

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

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

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

TYSON ROBERTS

STAFF PRESENT:

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

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

Mayor Petro opened the meeting.

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

AGENDA:

MAYOR'S REPORT

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

COUNCILMEMBER'S REPORTS

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

Councilmember Smith Edmondson announced no Board Meeting for Communities That Care (CTC) was scheduled for December; however, an End of Year celebration was planned for Monday, December 8, 2025, beginning at 5:30 PM at the Davis Behavioral Health building in Layton. She mentioned the elected body should have received an emailed invitation for themselves and their spouses. RSVP was required no later than Monday, December 1, 2025.

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

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

He reported he had attended LPC (Legislative Policy Committee) with ULCT (Utah League of Cities and Towns) and stated the water fee study had been presented to the Legislature this past week. He reviewed

what had been explained and discussed by the LPC. He also mentioned ideas had been discussed regarding Municipal Property Tax. He indicated he wasn't present for the housing discussion.

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

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

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

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

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

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

DISCUSSION REGARDING DAVIS WEBER CANAL SECONDARY WATER

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

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

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

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

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

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

CLOSED MEETING:

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

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

The meeting adjourned at 6:56 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

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

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder