

**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 20, 2025.**

AGENDA ITEMS:

1. Mayor's Report
2. Councilmember's Reports
3. General Plan Addendum – Water Use and Preservation Element – Ordinance 25-24
4. Adoption of the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis – Resolution 25-52
5. Discussion Regarding Davis Weber Canal Secondary Water

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

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

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

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 2.

Subject:

Councilmember's Reports

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 3.

Subject:

General Plan Addendum – Water Use and Preservation Element – Ordinance 25-24

Background:

As part of the 2022 Utah Legislative Session, the Utah Legislature passed Senate Bill (SB) 110 that added language to Utah Code 10-20-404(2)(a)(iv) (previously 10-9a-403(2)(a)) requiring cities to incorporate a Water Use and Preservation Element as part of the City's General Plan. The passage of the bill set a deadline to adopt the element as December 31, 2025. The element is required to address the following:

1. the effect of permitted development or patterns of development on water demand and water infrastructure;
2. methods of reducing water demand and per capita consumption for future development;
3. methods of reducing water demand and per capita consumption for existing development; and
4. opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

Additionally, language of the bill requires municipalities that are within the Great Salt Lake watershed to study the impact on the Lake's water resources. To comply with the standards of Utah State Code and SB 110, Staff has prepared the water element in consultation with Layton City Public Works, Weber Basin Water Conservancy District, and the Utah Division of Water Resources.

Planning Commission Review & Recommendation

As part of the Commission's recommendation, minor grammatical corrections have been made to the plan. Additionally, the Commission recommended the removal of example code language included with some of the considerations. The example code language included in the element relates to standards that have been considered previously by the City for turf grass limitations as well as new research regarding pool sizes. Staff recommends that the language remain in the element as it is provided only for examples, and does not mandate a code change. Any future code change related to those types of standards would require a thorough review by City Staff, the Commission, and the Council through a public hearing process. As this language is provided only as potential considerations, adoption of the Water Use and Preservation Element as written does not mandate a change of City Code in the future. A copy of the element with the proposed changes recommended by the Planning Commission is provided for review by the Council.

Alternatives:

Alternatives are to: 1) Approve Ordinance 25-24 adopting the Water Use and Preservation Element as written; 2) Approve Ordinance 25-24 adopting the Water Use and Preservation Element as written with corrections; 3) Deny the approval of Ordinance 25-24, rejecting the adoption of the Water Use and Preservation Element.

Recommendation:

On October 28, 2025, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council to adopt the Water Use and Preservation Element. This recommendation included the removal of example code language that could be considered in the future.

Staff supports the recommendation and the Water Use and Preservation Element as drafted.

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

Item Number: 4.

Subject:

Adoption of the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis – Resolution 25-52

Background:

The City Engineering Staff, with the assistance of the consulting engineers at Bowen Collins and Associates, Inc., has prepared the Sewer Impact Fee Facilities Plan (IFFP) and Sewer Impact Fee Analysis (IFA). The previously adopted Wastewater Master Plan identifies all of the projects to address existing deficiencies and future build out conditions. The IFFP identifies which projects are growth related, as well as, which projects can be funded with impact fees. Finally, the IFA is an analysis of how impact fees are calculated, based on the projects included in Wastewater Master Plan.

Alternatives:

Alternatives are to: 1) Adopt Resolution 25-52 authorizing the adoption of the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis; 2) Adopt Resolution 25-52 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 25-52 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 25-52 authorizing the adoption of the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis.

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

Item Number: 5.

Subject:

Discussion Regarding Davis Weber Canal Secondary Water

Background:

Stephen Jackson, Public Works Director, will update the Mayor and Council on the Davis Weber Canal Secondary Water.

Alternatives:

N/A

Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS

6B. Water Use and Preservation Element General Plan Addendum Ordinance 25-24

Background

- Water Use and Preservation Element
 - Required by Utah State Code 10-20-404 (Previously 10-9a-403)
 - Must be adopted and implemented by December 31, 2025
 - Must address objectives outlined in state code
- Coordinated with Dept. of Natural Resources, Public Works, and Weber Basin.



Overview of Objectives

- 1) Determine the effect of permitted development or development patterns on water demand and water infrastructure.
- 2) Identify methods of reducing water demand and per capita water use for existing development.
- 3) Identify methods of reducing water demand and per capita water use for future development.
- 4) Identify opportunities for the City to modify its operations to reduce and eliminate wasteful water practices.
- 5) Consider the impact of the City's water use on the Great Salt Lake and ways to support the survival of that vital regional and local resource.



Utah State Code “Shalls” 10-20-404(d)(iv)

- Consider principles of sustainable landscaping, including the:
 - Reduction or limitation on the use of lawn or turf;
 - Promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
 - Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
 - Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
 - Reduction of yard waste; and
 - Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to plants being irrigated.
- Shall include, a recommendation for low water use landscaping standards for a new:
 - Commercial, industrial, or institutional development;
 - Common interest community;
 - Multifamily housing project.



Overview of Element

1. City Conservation Efforts
2. Community/Water Profile
3. Water Use Considerations
4. Water Quality Considerations
5. City Operations
6. Considerations for Great Salt Lake



Water Use Considerations

1. Diversity of Housing Options for New Development

2. Water Intensive Amenities in New Residential Development



3. Turf Grass Restrictions and Water-wise Landscaping for All Single-Family Development

- Turf grass limited to 35% of landscaping of lot
- No turf grass in areas less than 8' wide
- Currently only PRUDs

4. Water-wise Landscaping for Existing Development

- Updated or deteriorated landscaping
- Education for existing landowners



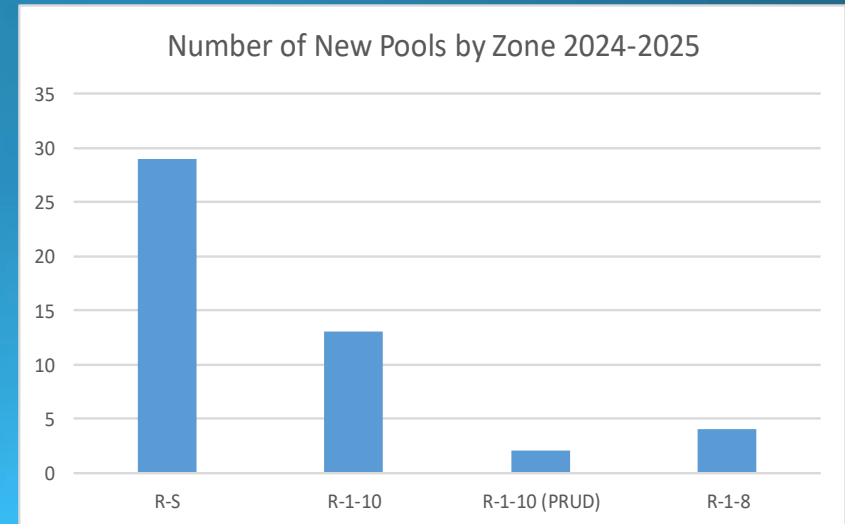
5. Pool Cover Requirement

- Pool covers reduce evaporation by up to 90%
 - Require installation with new permit
 - Verify at time of inspection



