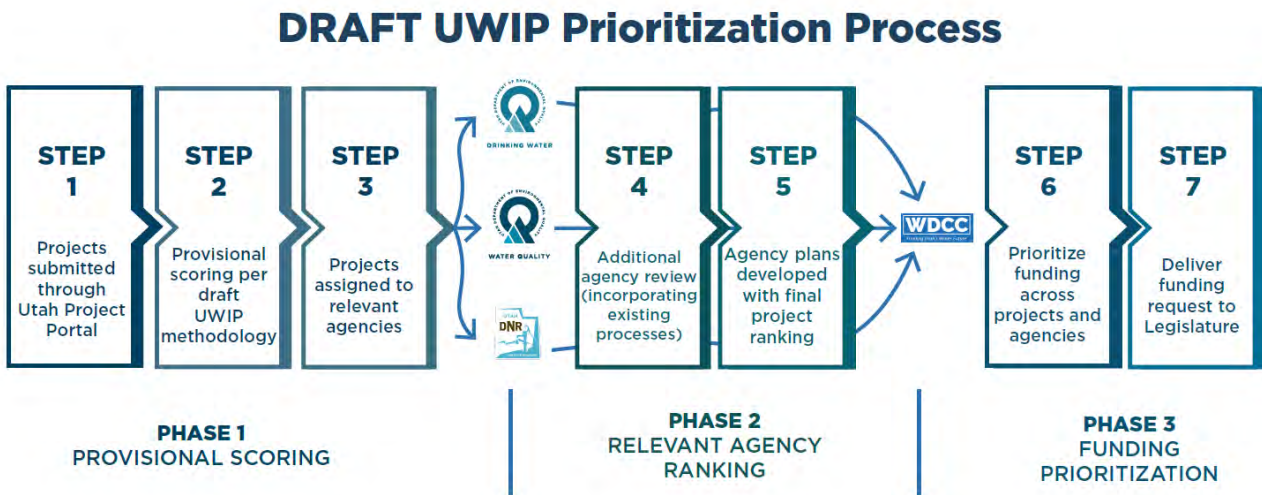


Figure 1. Map of project locations and types

## Overview of the prioritization process

HB 280 and HB 285 provide guidance on the prioritization process and factors that should be considered in ranking and prioritizing water infrastructure projects. Figure 2 provides a summary illustration of the process.



*Figure 2. Draft UWIP prioritization process*

State of Utah staff and the consulting team involved in this project established the process in Figure 2 based on the requirements set forth in HB 285.

HB 285 states that the council will prioritize funding for water infrastructure projects across categories of projects and that the council will consider characteristics of individual projects.

- **Prioritization across project categories:** HB 285 is clear that the council will prioritize funding across project types, and it provides guidance on the factors that should be considered.
- **Prioritization of individual projects:** Per HB 285, the council will base their project prioritization on the ranking of projects by the agencies. However, HB 285 also lists several project characteristics that need to be considered in the council's prioritization process. Project data were collected from water providers and managers during the development of the UWIP database that can be used to evaluate projects against the project-specific prioritization criteria in HB 285. HB 285 also states that small and emergency infrastructure projects are exempted from the UWIP prioritization process.

The process for prioritizing water infrastructure funding in HB 285 is intended to be both collaborative – engaging the council and participating agencies – and transparent. Figure 2 depicts how the agency and council prioritization processes will be implemented.

**Phase 1. Provisional scoring:** The left side of the process flow diagram in Figure 2 describes project data collection and the formation of the UWIP projects database. From the database, near-term projects (i.e., within 10 years of construction) can be identified, categorized, and provided to the relevant agencies. A “UWIP Provisional Score” for each project will be calculated that evaluates each project against the project-specific prioritization considerations in HB 285.

**Phase 2. Relevant agency ranking:** Each relevant agency will rank projects that seek funding using existing processes and create an annual plan. This annual plan will provide the agency’s final ranking of projects and identify how rankings have been updated from the initial UWIP Provisional Score.

**Phase 3. Council funding prioritization:** Using the agency plan rankings, the council will consider current and future funding demands for water projects as well as available funding to identify the amount of money to allocate to different categories of projects as well as individual projects.

The individual phases of the prioritization process are described in the following sections.

## Phase 1: Provisional scoring

Each year, the divisions of Water Resources, Drinking Water, and Water Quality will encourage water infrastructure entities<sup>2</sup> to enter new projects or update existing project information in the UWIP database. While the State’s web-based portal for entering and updating project data in the UWIP will normally be open all year, the agencies will promote its use among water providers in advance of statutory or funding application deadlines to help foster complete and up-to-date information in the UWIP database. Data in the UWIP database will be used to create a UWIP Provisional Score for each project.

The approach for creating UWIP Provisional Scores for each project was developed collaboratively among staff from the divisions of Water Resources, Drinking Water, and Water Quality. The UWIP provisional scoring approach considers several criteria, the relative importance of individual criterion, and the degree to which individual projects reflect the characteristics of each criterion.

Six criteria were identified based on guidance in HB 285. A survey, distributed to agency staff, gathered information on the relative importance or weight of the criteria with respect to developing UWIP Provisional Scores. Table 2 lists the criteria and their relative weights that were assigned based on the results of the survey and subsequent meetings among agency staff.

The resulting criteria weights are somewhat uniform, though a few were deemed to be slightly more important. The most important criterion (“Critical issue”) focuses on whether projects mitigate urgent

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<sup>2</sup> Water infrastructure entities are organizations that deal with the supply, control, measurement, treatment, distribution, storage or transport of any drinking water, irrigation water, secondary water, wastewater, stormwater or other water sources in Utah.



public health, safety, or regulatory issues. Other more important criteria consider financial hardships for project proponents and the degree to which projects foster efficient use of water.

**Table 2. Scoring criteria and relative weights**

| Criterion                                  | Weight |
|--------------------------------------------|--------|
| Hardship                                   | 18%    |
| Critical issue                             | 22%    |
| Water efficiency                           | 18%    |
| Sound design                               | 14%    |
| Applicant priority                         | 16%    |
| Population benefitted and nonstate funding | 12%    |
| Total:                                     | 100%   |

Agency staff and the consulting team developed a scoring rubric for each criterion considering several factors:

- Similarities of criteria with those already used by agency prioritization processes. Where similarities exist, the scoring rubric for UWIP criteria sought to align the gradations of scoring used by agencies.
- Recognition of projects that meet a critical need or conserve water. Projects in the UWIP that will address a critical public health, safety or regulatory issue or will result in significant water savings were awarded a score favoring the higher end of the scale.
- No score where data were missing. If a project in the UWIP was missing data for a criterion, no points were awarded for that criterion.

The scoring rubric considers the weighting in Table 2, with more important criteria having the highest potential scores. The scaled scoring rubric for each criterion is shown in Table 3.

**The criteria weights and scoring rubric can be changed based on future council decisions, which will factor in public comment.**

**Table 3. Scoring rubric for each criterion**

| Criterion | Scoring Approach                                                                                                                  | Score |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|-------|
| Hardship  | <b>Local median adjusted gross income percent of statewide median adjusted gross income for location entered in UWIP database</b> |       |
|           | <70%                                                                                                                              | 18    |
|           | 71-90%                                                                                                                            | 15    |
|           | 91-110%                                                                                                                           | 10    |
|           | 111-130%                                                                                                                          | 6     |
|           | 131-150%                                                                                                                          | 2     |
|           | >150% or no median adjusted gross income available                                                                                | 0     |

## Process for Prioritizing Water Project Funding

| Criterion                                  | Scoring Approach                                                                                                                                                               |              |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Critical issue <sup>1</sup>                | <b>Issue is present (flagged potential issues in UWIP database + manual review)</b>                                                                                            | <b>Score</b> |
|                                            | Urgent public health, safety, or regulatory issue is flagged and is supported by a description focusing on urgent human health concerns or frequent water quality violations   | 22           |
|                                            | Urgent public health, safety, or regulatory issue is flagged and is supported by a description focusing on moderate human health concerns or periodic water quality violations | 16           |
|                                            | Urgent public health, safety, or regulatory issue is flagged but no description is provided                                                                                    | 6            |
|                                            | Urgent public health, safety, or regulatory issue is not flagged                                                                                                               | 0            |
| Water efficiency <sup>1</sup>              | <b>Water will be used more efficiently (flagged in UWIP database + manual review)</b>                                                                                          | <b>Score</b> |
|                                            | Water efficiency benefit is flagged and is supported by a thorough description of the benefit in both the water savings and project description fields                         | 18           |
|                                            | Water efficiency benefit is flagged and is supported by a description of the benefit in the water savings field                                                                | 14           |
|                                            | Water efficiency benefit flagged, but no description is provided                                                                                                               | 6            |
|                                            | Water efficiency benefit is not flagged                                                                                                                                        | 0            |
| Sound design                               | <b>The degree to which a project has been developed (evaluated by its inclusion in a long-term plan and the accuracy of its cost estimate)</b>                                 | <b>Score</b> |
|                                            | Project identified in a study or report; sizing data provided; Class 1, 2, or 3 cost estimate accuracy                                                                         | 14           |
|                                            | Project identified via staff knowledge or other; sizing data provided; Class 1, 2, or 3 cost estimate accuracy                                                                 | 9            |
|                                            | No project source identified; Class 1, 2, or 3 cost estimate accuracy                                                                                                          | 6            |
|                                            | Project identified via staff knowledge, study/report, or other; Class 4 or 5 cost estimate accuracy                                                                            | 3            |
|                                            | No data provided on project source identification or cost estimate accuracy                                                                                                    | 0            |
| Applicant priority                         | <b>The importance of a project to the proponent, based on their self-ranking of projects they submitted</b>                                                                    | <b>Score</b> |
|                                            | "1" or top 20% if more than 5 projects submitted                                                                                                                               | 16           |
|                                            | "2" or between 20 to 40 percentile if more than 5 projects submitted                                                                                                           | 13           |
|                                            | "3" or between 40 to 60 percentile if more than 5 projects submitted                                                                                                           | 10           |
|                                            | "4" or between 60 to 80 percentile if more than 5 projects submitted                                                                                                           | 7            |
|                                            | "5" or bottom 20 percent                                                                                                                                                       | 4            |
|                                            | No ranking provided                                                                                                                                                            | 0            |
| Population benefitted and nonstate funding | <b>Population served by a project with consideration of funding need</b>                                                                                                       | <b>Score</b> |
|                                            | [<1,000 people] or [>100,000 and >80% non-state funding]                                                                                                                       | 12           |
|                                            | [1,001 to 10,000 people] or [10,001 to 65,000 people and >50% non-state funding]                                                                                               | 10           |
|                                            | [65,001 to 100,000 people and >50% non-state funding]                                                                                                                          | 8            |
|                                            | [10,001 to 65,000 people and <50% non-state funding] or [>100,000 and 50% to 80% non-state funding]                                                                            | 5            |
|                                            | [>65,000 and 0% to 50% non-state funding]                                                                                                                                      | 2            |
|                                            | No population data provided                                                                                                                                                    | 0            |
| <b>Total Max Potential Score</b>           |                                                                                                                                                                                | <b>100</b>   |

1. Evaluating and assigning scores for the "Critical issues" and "Water efficiency" criteria will require review and consideration of descriptive data for each project. Due to time constraints and the large number of projects in the UWIP, scores for these criteria in the initial data collection effort were assigned based on the word count of critical issue or water efficiency description for each project in the UWIP. In the future, the score could be assigned or refined with more details and analysis, the presence of certain keywords, or a more sophisticated algorithm.

The UWIP Provisional Scores are calculated for each project in the UWIP database using the criteria and scoring rubric described above.

## Example project ranking

The scoring rubric was applied to three example projects (described below) to demonstrate how a UWIP Provisional Score may be derived.

- **Project A:** A new water treatment plant for a small town (population of 5,000 in an economically challenged area) whose existing plant struggles to meet drinking water standards. The small town has an idea of costs and sizing but needs financial assistance to better develop the project.
- **Project B:** An enclosure project for an irrigation canal in a rural area. The owners have been planning for this project for several years and have worked with an engineer to design the project.
- **Project C:** A wastewater treatment plant expansion for a large municipality in a growing and relatively prosperous area. The project was identified in a long-term wastewater master plan. The City has been planning for the project financially and can largely pay for the project through its own funds. While the project does not address a discharge violation, it is critical to handle future growth.

Table 4 describes how UWIP Provisional Scores could be applied to each of these projects:

**Table 4. Example Calculation of UWIP Provisional Scores**

| Scoring Criteria                           | Potential<br>Max Score | Project A | Project B | Project C |
|--------------------------------------------|------------------------|-----------|-----------|-----------|
| Hardship                                   | 18                     | 18        | 18        | 6         |
| Critical issue                             | 22                     | 22        | 0         | 6         |
| Water efficiency                           | 18                     | 6         | 18        | 0         |
| Sound design                               | 14                     | 3         | 14        | 14        |
| Applicant priority                         | 16                     | 16        | 16        | 16        |
| Population benefitted and nonstate funding | 12                     | 10        | 12        | 12        |
| <b>Total:</b>                              | <b>100</b>             | <b>75</b> | <b>78</b> | <b>54</b> |

In the example shown in Table 4, the UWIP Provisional Scores calculated for Projects A and B are nearly identical. The urgently needed water treatment plant scores just less than the canal enclosure project, primarily because the water treatment plant project is not as developed from a design perspective as the canal enclosure. Project proponents for Projects A and B score highly with respect to the hardship criteria because they are in rural areas that do not have the same economic resources as other areas of the state. While Project C is important, it does not address an immediate critical issue, and it is being developed by a city with other financial resources.



## Conducting the UWIP provisional scoring

Per the provisions of HB 285, projects from the UWIP database along with their UWIP Provisional Scores will be provided to relevant agencies as shown in Table 5. Dam and reservoir projects and hydropower projects are not identified in HB 285 but may be considered by the council for funding eligibility in the future.

**Table 5. Project assignments from the UWIP database**

| Infrastructure Type                         | Assigned Agency |
|---------------------------------------------|-----------------|
| Agriculture Off-Farm                        | Water Resources |
| Drinking Water                              | Drinking Water  |
| Reuse                                       | Water Quality   |
| Secondary Water                             | Water Resources |
| Stormwater/Flood Control                    | Water Quality   |
| Wastewater                                  | Water Quality   |
| Water Supply – Raw Water Source Development | Water Resources |
| Water Supply – Watershed Protection         | Water Quality   |
| Blank (not entered)                         | Manually assign |

## Phase 2: Relevant agency ranking

Agencies will consider the projects assigned to them annually from the UWIP database. The agencies will consider the UWIP Provisional Scores as they develop their agency plans and rank the projects that seek state funding assistance each year. The following steps describe how the agency ranking and plan development process will proceed. The steps focus on how agencies will evaluate and rank projects to receive water infrastructure fund money. Other considerations may factor into decisions regarding other sources of funding.

- **Identify an application process:** Agencies will develop and update (if necessary) a process and application to apply for funds. The process and application may include all or some of the characteristics that agencies currently use to provide funding assistance.
- **Review and consider UWIP Provisional Score:** Each agency will review projects that are assigned to them and consider the UWIP Provisional Scores.
- **Invite applications for funding:** Water infrastructure entities with projects that are ready for implementation or construction and that have a promising UWIP Provisional Score will be contacted to submit a more comprehensive funding application. The minimum UWIP Provisional Score threshold will be determined and by

**Each agency currently has processes for soliciting and evaluating loan program or other grant funding requests from water providers. Loan program processes and associated evaluation criteria will remain in place, though the application and award timelines may change to accommodate updated processes. Agency websites will have current information on application and award timelines for funding opportunities outside of the water infrastructure fund money.**

each agency based on the previous year's threshold, information on potential water infrastructure fund money in the coming year, and the projects in the UWIP database that are ready for implementation, with a goal of identifying well-developed and quality projects. Agencies should coordinate on the identified minimum UWIP Provision Score threshold.

- **Receive funding applications:** Each agency will receive applications by the respective deadlines identified by each agency. The established deadlines will provide agencies with sufficient time to review applications, create an agency plan, and obtain approval of agency plans from their respective boards.
- **Identify small and emergency projects:** Emergency water infrastructure projects and small infrastructure projects that receive less than an amount of water infrastructure money (established by rule made by the council in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act) are exempt from the prioritization process per the provisions of HB 285. Agencies will identify these projects, exclude them from the prioritization process, and evaluate funding them through other processes.
- **Use agency processes to rank projects:** Each agency already has an established process for prioritizing State funding assistance to projects that seek loan funding each year. Many of the existing prioritization criteria used by agencies are tied to other sources of funding and need to remain in place. As a result, agencies will determine how the prioritization criteria should be applied to existing agency funding and water infrastructure fund money and how they use the criteria to rank projects in their annual agency plan.
- **Identify where and how rankings have been updated from the UWIP Provisional Scores:** Differences between the agency ranking of projects and a ranking indicated in the initial UWIP Provisional Scores should be identified in annual agency plans. Example discrepancies could include:
  - More detailed information on projects being submitted with funding applications
  - Updated project information submitted with funding applications that is not reflected in the UWIP database
  - Updates to applicant project priority (i.e. a project that was initially a lower priority in the UWIP database is now a higher priority for the applicant)
  - Project information from the submitted detailed description field that, upon manual review, changes the UWIP Provisional Score
  - Differences between the UWIP provisional scoring rubric and existing agency prioritization processes
- **Submit annual agency plan to the council:** Each agency will annually develop and submit their agency plan to the council by June 30. The minimum UWIP Provisional Score threshold should be identified in each plan. Per the provisions of HB 285, the agency plans will include at least the following:
  - Description and ranking of water infrastructure projects that need and have applied for funding and that are under the agency's jurisdiction.
  - Ranking justifications and descriptions of whether projects are ready for construction, planned for construction, or a future project.
  - Identification of projects and funding needs in 10-year phases up to at least 20 years.

## Phase 3: Council funding prioritization

The council will receive and review the agency plans. On the basis of the agency plans, the council will consider and answer two questions:

- What is the total funding need?
- How should water infrastructure fund money be distributed to meet the funding need?

The council will consider a variety of factors in answering these two questions. Examples of these factors are listed in Table 6. The total funding need will be based on the total amount of funding requested for eligible water projects highly ranked in the agency plans. Several factors will need to be considered regarding the distribution of funds. The types of projects seeking funding and geographic distribution of funding applications are factors that may be considered. Some factors, such as the costs of projects, population served, and the financial resources of applicants will already have been considered by the agencies and will be reflected in the project ranking described in the agency plans.

**Table 6. Phase 3 funding considerations**

| <b>Factors Considered</b>     | <b>Council Funding Prioritization Question</b>    |
|-------------------------------|---------------------------------------------------|
| Number of projects            | Funding need                                      |
| Geographic distribution       | Distribution of funds                             |
| Amount of requested funding   | Funding need                                      |
| Project costs                 | Funding need - also considered in agency rankings |
| Population served             | Previously considered in agency rankings          |
| Applicant financial resources | Funding need - also considered in agency rankings |
| Project type                  | Distribution of funds                             |
| Future project funding needs  | Funding need                                      |

## Criteria for funding prioritization

The council will identify priority projects considering the financial needs of project proponents and the quality of projects. The council will also focus on distributing water infrastructure fund money to a variety of projects rather than focusing all of the funding on one or a few projects. Table 7 lists several criteria that will be considered when identifying projects that are eligible, and the overall project funding need will be based on the aggregation of costs for projects that are eligible for water infrastructure fund money.



Table 7. Funding criteria

| Criteria                                                                  | Prioritization Notes                                                                                         |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Usage rates greater than or equal to 1.5% of median adjusted gross income | Focuses funding assistance to entities that are already charging adequate and sustainable rates to customers |
| UWIP Provisional Score threshold                                          | Ensures that only well-developed, quality projects are being funded                                          |
| Maximum funding limitations for individual projects                       | Prevents large and costly projects from using most of the funding                                            |
| Capital Asset Management Plan                                             | HB 285 requires that recipients comply with relevant capital asset management requirements                   |

More information on the criteria described in Table 7 is below:

- Rates greater than or equal to 1.5% of median adjusted gross income:** Retail providers should be collecting appropriate revenue from their customers to fund operations, system maintenance, and infrastructure costs. Environmental Protection Agency (EPA) guidance states that combined water and sewer provider costs that exceed 4.5 percent of median household income could pose a financial hardship to rate payers, and this value is a common measure of a provider’s financial capability<sup>3</sup>. By this measure, providers could reasonably charge customers 1.5 percent of the local median adjusted gross income for water or sewer services (3 percent combined) without creating financial hardships for customers. Project proponents with usage rates below 1.5 percent of local median adjusted gross income could increase their rates to raise revenue for projects without causing financial hardship to users, rather than needing water infrastructure fund money. This criterion focuses funding to projects where additional funding is most needed, and proponents have met or exceeded a cost of service that is reasonably based on the income of their customers.
  - Note that this criterion is applicable to water and sewer retail providers. The amounts that agricultural water providers and water conservancy districts charge for water are not tied to rates charged by water and sewer providers and are not as closely related to local incomes.
- UWIP Provisional Score threshold:** Projects with a high UWIP Provisional Score are more likely to serve a critical need and be more well-developed than projects with lower scores. In other words, projects with high scores are likely of higher quality due to more advanced levels of effort on design and long-term planning by the project proponent. It is expected that the council will set a minimum threshold for funding in each UWIP cycle based on the minimum UWIP Provisional Score threshold used by agencies to invite funding applications, the number of projects submitted, amount of funding requested, and overall quality of applications received. Note that projects scoring lower than the threshold may develop more in the future, thus increasing their score and potential for receiving funding.

<sup>3</sup> “Water Affordability Needs Assessment: Report to Congress” December 2024.  
<https://www.epa.gov/system/files/documents/2024-12/water-affordability-needs-assessment.pdf>.

- **Establish maximum funding limitations:** A limit on the amount of grant money available for each individual project will help ensure wider distribution of funding benefits across the state. More explanation of this criterion is provided in the next subsection.
- **Capital Asset Management Plan:** Project proponents that receive water infrastructure fund money should have adopted a Capital Asset Management Plan to comply with HB 285 requirements under:
  - o Section 19-5-202 for a water infrastructure project related to wastewater or sewage infrastructure
  - o Section 73-10g-502 for a water conservancy district, as defined in Section 73-10g-501, water infrastructure project that is not described in Subsection (1)(c)(i)
  - o Section 73-10g-502.5, for a public water system, as defined in Section 73-10g-502.5, that is not a water conservancy district.

## Limitations considering rates and UWIP Provisional Scores

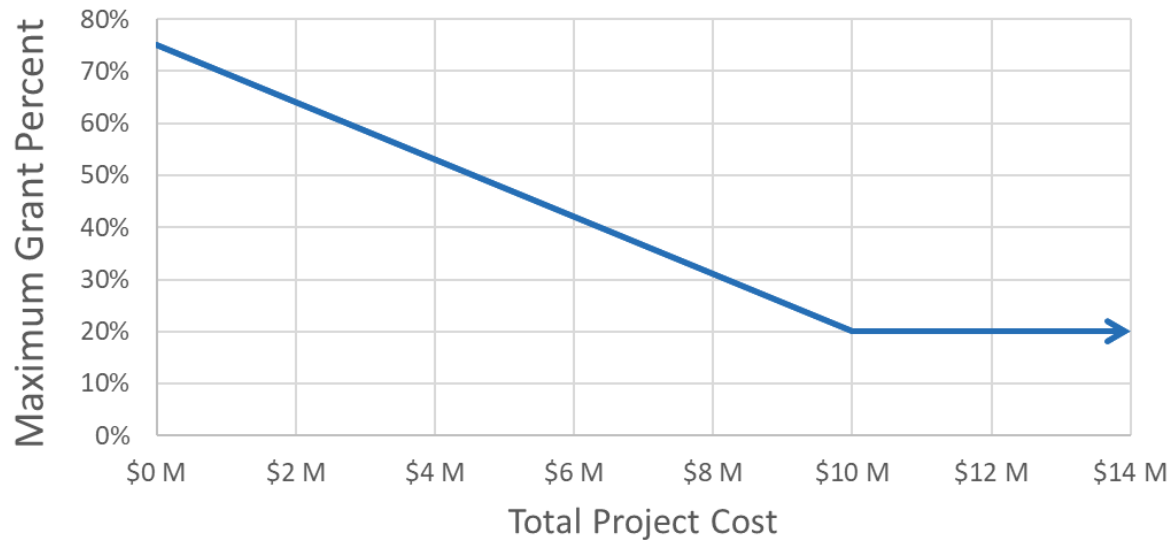
The UWIP database currently does not include enough information to determine if project proponents charge customers enough for their services. Instead, the local median adjusted gross income as percent of the statewide median adjusted gross income was used to determine the project hardship component of the total UWIP Provisional Score. Additional rate-related data will need to be collected in the UWIP database in the future to align the UWIP Provisional Scores with the affordability/hardship criteria. The council will use information in the UWIP database to identify projects that meet usage rate and UWIP Provisional Score criteria.

## Maximum grant funding limitations

The council will strive to distribute water infrastructure fund money across a variety of projects rather than focusing most of the funding on a few large and costly projects. A formula will be used to determine the maximum amount of grant funding that an individual project may receive. The formula allows higher percentages of grant fund contributions to project costs for smaller projects than for larger projects. An example formula is summarized below and is illustrated in Figure 3.

- Projects costing \$10 million and above are eligible for a grant for 20 percent of project costs
- Projects costing less than \$10 million would be eligible for a grant defined by the following equation:

$$\text{Max Grant Percentage} = 75\% - 55\% * \left( \frac{\text{Project cost}}{\$10,000,000} \right)$$



*Figure 3. Figure illustrating project grant funding equation*

## Distribution of water infrastructure fund money

HB 285 requires that the council consider how to distribute water infrastructure grant money across different types of projects. The distribution of these funds across project types will be accomplished through the assignment of different levels of funding across the agencies, because each agency provides funding for different types of projects (see Table 5 for a breakdown of the types of projects that each agency considers). The council may also evaluate whether to distribute funding based on the geographic location of projects. Both project type and geographic factors for funding distribution are described below.

### Distribution among agencies

The council will assign water infrastructure fund money to agencies in a two-part process that provides both predictability in how funding will be distributed across agencies and flexibility to distribute funds to meet ongoing and changing needs. The two-part process for distributing funding across agencies is described below:

- **Part 1 – Set percentages:** The council will distribute 50 percent of available water infrastructure fund money across the agencies using a consistent annual apportionment as described below. The council will identify the projects that will be funded by each agency and that fit within each of the apportionments.
  - Division of Drinking Water: 40 percent
  - Division of Water Quality: 30 percent
  - Division of Water Resources: 30 percent
- **Part 2 – Flexible distribution:** The remaining 50 percent of available money will be distributed to projects and across agencies based on council determinations. The council may consider factors



such as agency priority projects, the urgency of funding need for particular types of projects, potential future funding needs for different projects, geographic characteristics of projects, or other factors that the council deems important. The council will identify the projects that are to be funded in part 2 of the distribution.

The total amount of funding available to each agency will be the accumulation of funding amounts derived in parts 1 and 2 above.

### Geographic distribution

The council may consider the geographic distribution of projects and funding requests. Because needs in geographic areas will vary over time, specific criteria or limitations are not proposed for determining how funds may be distributed on a geographic basis. If the council considers the geographic location of projects in their determination of funding distribution, the reasoning behind the distribution will be described in the council's UWIP Report.

### Agency administration of water infrastructure fund money

The council will assign available funding to each agency based on the two-part distribution process described above. The agencies will then award funding to the projects that were designated for funding by the council.

|                 |    |        |                                                          |  |
|-----------------|----|--------|----------------------------------------------------------|--|
| Statewide MAGI* | \$ | 60,000 | *Source Utah Department of Environmental Quality Website |  |
| Layton MAGI*    | \$ | 67,000 |                                                          |  |
| 1.50%           | \$ | 1,005  | Layton MAGI                                              |  |
| 3.00%           | \$ | 2,010  | Layton MAGI                                              |  |

|                             | Current<br>Monthly<br>Cost per<br>Connection | Current Annual<br>Cost per<br>Connection | % of MAGI | Additional<br>Monthly<br>Capacity | Additional<br>Annual<br>Capacity | Additional<br>Capacity %<br>of MAGI | Annual Revenue<br>with 21,000<br>Connections | Additional Annual<br>Revenue with<br>21,000<br>Connections | Potential<br>% Rate<br>Increase | Projected<br>Monthly<br>at % MAGI | Projected<br>Annual Cost<br>per<br>Connection | Projected<br>% of MAGI |
|-----------------------------|----------------------------------------------|------------------------------------------|-----------|-----------------------------------|----------------------------------|-------------------------------------|----------------------------------------------|------------------------------------------------------------|---------------------------------|-----------------------------------|-----------------------------------------------|------------------------|
| Drinking Water (indoor)     | \$ 23.90                                     | \$ 286.80                                |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| Secondary Water (outdoor)   | \$ 20.83                                     | \$ 249.96                                |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| Water Combined              | \$ 44.73                                     | \$ 536.76                                | 0.801%    | \$ 39.02                          | \$ 468.24                        | 0.699%                              | \$ 11,271,960.00                             | \$ 9,833,040.00                                            | 87%                             | \$ 83.75                          | \$ 1,005.00                                   | 1.500%                 |
|                             |                                              |                                          |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| Sewer                       | \$ 37.00                                     | \$ 444.00                                | 0.663%    | \$ 46.75                          | \$ 561.00                        | 0.837%                              | \$ 9,324,000.00                              | \$ 11,781,000.00                                           | 126%                            | \$ 83.75                          | \$ 1,005.00                                   | 1.500%                 |
|                             |                                              |                                          |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| Combined Water and Sewer    | \$ 81.73                                     | \$ 980.76                                | 1.464%    | \$ 85.77                          | \$ 1,029.24                      | 1.536%                              | \$ 20,595,960.00                             | \$ 21,614,040.00                                           | 105%                            | \$ 167.50                         | \$ 2,010.00                                   | 3.000%                 |
|                             |                                              |                                          |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| State Water Future User Fee |                                              |                                          |           |                                   |                                  |                                     |                                              | \$ 4,112,640.00                                            | 20%                             | \$ 16.32                          | \$ 195.84                                     | 0.292%                 |
|                             |                                              |                                          |           |                                   |                                  |                                     |                                              |                                                            |                                 |                                   |                                               |                        |
| Combined Layton/State       |                                              |                                          |           |                                   |                                  |                                     |                                              | \$ 25,726,680.00                                           | 125%                            | \$ 183.82                         | \$ 2,205.84                                   | 3.292%                 |

# DOGS IN PARKS STUDY

Parks & Recreation Department

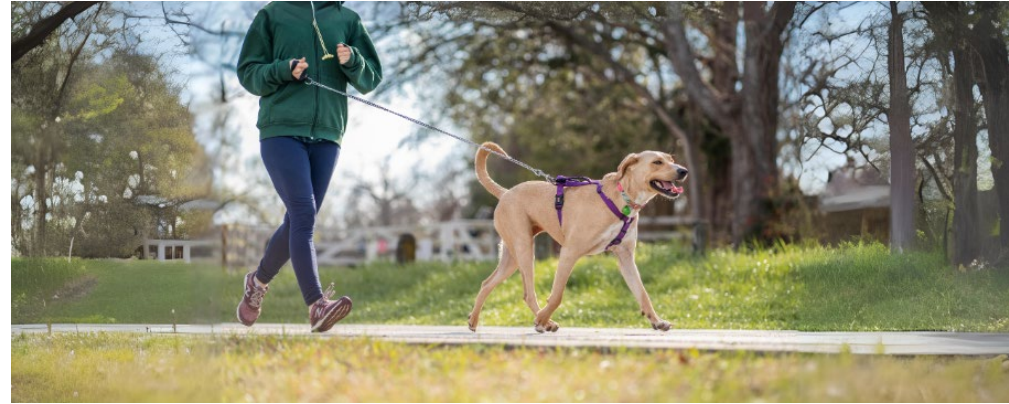
November 6, 2025



# Dogs in Parks Options

## On-Leash in Parks

- **Dogs in Parks On-Leash...**
  - available park space for people with their dogs to exercise, play, and socially interact on-leash under the supervision of their owners.



- 
- **Dogs in Parks Off-Leash...**
    - available park space for people with their dogs to exercise, play, and socially interact off-leash independently under the supervision of their owners.

Off-Leash  
Fenced  
Area

Off-Leash  
Shared-Use  
Park Area

Off-Leash  
Open Space  
Trail Corridor  
Area



# DOGS IN PARKS EXISTING SERVICES

On-Leash  
in Parks

## 2016: Ordinance Passed for Dogs On-Leash.

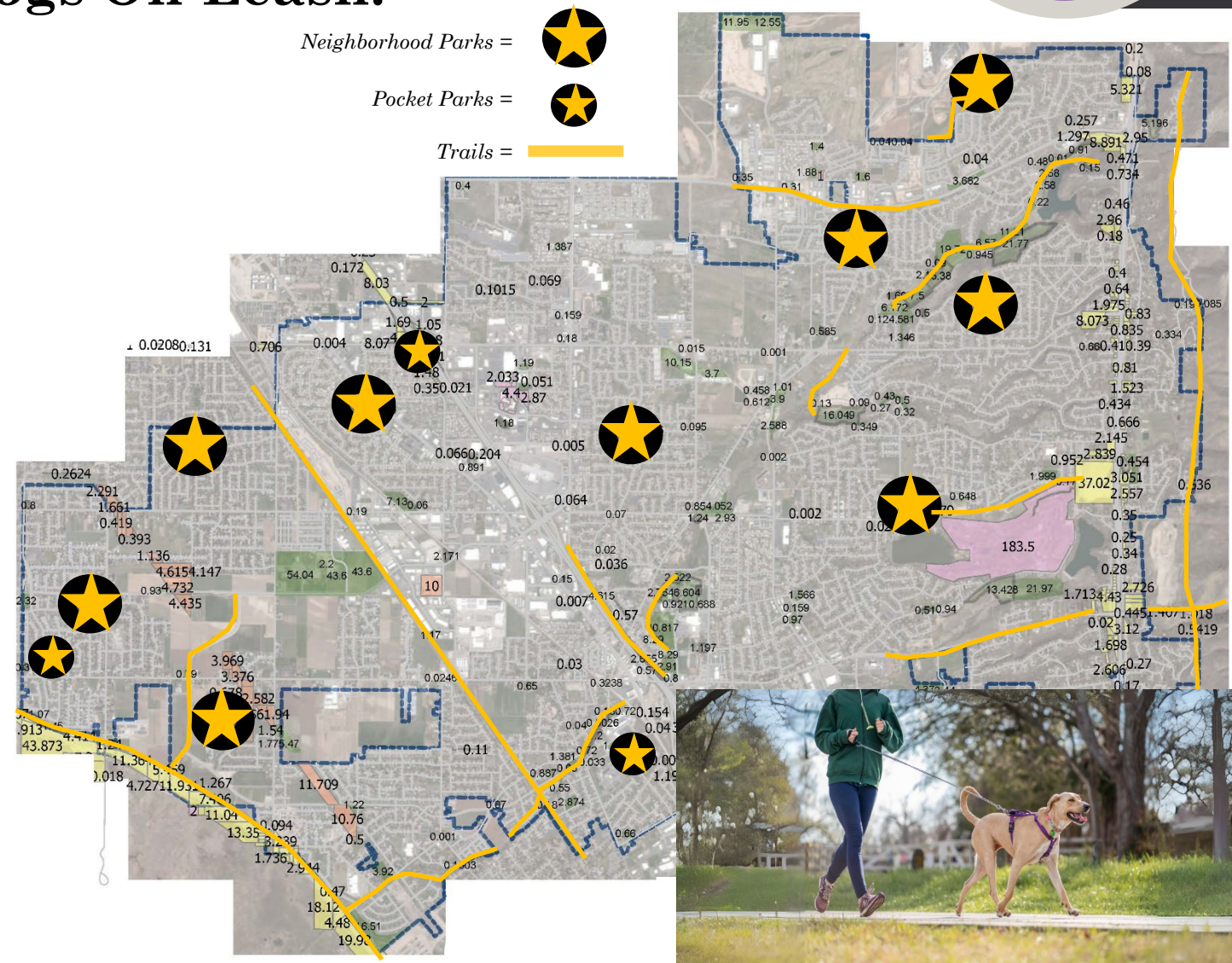
*Dogs On-Leash are allowed in nine neighborhood parks, various pocket parks, as well as on all of our trail systems (Kay's Creek Trail, D&RGW Rail Trail, etc.) which offers a more natural setting where dog owners can take their dog(s)-on-leash to exercise. (EXCEPTION: Commons and Ellison Park)*

### BENEFITS:

- Dogs are controlled on-leash with owner
- Parks users who are uncomfortable interacting with dogs feel more comfortable using the park or trail.

### CHALLENGES:

- Small groups of people will not follow the rules and they let their dogs off-leash
- Dogs unable to run at their own speed; play fetch; have independent social interactions with other dogs, etc.





# DOGS IN PARKS EXISTING SERVICES

On-Leash  
in Parks

- **AMENITIES.**
  - Clean
  - Accessible
  - Site Features (see table to right)
  - Capital Improvement Costs: No Change



|                      | Site Features                      |
|----------------------|------------------------------------|
| <b>DOGS ON-LEASH</b> | Parking Lot                        |
|                      | Restrooms / Drinking Fountain      |
|                      | Regulatory / Informational Signage |
|                      | Doggie Pot Waste Stations          |
|                      | Benches / Natural Seating Areas    |
|                      | Shade (Trees & Small Pavilions)    |
|                      | Pathways / Trails                  |

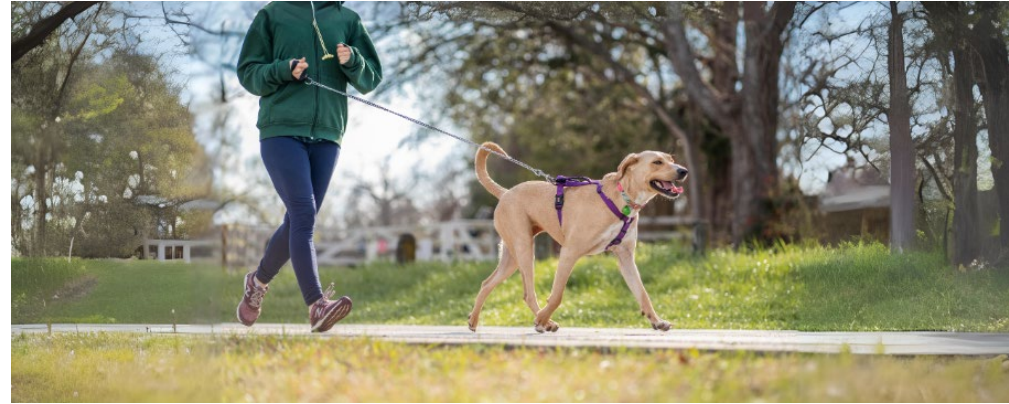
- **MAINTENANCE TASKS**
  - Frequency of emptying refuse cans
  - Re-supplying disposable plastic pick up bags
  - Occasional removal of fecal droppings left
  - Replacing or fixing broken, bent, or weathered signs displaying rules
  - Maintenance Costs: No Change



# Dogs in Parks Options

## On-Leash in Parks

- **Dogs in Parks On-Leash...**
  - available park space for people with their dogs to exercise, play, and socially interact on-leash under the supervision of their owners.



- 
- **Dogs in Parks Off-Leash...**
    - available park space for people with their dogs to exercise, play, and socially interact off-leash independently under the supervision of their owners.

Off-Leash  
Fenced  
Area

Off-Leash  
Shared-Use  
Park Area

Off-Leash  
Open Space  
Trail Corridor  
Area





# Dogs in Parks: Off-Leash Fenced Area

Off-Leash  
Fenced  
Area

- A designated area with perimeter fencing is installed where one or more areas are provided for dogs to exercise, play, and socialize off-leash under the supervision of their owners.
- Surfacing varies (native ground, gravel/hard pac, bark, grass...)



DAYLAND DOG PARK (2.54 acres) – 300 E. 13400 S., Draper





# SUMMARY: Off-Leash Fenced Areas

## Off-Leash Fenced Area

*Dogs allowed off-leash with owner in a fenced area available only to dog owners and their dogs for use during normal operating hours of use.*

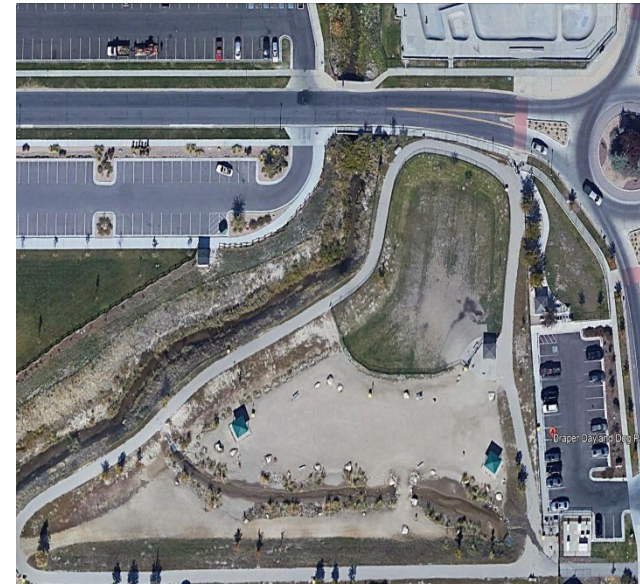
### BENEFITS:

- Dogs able to exercise/run at their own speed; play fetch; have independent social interactions with other dogs, etc.

### CHALLENGES:

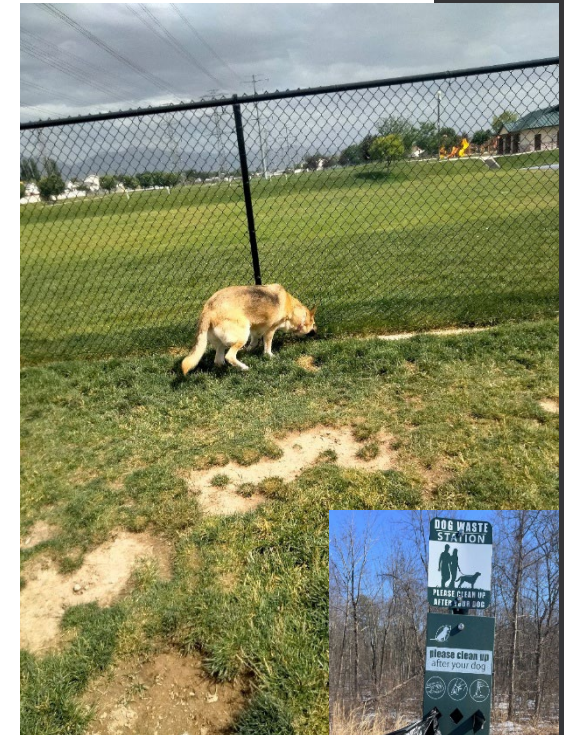
- High increase in Capital Improvement costs
- High increase in Operational Costs (maintenance)
- Investment is dedicated only for dog owners and their dogs who want fenced off-leash areas.
- High concentration of dogs in one location – increased potential of dog conflicts, noise, and smell (Dog Waste)

| Comparisons     |                      | Costs                    |                                         |
|-----------------|----------------------|--------------------------|-----------------------------------------|
| PROS            | CONS                 | Capital                  | Operational                             |
| Separated Users | All New Improvements | HIGH<br>\$,\$\$\$,\$\$\$ | HIGH<br>+/- \$12,500<br>annually / acre |



Fenced Off-leash Area Case Study

• DAYLAND DOG PARK (2.54 acres)  
– 300 E. 13400 S., Draper





# Dogs in Parks: Off-Leash Shared-Use Park Area

Off-Leash  
Shared-Use  
Park Area

- A designated area within an existing park (hours/days may be applied) where dogs are permitted to exercise, play, and socialize off-leash under the supervision of their owners.
- Located in underutilized areas where there are low shared-uses



LINDSEY GARDENS (2.52 acres) – 9<sup>th</sup> Avenue & M Street, Salt Lake City



# SUMMARY: Shared Use Park Areas

*Dogs allowed off-leash with owner in a select group of proposed shared-use park areas located throughout the City during defined days/hours.*

## BENEFITS:

- Dogs able to run at their own speed and will; play fetch; have independent social interactions with dogs, etc.
- Areas selected for shared-use hours are during underutilized times; Multi-purpose
- Underutilized areas receive increased return in use
- Areas already improved; Lower Capital Improvement Costs.

## CHALLENGES:

- Parks users who are uncomfortable interacting with dogs are uncomfortable to use the park during those hours of shared use; they will stay away
- Moderate increase in Operational Costs (maintenance)
- Public Perception; Dog Waste
- Some people will not follow the rules
- Dogs wandering outside of “designated off-leash areas” into conflict areas (i.e.. parking lots, playgrounds, pavilions, courts, etc.)
- Issues of Liability

| Comparisons           |              | Costs            |                                           |
|-----------------------|--------------|------------------|-------------------------------------------|
| PROS                  | CONS         | Capital          | Operational                               |
| Existing Improvements | Shared Users | LOW<br>\$,\$\$\$ | MEDIUM<br>+/- \$10,670<br>annually / acre |



## Shared-Use Park Area Case Study

- LINDSEY GARDENS (2.52 acres) – 9<sup>th</sup> Avenue & M Street, Salt Lake City





# Dogs in Parks: Off-Leash Open Space Trail Corridor Area

Off-Leash  
Open Space  
Trail Corridor  
Area

- A designated trail corridor where dogs are permitted to exercise, play, and socialize off-leash under the supervision of their owners.
- Surfacing is natural, native. Minimal improvements.