6. Size of Pools on Single-Family Residential Lots

- Maximum pool size limits = recurring water savings
 - Ex. 600-square-foot pool limitation
 - 335,800 gallons of water savings between January 2024 and July 2025



7. Water-intensive Land Uses such as Data Centers

- Not currently addressed by Municipal Code
- Highly water intensive
 - medium-sized data center may consume upwards of 110 million gallons of water per year, while some larger facilities can use as much as 1.8 billion gallons annually



Water Quality Considerations

1. Parking Lot Pollution Abatement

- Bioswales (vegetated drainage)
- Reduced stormwater runoff and pollution



2. Water Quality in Riparian Corridors

- Setbacks along creeks
- Buffers decrease stormwater runoff and pollution



City Operations

- Continued secondary water meter installation
- Continued advanced metering infrastructure installation
- Customer portal which encourages water conservation and alerts customers of overconsumption and leaks
- Evaluation of water rate structures
- City website water conservation information page
- Water use reports for City properties and additional customer groups
- On-going water-wise upgrades across Layton City Parks







Community • Prosperity • Choice



Sewer Impact Fee Facilities Plan

Sewer Impact Fee Analysis

November 2025



Public Works Department

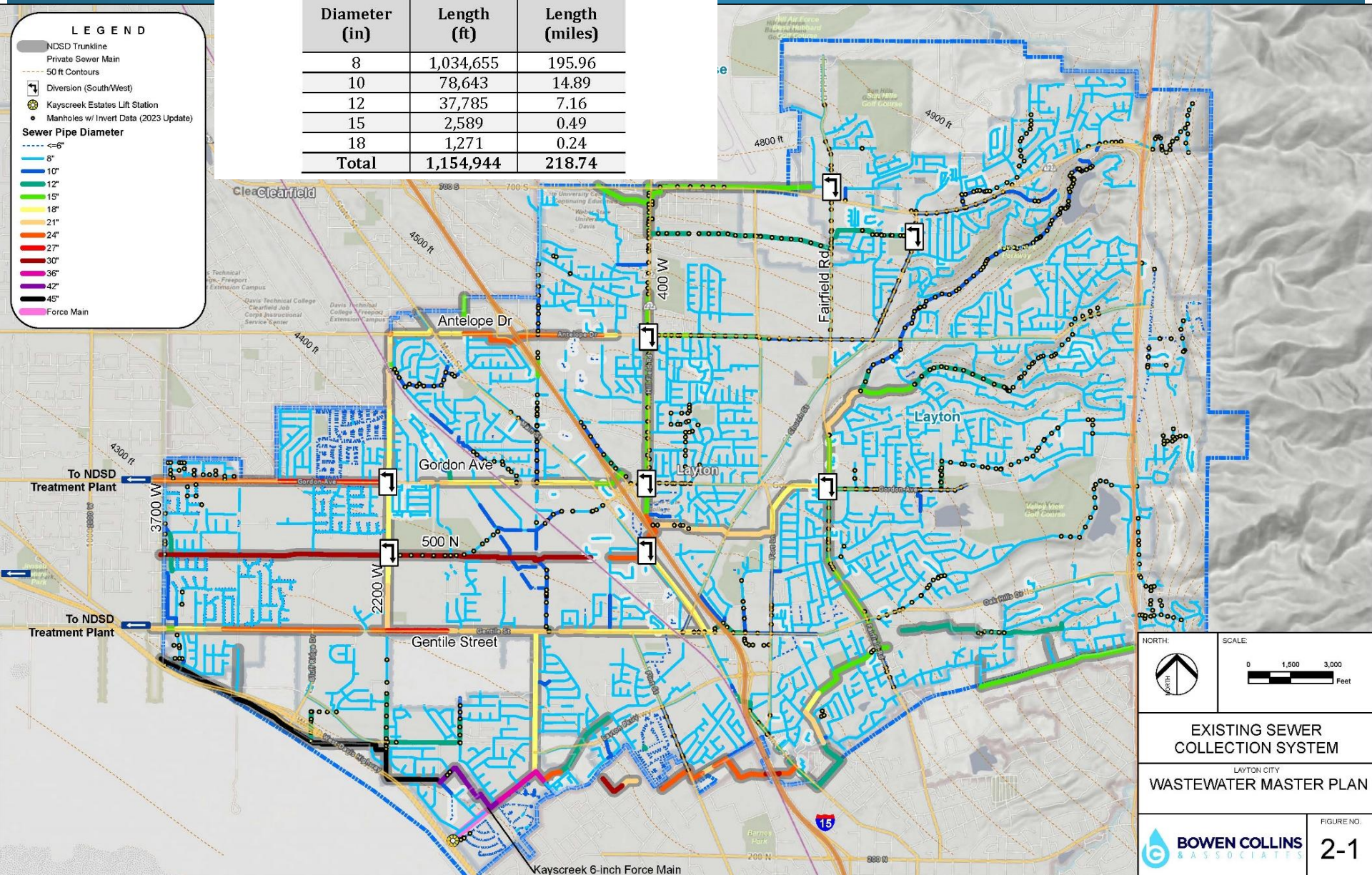
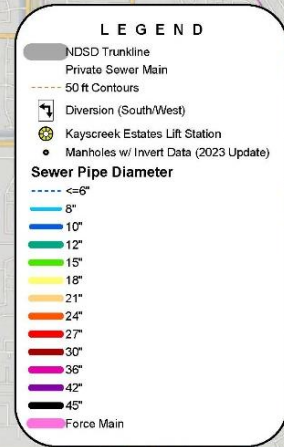
Purpose

- 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

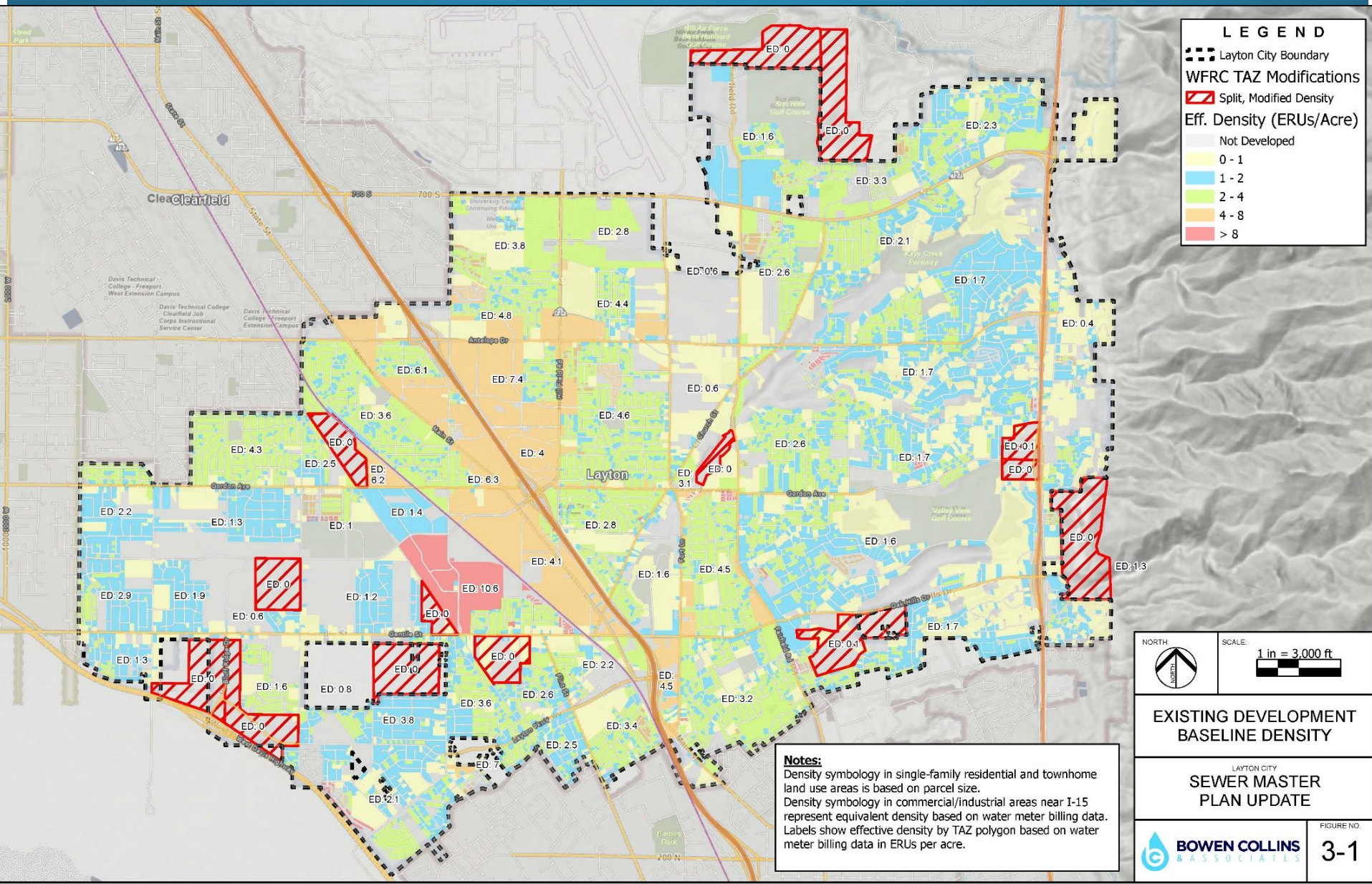
Diameter (in)	Length (ft)	Length (miles)
8	1,034,655	195.96
10	78,643	14.89
12	37,785	7.16
15	2,589	0.49
18	1,271	0.24
Total	1,154,944	218.74



EXISTING SEWER
COLLECTION SYSTEM

LAYTON CITY
WASTEWATER MASTER PLAN

Existing Conditions



Existing Conditions and Future Growth

Estimated City-Wide Wastewater Production Rates

Use Grouping	Production ¹ (gpd)	Equivalent ERUs
Household	182	1.00
Capita	57	0.311
Employee	35	0.192 ²

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

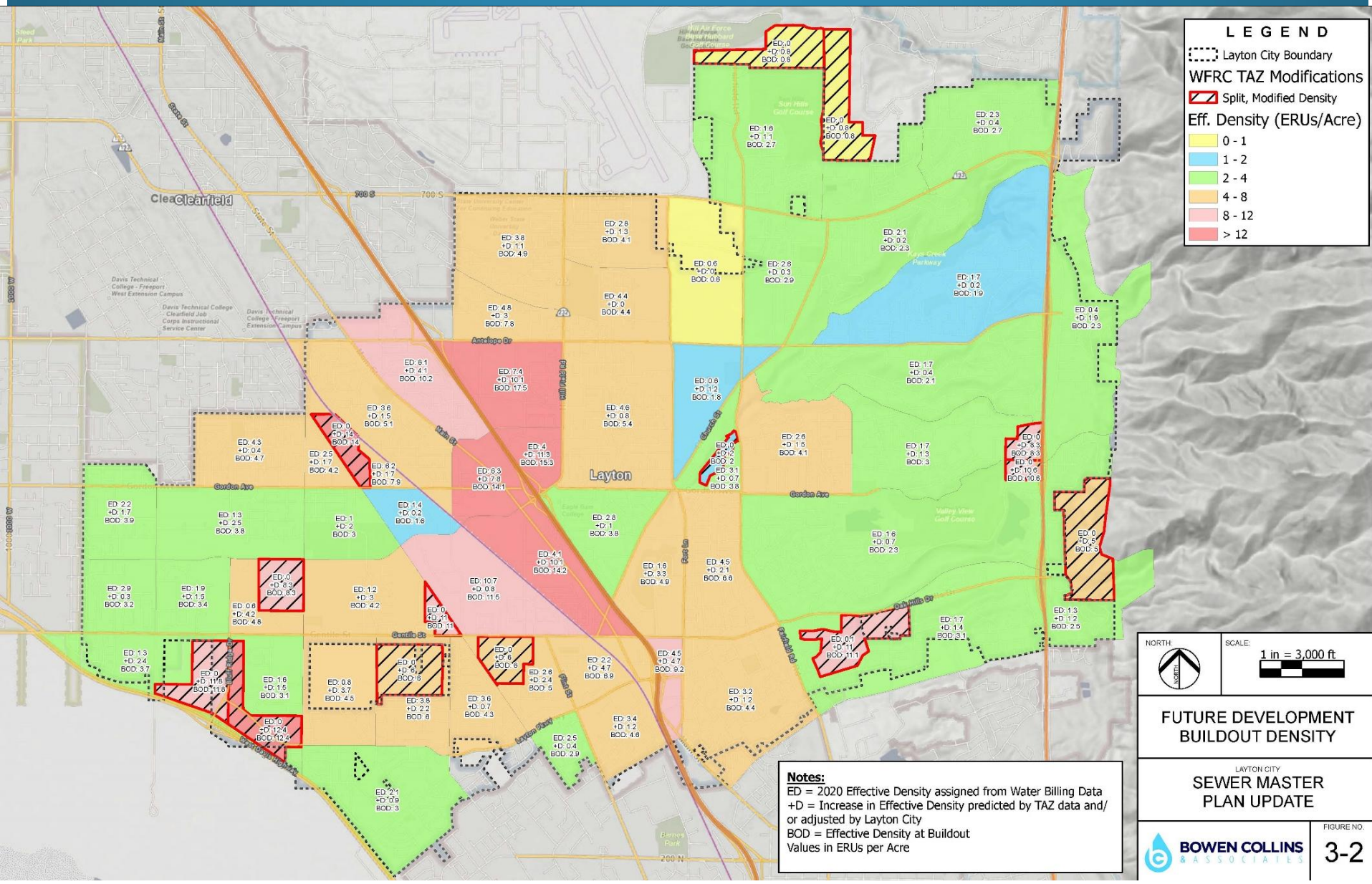
Year	Population		Households	Employment	ERU ³	Sanitary Wastewater Production (MGD)
	WFRC	Adjusted ³				
2020	81,733	81,733	25,958	29,647	32,318	5.88
2023	84,553	91,046	28,916	30,215	35,844	6.52
2030	91,032	109,998	34,935	31,371	43,018	7.83
2034	95,282	122,049	38,762	32,105	47,581	8.66
2040	103,839	129,497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