PARLEY'S HISTORIC NATURE PARK OFF-LEASH TRAIL AREAS (10 acres; 2 mile trail roundtrip) – 2667 Heritage Way, Salt Lake City



# SUMMARY: Open Space Trail Corridor Areas

Off-Leash  
Open Space  
Trail Corridor  
Area

*Dogs would be allowed off-leash with owner in a designated shared-use open space trail corridor area available for use during normal operating hours of use.*

## BENEFITS:

- Dogs are allowed off-leash with owner
- Dogs able to run at their own speed; play fetch; have independent social interactions, etc.
- Low Increase in Operational Costs

## CHALLENGES:

- Parks users who are uncomfortable interacting with dogs will be uncomfortable using the trail; they will stay away
- Moderate increase in Capital Improvement Costs.
- Public Perception; Dog Waste; Environment Damage
- Conflicts with cyclists, strollers, and mobility challenged

| Comparisons                   |              | Costs                        |                                       |
|-------------------------------|--------------|------------------------------|---------------------------------------|
| PROS                          | CONS         | Capital                      | Operational                           |
| Partial Existing Improvements | Shared Users | MEDIUM<br>\$\$\$\$, \$\$\$\$ | LOW<br>+/- \$5,560<br>annually / acre |



## Open Space Trail Corridor Area Case Studies

- PARLEY'S HISTORIC NATURE PARK OFF-LEASH TRAIL AREAS (10 acres; 2 mi trail roundtrip) – 2667 Heritage Way, Salt Lake City



# Dogs in Parks Costs Summarized

## • Capital Improvement Costs

### • Fenced-off Leashed Improved Area \$\$\$\$\$

#### • High Capital Improvement Costs

- Parking Lot
- Restroom
- Sign Regulations / Doggie Pot Waste Stations
- Perimeter / Internal Fencing
- Walking Path Development
- Surface Treatment: Native, Turf, &/or Decomposed Granite
- Shade Structures / Benches
- Dog Amenities

### • Shared-Use Park \$\$\$\$\$

#### • Low Capital Improvement Costs

- Sign Regulations / Doggie Pot Waste Stations

### • Open Space / Trail Corridor Area \$\$\$,\$\$\$

#### • Medium Capital Improvement Costs

- Parking Lot
- Restroom
- Sign Regulations / Doggie Pot Waste Stations
- Trail Development
- Surface Treatment: Native, Combination
- Shade Structures / Benches

### • On-Leash Dogs in Parks No Change in Cost

## • Operational Maintenance Costs

### • Fenced-off Leashed Area

#### • High Costs: +/- \$12,500 annually / acre

- Emptying Refuse Cans
- Re-supplying disposable plastic pick up bags
- Disinfecting / Removal of fecal droppings left
- Replacing or fixing broken, bent, or weathered signs displaying rules
- Filling holes dug by dogs
- Irrigation and maintenance of vegetation and surface (i.e.. Grass, bark, decomposed granite, sand, etc.)
- Repairing fencing
- Cleaning restrooms and other park user amenities, such as benches.
- Seasonal Parking Lot/Trail Care: Snow Removal

### • Shared-Use Park

#### • Medium Costs: +/- \$10,670 annually / acre

- Emptying Refuse Cans
- Re-supplying disposable plastic pick up bags
- Disinfecting / Removal of fecal droppings left
- Replacing or fixing broken, bent, or weathered signs displaying rules
- Filling holes dug by dogs
- Irrigation and maintenance of grass

### • Open Space / Trail Corridor Area

#### • Low Costs: +/- \$5,560 annually / acre

- Emptying Refuse Cans
- Re-supplying disposable plastic pick up bags
- Disinfecting / Removal of fecal droppings left
- Replacing or fixing broken, bent, or weathered signs displaying rules
- Filling holes dug by dogs
- Maintenance of native vegetation
- Repairing fencing (if applicable)

### • On-Leash Dogs in Parks No Change in Cost



# DOGS IN PARKS OPTION...

Off-Leash  
Open Space  
Trail Corridor  
Area



## Open Space Trail Corridor Area Case Study

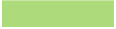
- MEMORY GROVE OFF-LEASH FREEDOM TRAIL (1.21 acres; 1 mi trail roundtrip) – 300 N. Canyon Rd., Salt Lake City

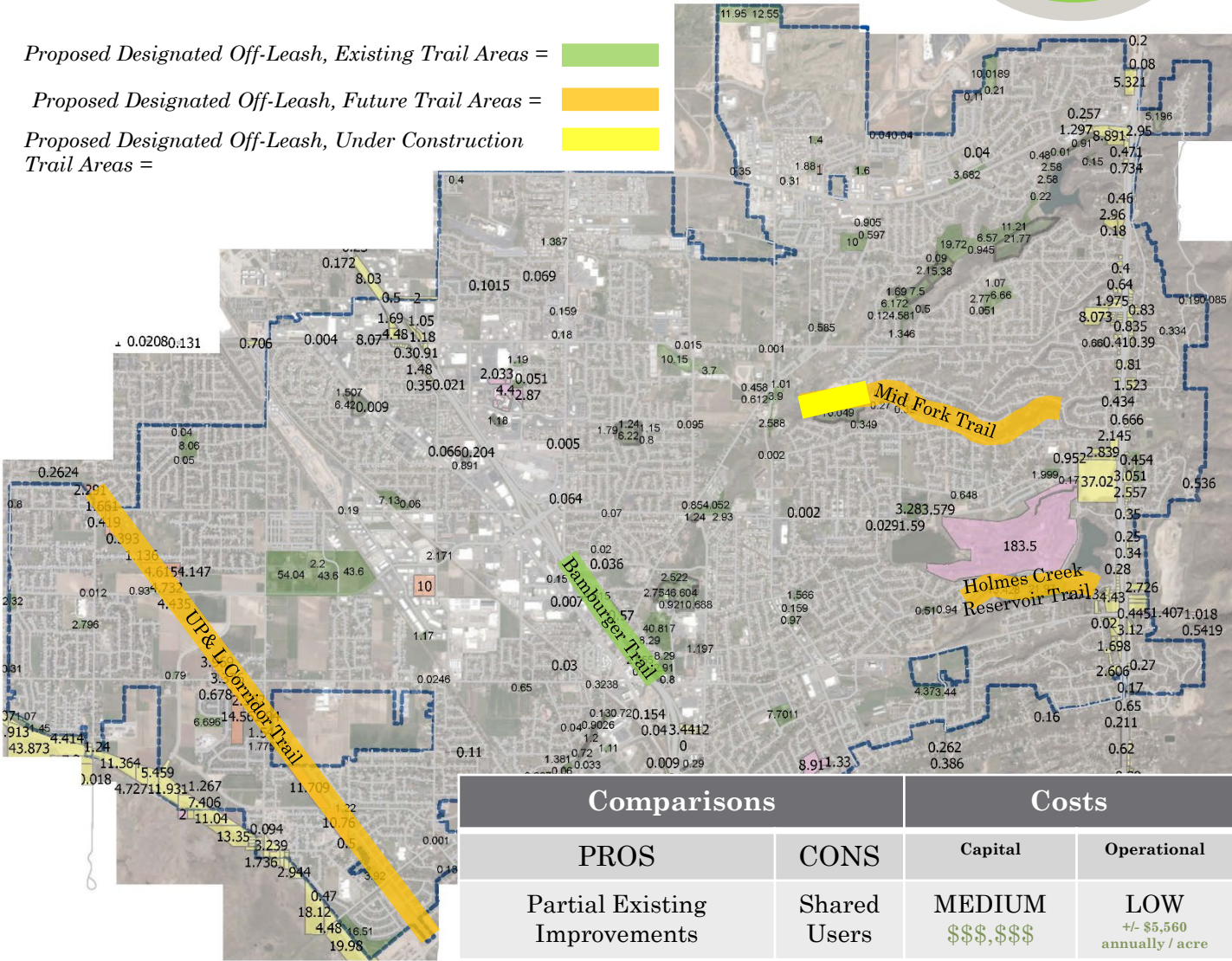


## Open Space Trail Corridor Area Case Study

- PARLEY'S HISTORIC NATURE PARK OFF-LEASH TRAIL AREAS (10 acres; 2 mi trail roundtrip) – 2667 Heritage Way, Salt Lake City



Proposed Designated Off-Leash, Existing Trail Areas =   
Proposed Designated Off-Leash, Future Trail Areas =   
Proposed Designated Off-Leash, Under Construction Trail Areas = 



| Comparisons                   |              | Costs                        |                                       |
|-------------------------------|--------------|------------------------------|---------------------------------------|
| PROS                          | CONS         | Capital                      | Operational                           |
| Partial Existing Improvements | Shared Users | MEDIUM<br>\$\$\$\$, \$\$\$\$ | LOW<br>+/- \$5,560<br>annually / acre |