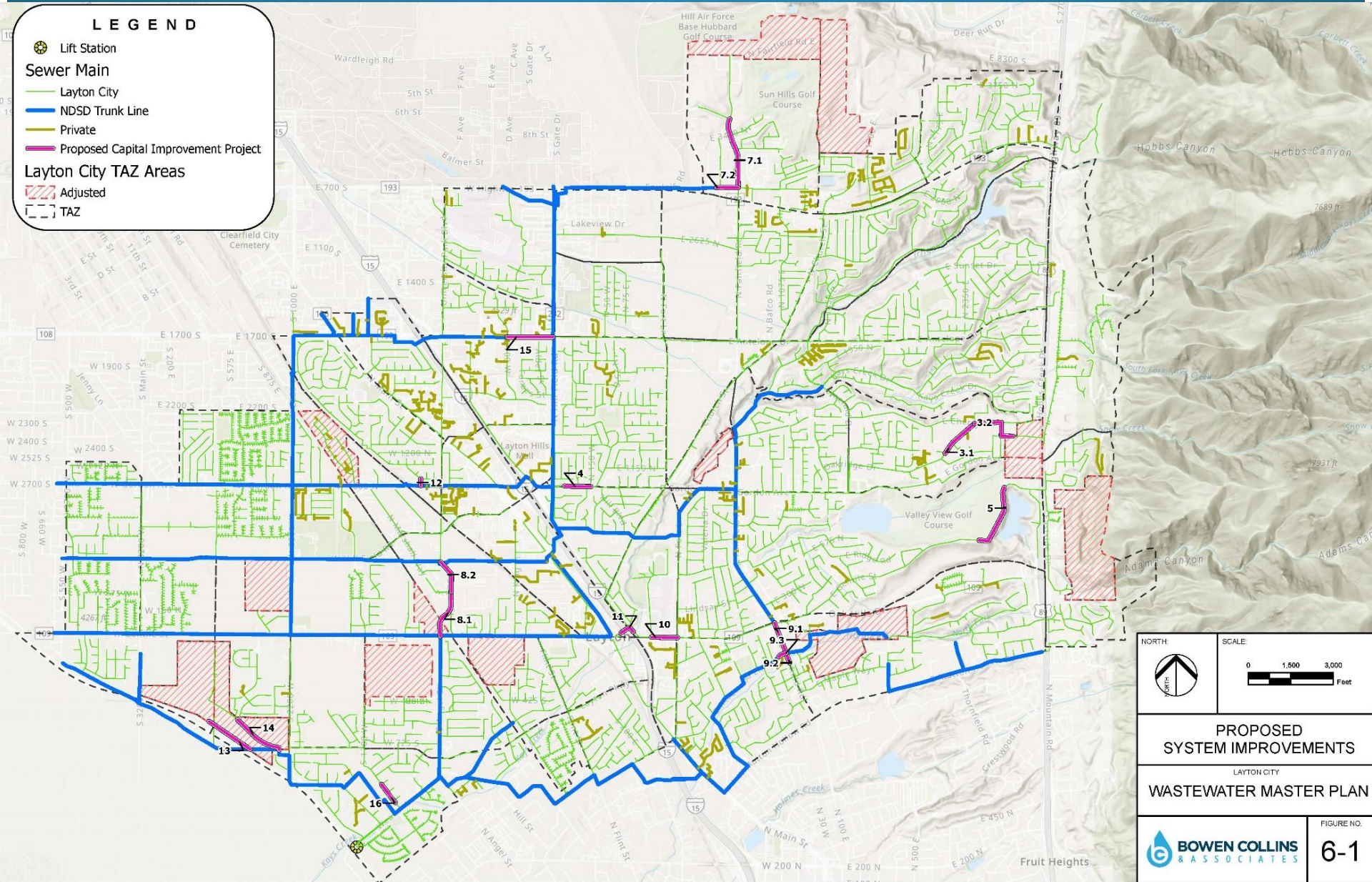
2. WFRC Regional Transportation Plans does not extend past 2050. However, the Kem C. Gardner Institute projects county wide projections through 2060. For consistency, the 2050 population was moved to 2060 to align more with the Kem C. Gardner projections.

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



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
Flows per ERU			
Sanitary Wastewater Production (gpd/ERU) ¹	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) ²	182	182	182

1. Estimate from the City's Wastewater Master Plan

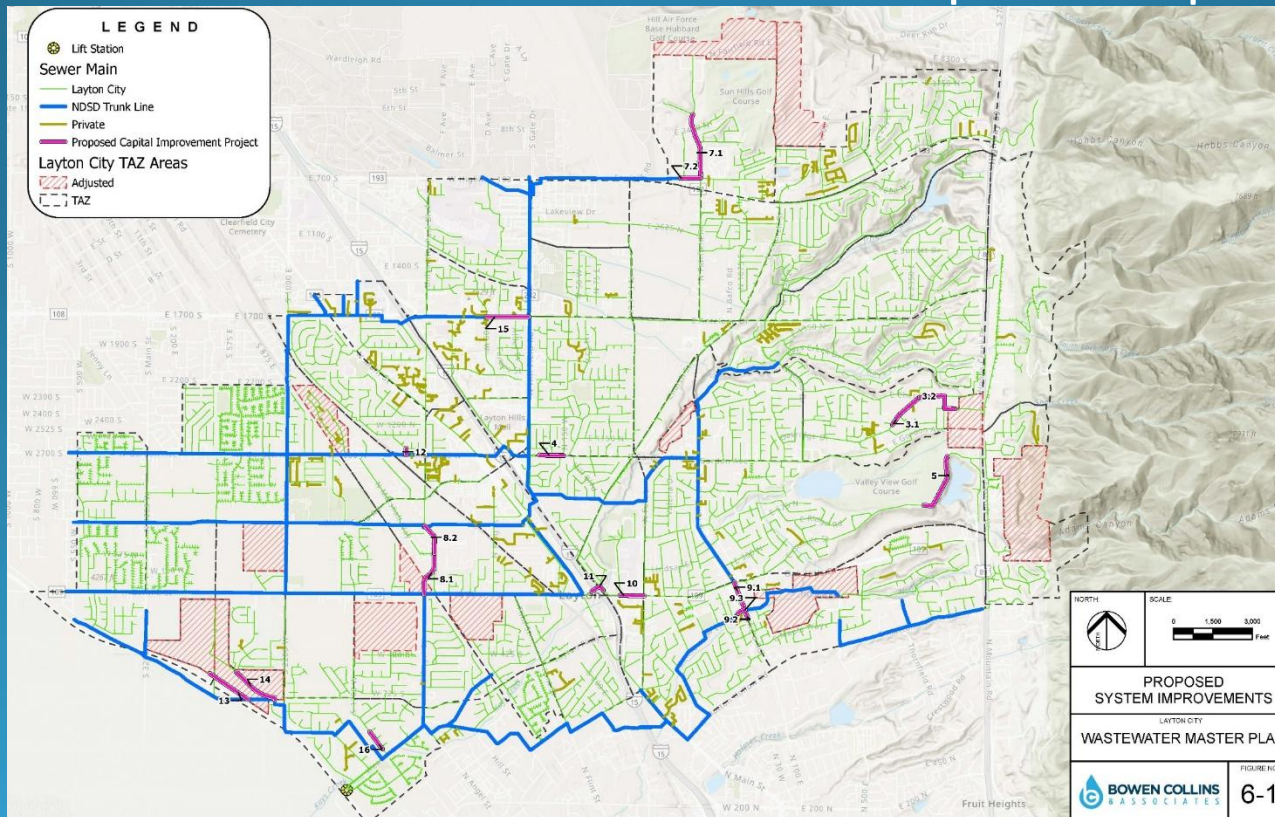
2. Wastewater production rate estimates were based on winter indoor billing data.

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%
Total	100.00%	100.00%

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

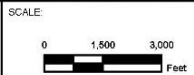
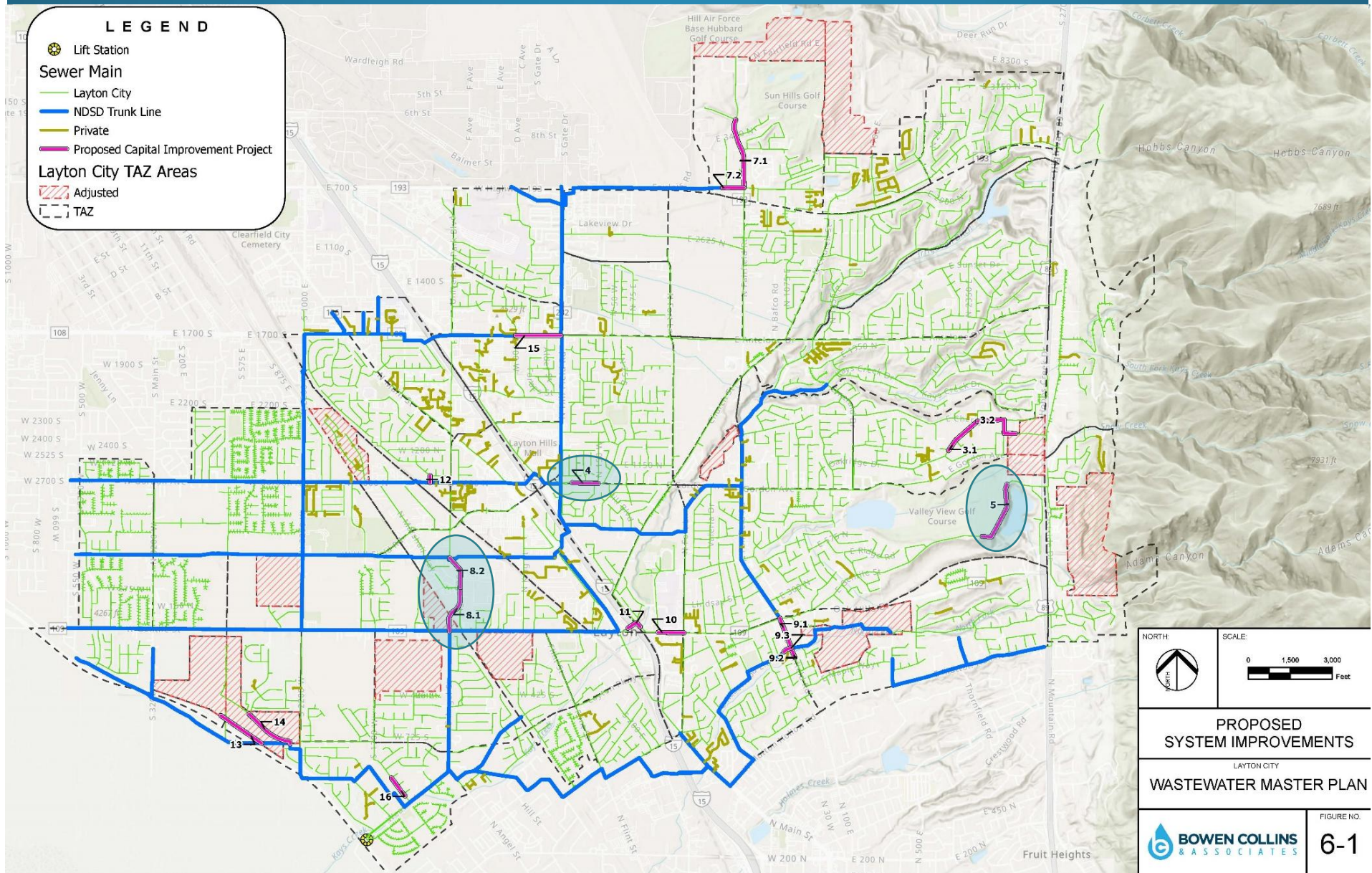
Project Costs Allocated to Projected Development, 10 Year Planning Horizon