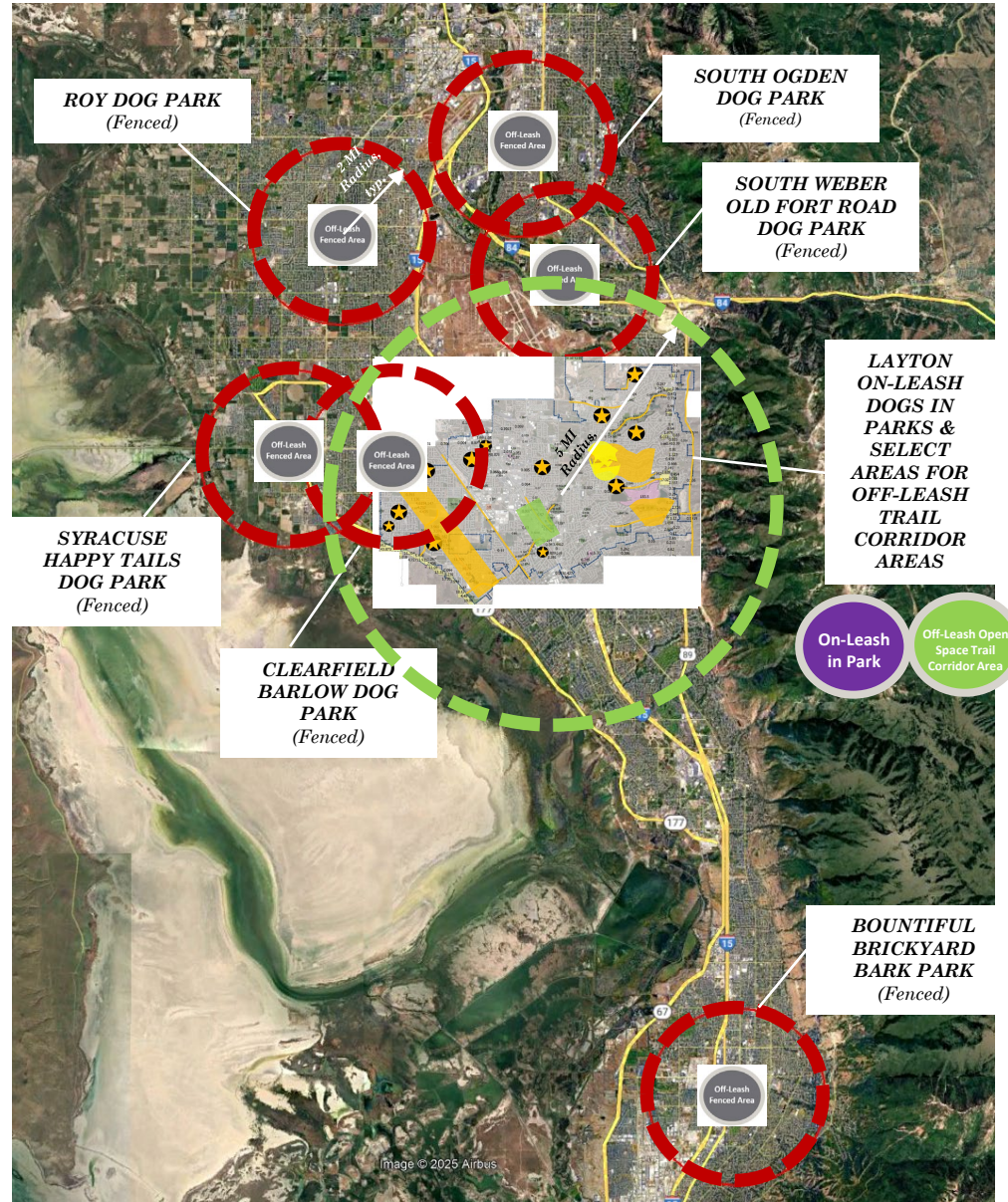
# OFF-LEASH DOGS IN PARKS: Size & Service Areas

- **OFF-LEASH SIZE.**

- Parks size is important. The larger the better.
  - Minimum size: 0.5 acre
  - Average size: 3-5 acres
  - Best size: 7+ acres
- Under-sizing
  - Overcrowding
  - Increased conflict
  - Environmental Damage
  - Unsatisfied user Groups

- **OFF-LEASH SERVICE AREA.**

- Centralized & Accessible
- Off-leash Dog Park Capacity
  - **0.5 – 2 acres: 2-mile radius**
  - **2.1 – 10 acres: 5-mile radius**



On-Leash  
in Park

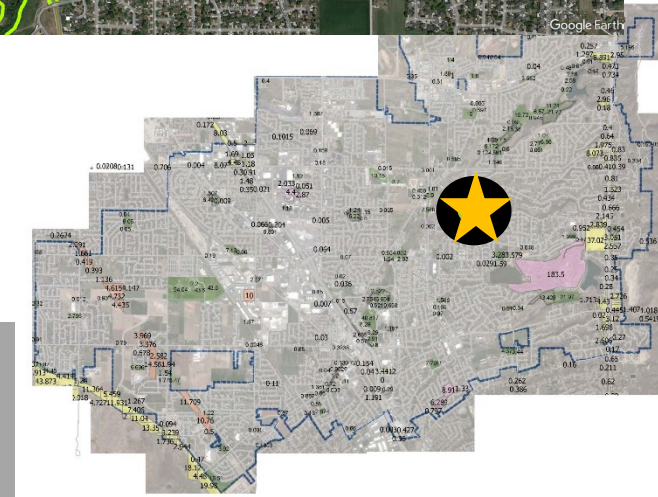
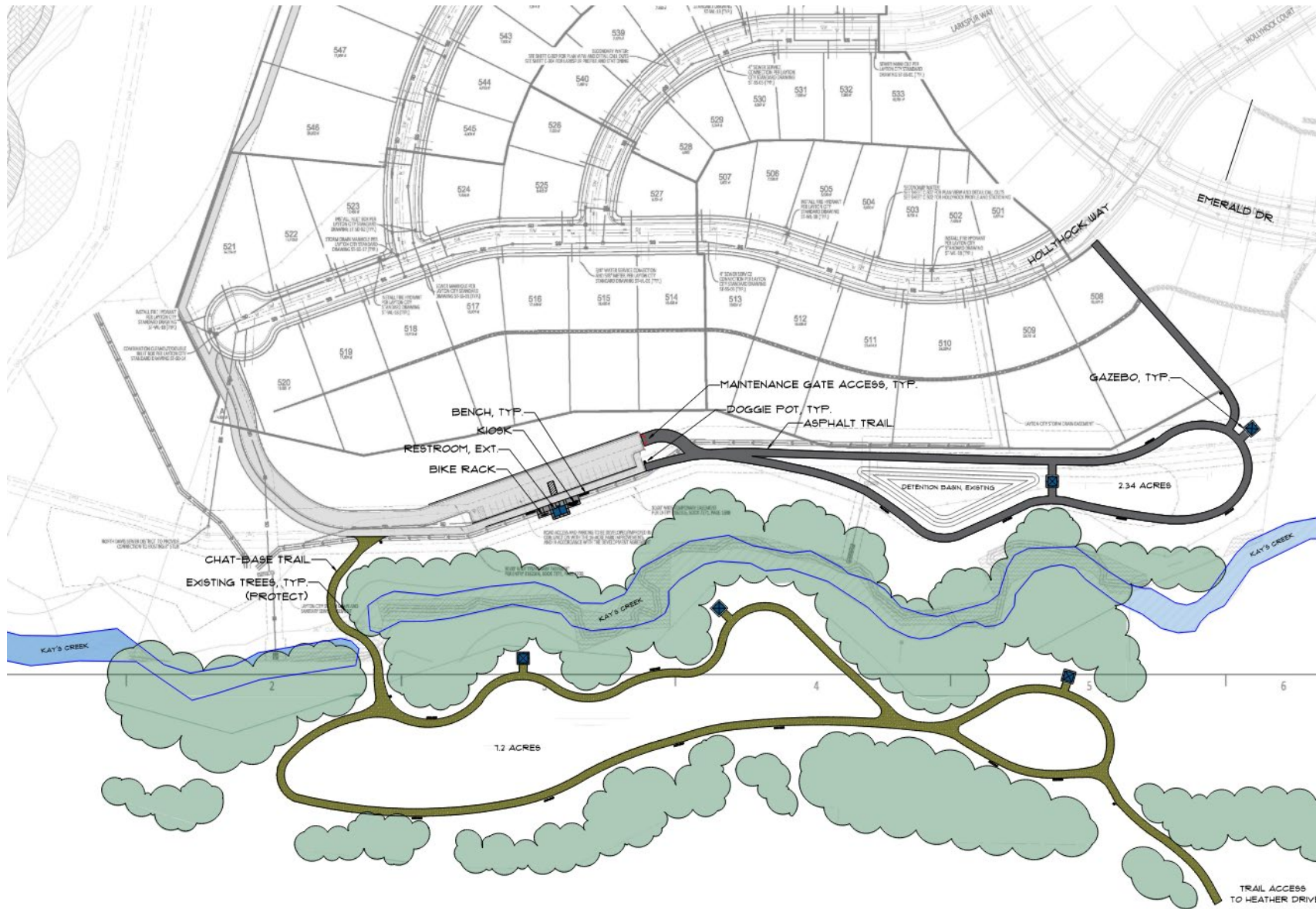
Off-Leash  
Fenced  
Area