Project ID	Project Description	Project Cost ¹	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
		\$5,741,652				\$2,396,694	\$1,881,009	\$1,463,950

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

LEGEND

-  Lift Station
- Sewer Main**
 -  Layton City
 -  NDS D Trunk Line
 -  Private
 -  Proposed Capital Improvement Project
- Layton City TAZ Areas**
 -  Adjusted
 -  TAZ



PROPOSED SYSTEM IMPROVEMENTS

LAYTON CITY
WASTEWATER MASTER PLAN

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

- 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
TOTAL Gross Fee	\$429.96

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 (1.00 ERUs)	Townhome (0.90 ERUs)	Multi-Family (0.76 ERUs)	TOD Residential (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 (inches)	Meter 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 (inches)	Meter 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

Transfer Agreement Overview

Davis & Weber Counties Canal Company

November 20, 2025

History

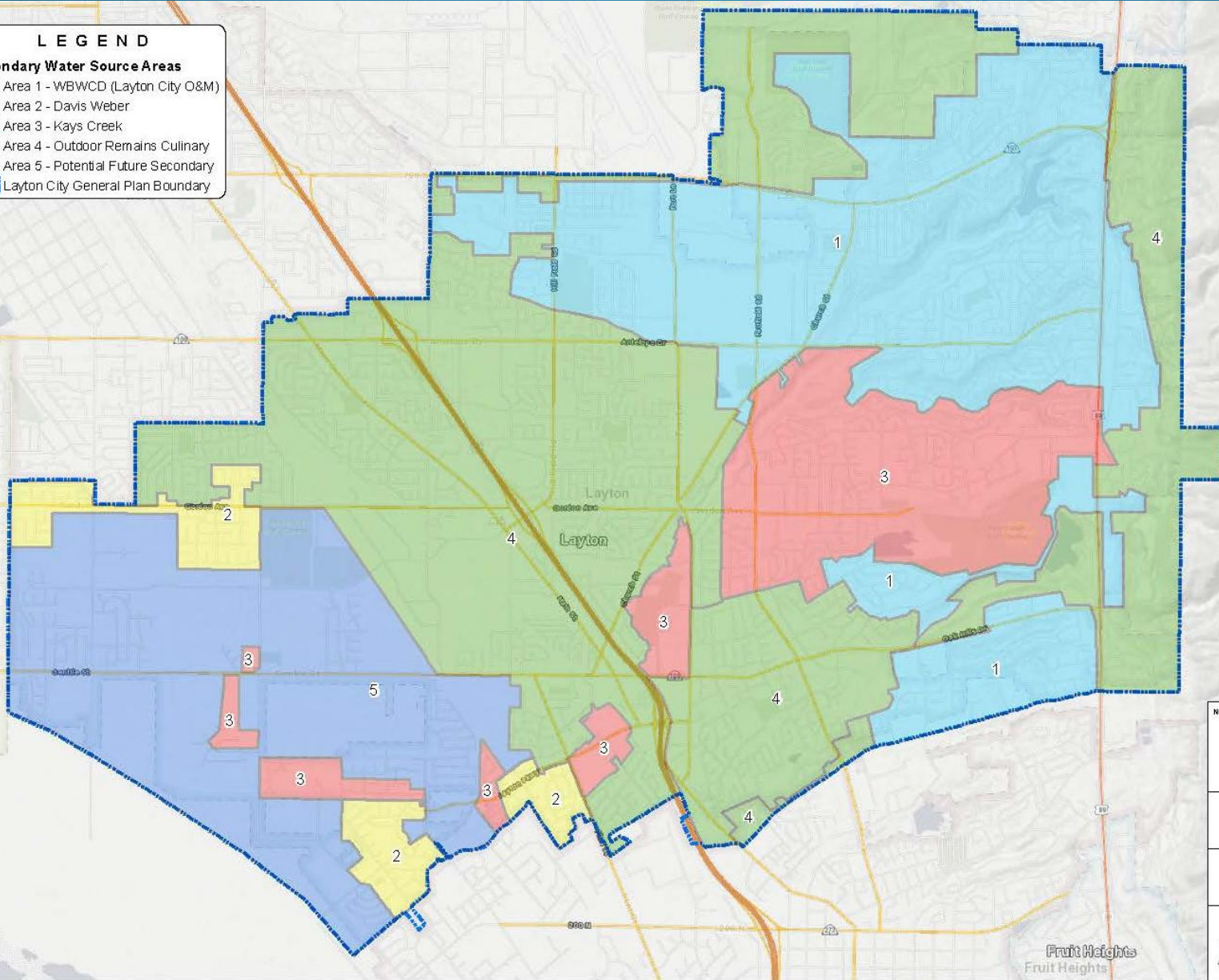
- Layton City Water Master Plan (2017)
 - Optimize pressurized secondary water use
 - Consolidate operations and maintenance of pressurized secondary water systems in Layton
- January 2018 – Operating Agreement for Layton Secondary Irrigation System - Weber Basin Water Conservancy District (WBWCD)
- January 2022 – Pressurized Irrigation System Transfer and Shareholder Agreement - Kays Creek Irrigation Company.

Secondary Water Areas

LEGEND

Secondary Water Source Areas

- Area 1 - WBWCD (Layton City O&M)
- Area 2 - Davis Weber
- Area 3 - Kays Creek
- Area 4 - Outdoor Remains Culinary
- Area 5 - Potential Future Secondary
- Layton City General Plan Boundary



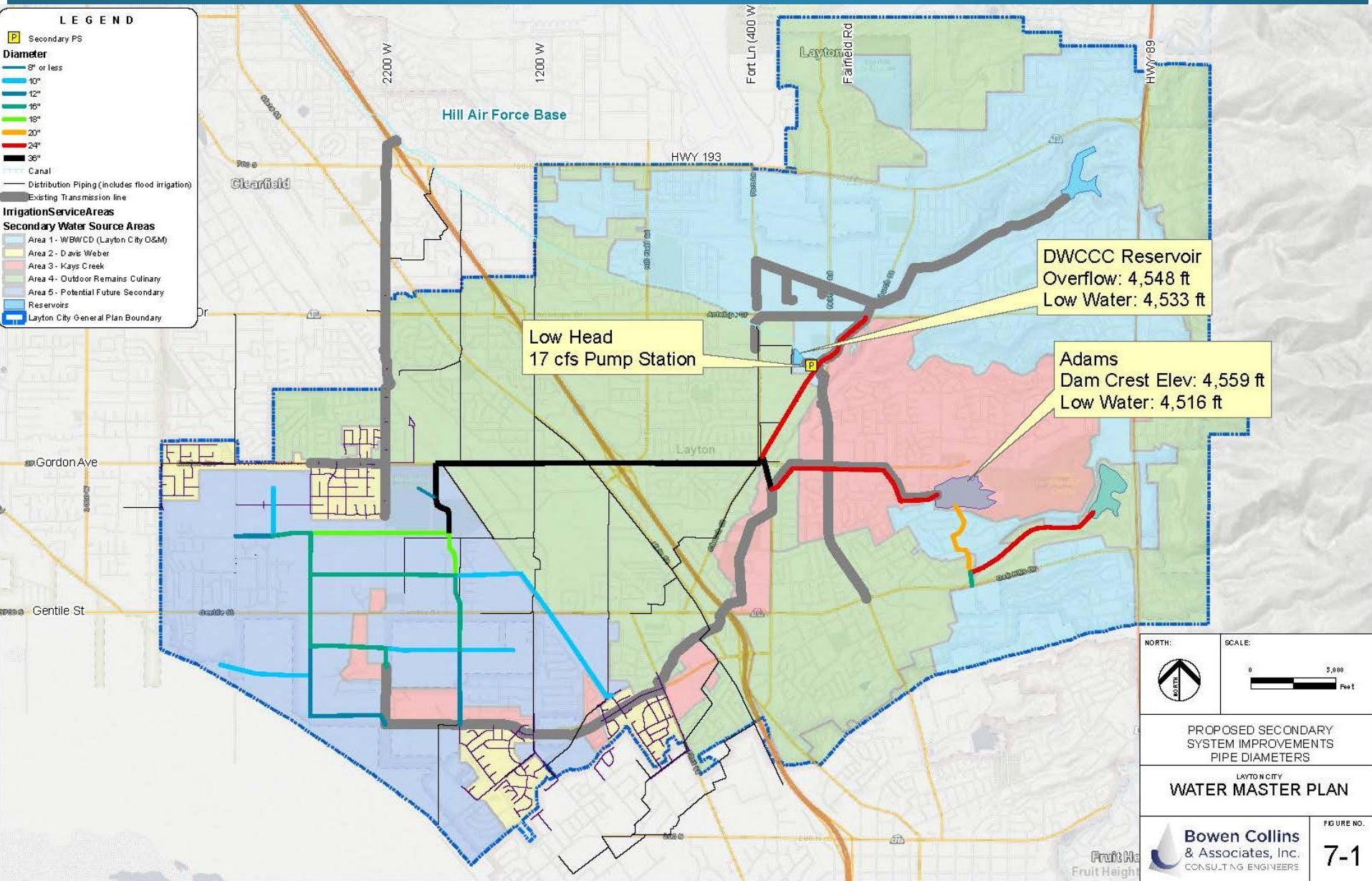
NORTH: 

SCALE:  0 5,000 Feet

**WATER DEMAND
AREAS**

LAYTON CITY
WATER MASTER PLAN

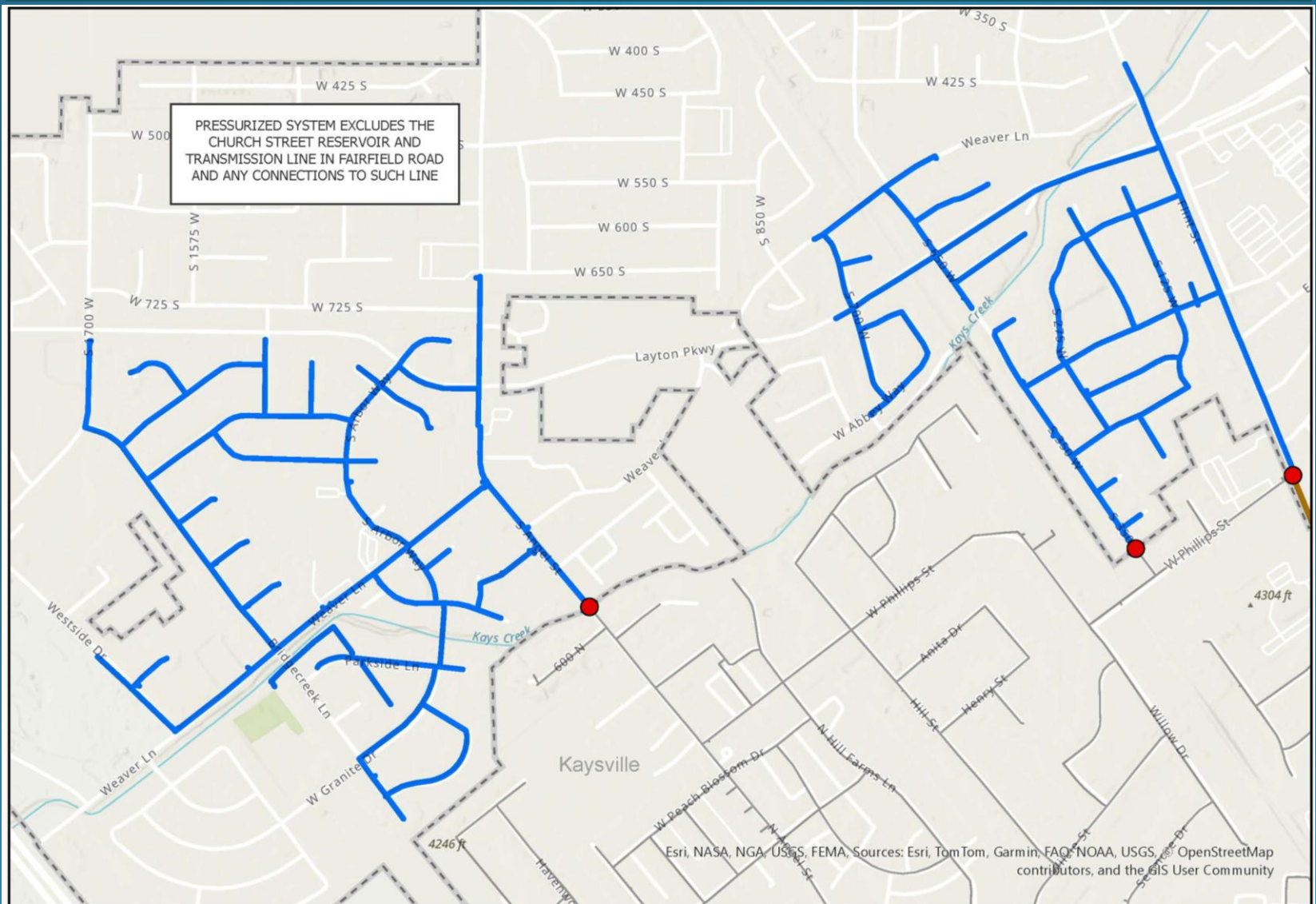
Secondary Water Improvements



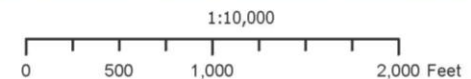
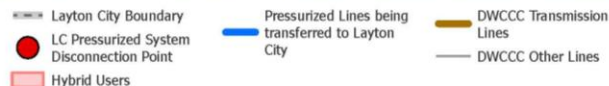
Proposed Agreement