Off-Leash  
Shared-Use  
Area

Off-Leash  
Open Space  
Trail Corridor  
Area



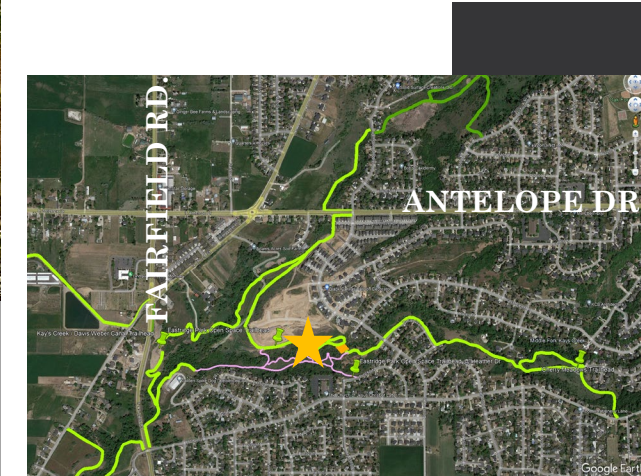
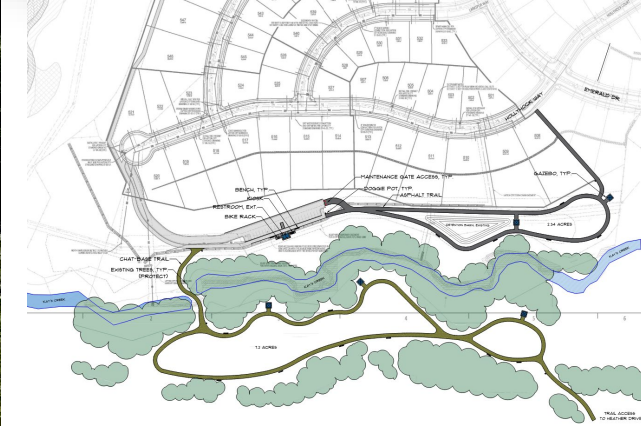
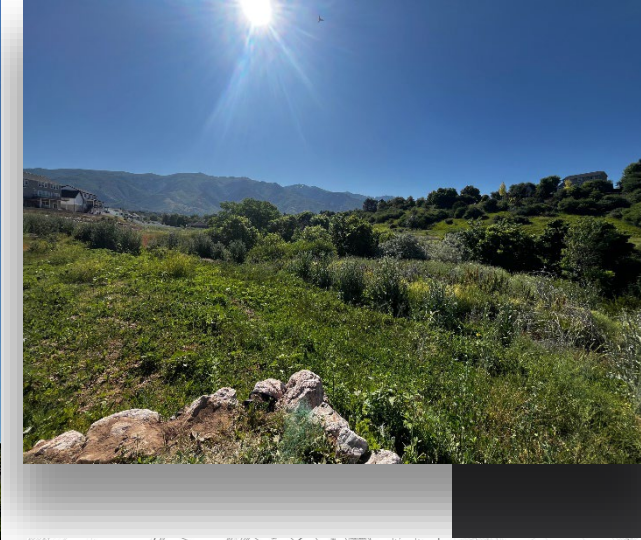
Off-Leash  
Open Space  
Trail Corridor  
Area



**EASTRIDGE NATURE PARK**  
(Trails, Benches, Gazebos, Doggie Pots, & Landscaping Mitigation)  
16 Acres (9.64 useable acres) // 1.6 Miles

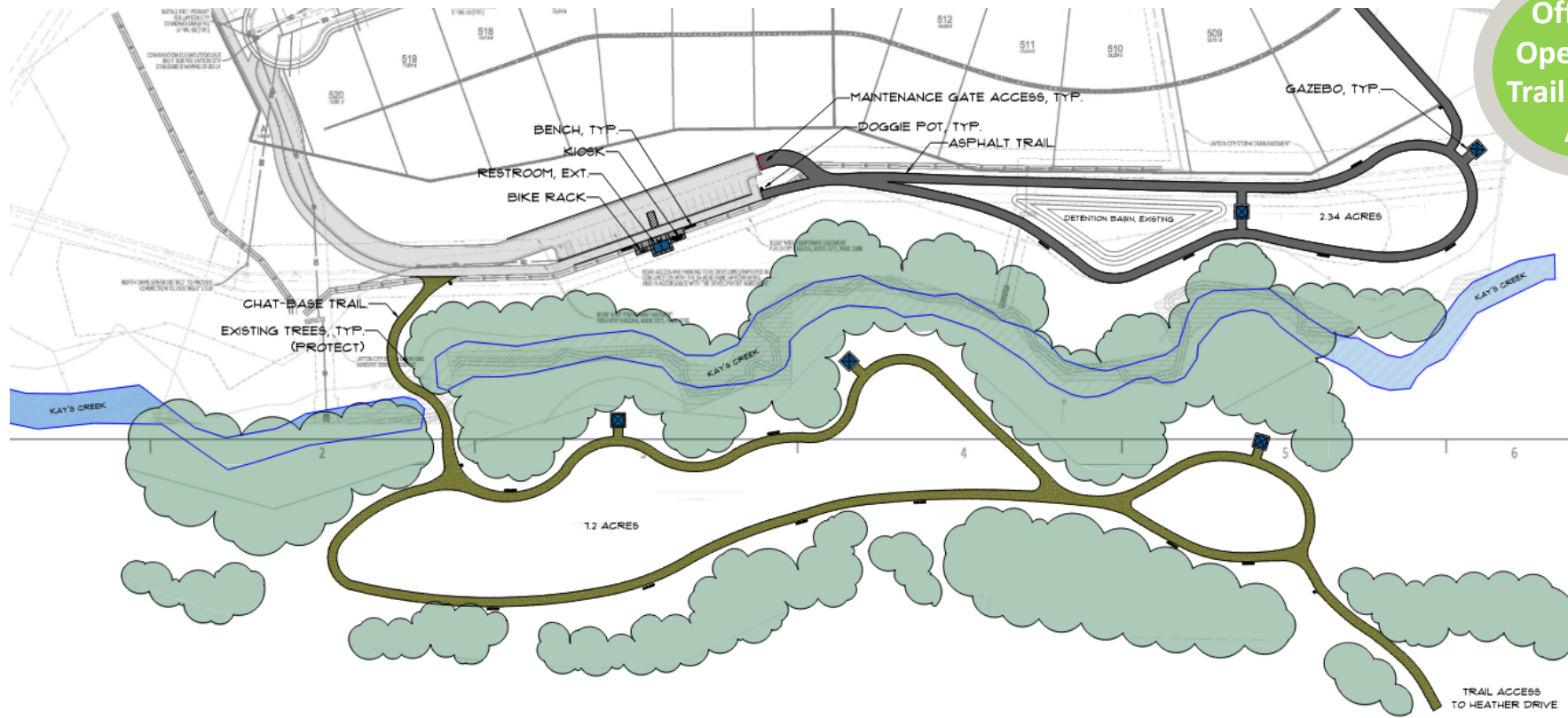


Off-Leash  
Open Space  
Trail Corridor  
Area

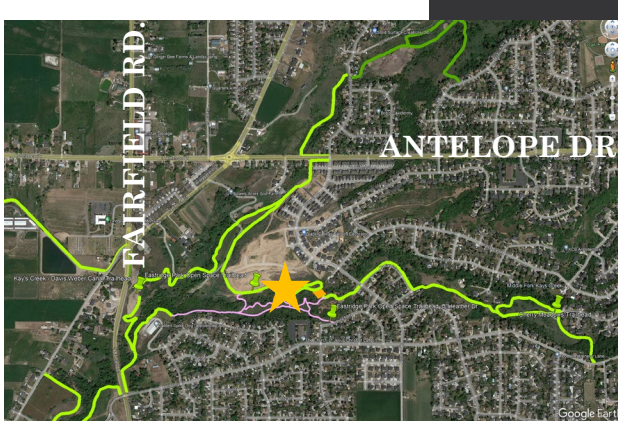


**EASTRIDGE NATURE PARK**  
*(Trails, Benches, Gazebos, Doggie Pots, & Landscaping Mitigation)*  
*16 Acres (9.64 useable acres) // 1.6 Miles*





Off-Leash  
Open Space  
Trail Corridor  
Area



| EASTRIDGE NATURE PARK PHASING PLAN                                         | 2022/2023 | 2024/2025 | 2026/2027 | 2027/2028 |
|----------------------------------------------------------------------------|-----------|-----------|-----------|-----------|
| PHASE I: Road & Trail Access, Parking Lot, Water Line & Conduit            | \$319,000 |           |           |           |
| PHASE II: Parking Lot Lighting & Restroom                                  |           | \$241,000 |           |           |
| PHASE III: Prepare Construction Documents                                  |           |           | \$45,000  |           |
| PHASE III: Trails, Benches, Gazebos, Doggie Pots, & Landscaping Mitigation |           |           |           | \$540,000 |

**EASTRIDGE NATURE PARK: PHASE III**  
*(Trails, Benches, Gazebos, Doggie Pots, & Landscaping Mitigation)*  
**CAPITAL COSTS: \$585,000 // OPERATIONAL COSTS: \$53,600 annually (\$5,560/acre)**

THANK YOU