- Transfer Agreement
 - Convey Davis & Weber Counties Canal Company (DWCCC) pressurized irrigation system to Layton City
 - System consists of approximately 1,350 connections, 23 miles of pipes and appurtenances
 - DWCCC retains canal, reservoirs, transmission lines not associated with system in Layton
 - Hybrid users remain DWCCC shareholders
 - West Layton Ditch remains with DWCCC
- Bilateral Contract 2002, Amended 2005 and 2007
 - Terminated with Transfer Agreement
- Trilateral Contract 2005 – City, DWCCC, WBWCD
 - Assignment of DWCCC rights, obligations, and liabilities to City
- Purchase Contracts
 - Assignment of 13 DWCCC contracts to City

South Layton System

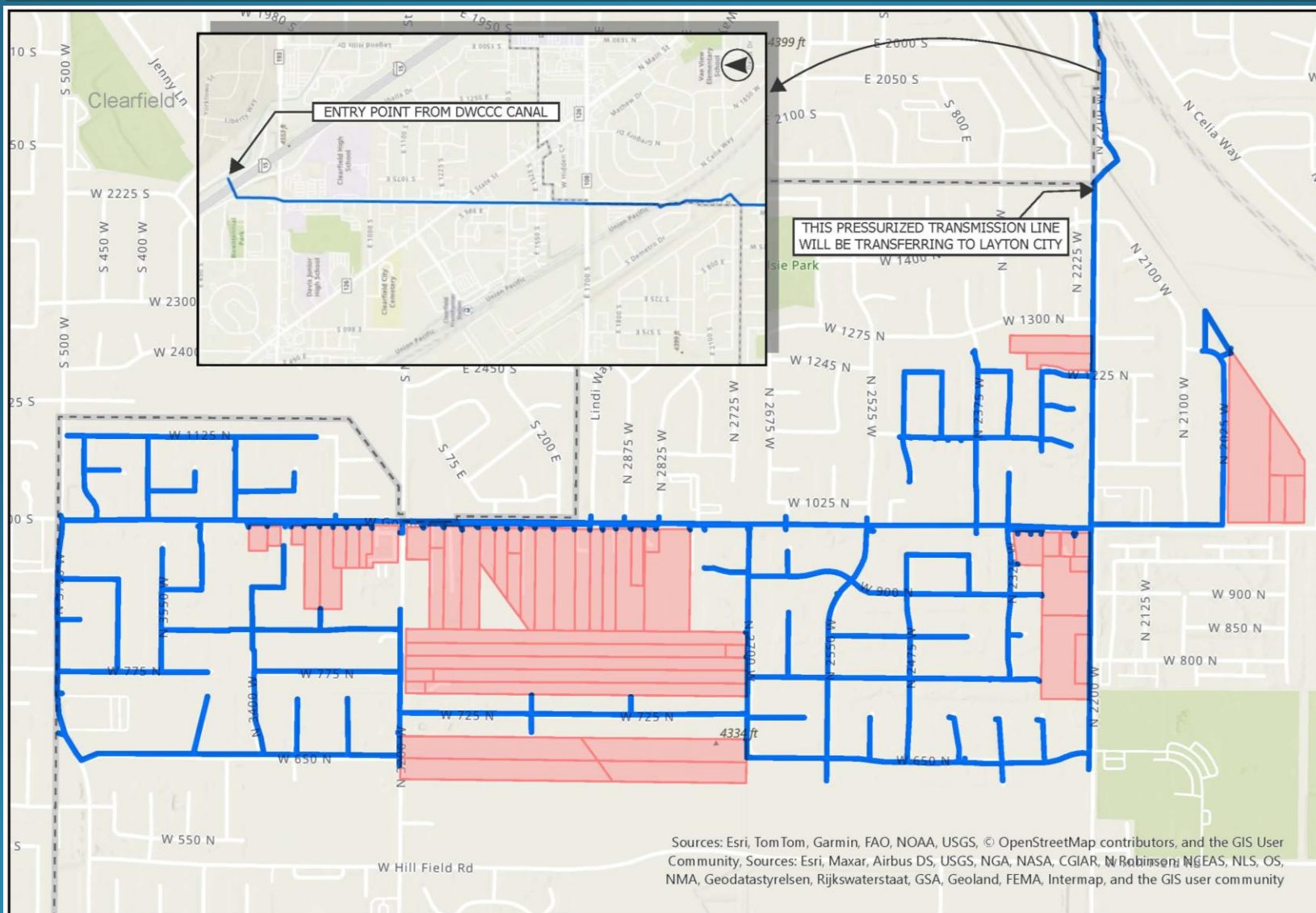


Pressurized System South Layton



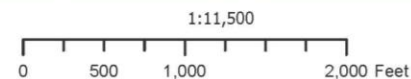
November 2025

West Layton System



Pressurized System
West Layton

- Layton City Boundary
- LC Pressurized System Disconnection Point
- Hybrid Users
- Pressurized Lines being transferred to Layton City
- DWCCC Transmission Lines
- DWCCC Other Lines



November 2025

City Undertakings

- Disconnection from DWCCC Kaysville Secondary Water System
- Deliver water through pressurized system to Hybrid Users and DWCCC for West Layton Ditch shareholders
- Pay annual shareholder assessments to DWCCC on City Shares
- Metering of transferred connections
 - City received grant for 65% of metering costs
- Own, operate, and maintain transferred system
- Billing for customers on pressurized system

DWCCC Undertakings

- Provide system documents for transferred system administration
 - Contracts and agreements
 - Operation policies and procedures
 - System Specifications
 - Maintenance records
 - Mapping information
- Assist City with identifying, locating, and understanding the transferred system for 2026 water season
- Assign rights-of-way and easements for the transferred system to City
- Hybrid users and other shareholders remain with DWCCC