

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

NOVEMBER 20, 2025; 7:00 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, DAVID PRICE, KIMBERLY ZYGMANT, AND KIM READ

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

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

MINUTES:

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

Layton City Council Work Meeting – October 2, 2025.

The vote was unanimous to approve the minutes as written. **Councilmember Roberts was not present for the vote.**

MUNICIPAL EVENT ANNOUNCEMENTS:

Mayor Petro announced the following Parks and Recreation events:

- Turkey Bowl was scheduled for Saturday, November 22, 2025, at Davis Lanes
- Holiday Lighting Ceremony for the ‘Lights Before Christmas’ would take place at the new pavilion in Commons Park at 6:00 PM on Monday, November 24, 2025. She mentioned Crestview Elementary School and the Layton Community Band would be participating. She mentioned two different lighting ceremonies would take place: one for the Nativity and the other for the park lights.
- Layton Heritage Museum currently had a Nutcracker display which would be available until Tuesday, December 23, 2025.
- Layton Heritage Museum had been selected as the first recipient within the State of Utah for the traveling display: ‘The Pen is Mightier’, the writing of the Declaration of Independence, in conjunction with the America250 Celebration. She indicated this would be a small portion from the actual display in Salt Lake City.

Mayor Petro encouraged residents to visit Commons Park to view the light display and announced hot chocolate and churros would once again be sold this year by the Layton Rotary, as well as the opportunity to ride the electric train Tuesday through Saturday evenings. Layton City would also be providing free family hayrides from 6:00-8:00 PM on Wednesday, December 3, 2025. The designated staging location for both the hayrides and train would be the east parking lot across from the Seminary building.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

John Atkin, West Point, announced his candidacy for Davis County Sheriff and introduced himself to the Council. He informed the Council of his professional background and experience and stated he loved living in Davis County. He shared his values, views, and election platform.

Megan Smock, Syracuse resident, indicated she was a pet sitter and dog walker and stated she was excited at the City's decision for a proposed dog park. She believed there were too many dog owners without yards for their dogs to run and play and a dog park would provide that option.

Tammy Ellis, Layton, expressed her opinion it was strange Layton City didn't have a dog park within its boundaries and was glad to hear of plans for a proposed dog park.

CONSENT AGENDA:

REENACTING A RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) SALES TAX ON ONE-TENTH OF ONE PERCENT ON TAXABLE SALES WITHIN LAYTON CITY – ORDINANCE 25-25 – BEGINNING APRIL 1, 2026

David Price, Parks and Recreation Director, announced the agenda item and explained if adopted, by the Council, the Ordinance would enact a Recreation, Arts, Museum, and Parks (RAMP) Sales Tax beginning April 1, 2026.

He reminded the Council, Layton City voters approved a local Sales and Use Tax to support RAMP initiatives in 2015. For the last 10 years the RAMP Tax had provided support for Recreation, Arts, Museums, and Parks within the City.

During the recent Municipal General Election, held on Tuesday, November 4, 2025, Layton City voters authorized to impose a RAMP Tax by an overwhelming margin of 75%. This Ordinance would enact the RAMP Tax and send notice to the Utah State Tax Commission informing them of the vote of the people and the passage of the Ordinance enacting the RAMP Tax.

Additionally, the ordinance would impose a sales tax of one-tenth of one percent (0.01%) sales tax on all appropriate taxable sales beginning April 1, 2026, and continuing for 10 years, with the potential to be renewed by the voters of the City in 2035.

Staff recommended the Council adopt Ordinance 25-25. Mr. Price recognized a few individuals which had contributed to the RAMP Tax effort: Mayor Joy Petro, Kimberly Zygmant, Parks and Recreation Assistant Director, and JoEllen Grandy, Parks Planner; and involved residents which created a Political Information Committee (PIC) to advocate for the success of the RAMP Tax ballot initiative and identified the various individuals: Daniella Harding, Bruce Finch, Brandon Stauffer, and Jake Boyle, as well as all other members of the PIC.

Ms. Harding expressed appreciation to the members of the RAMP PIC, Steering Committee, City Staff, the RAMP Commission for their efforts in renewing the RAMP Tax. She also expressed appreciation for the efforts of Mayor Petro, Bruce Finch, Brandon Stauffer, Jake Boyle, Staff in the Parks and Recreation Department, and members of the Committee. She also expressed appreciation to the voters of Layton City for continuing RAMP for another 10 years.

Mr. Finch spoke to the support of the voters for approving RAMP, over 75% of voters approved the RAMP Tax and he expressed his opinion it was the result of the Council's stewardship of RAMP Funds over the previous 10 years.

Councilmember Bloxham also spoke to the 75% approval for the RAMP Tax and agreed with Mr. Finch's comments regarding the Council's valued stewardship with appropriating the RAMP Grant funding. He expressed appreciation to the PIC.

Councilmember Thomas shared a brief history associated with the RAMP Tax ballot proposition which was initially not approved by the voters of Davis County and believed it ultimately benefitted Layton City. He mentioned the various projects which had been accomplished due to the funding which were phenomenal and beneficial to the community. He announced the public was invited to participate in a 'listening session' on Monday, December 15, 2025, regarding the RAMP Grant application and process.

Councilmember Smith Edmondson expressed appreciation to the members of the PIC which contributed to educating residents in understanding the benefits of the RAMP Tax.

Councilmember Morris also expressed appreciation and congratulations to members of the PIC regarding its efforts to ensure the RAMP Tax was reapproved by voters. He believed City Government existed for two reasons: the first to deliver essential services, and the second would be to create a place or hometown. He mentioned the RAMP Tax was initially approved in 2015 by 65% and was now approved by 75%. He expressed appreciation to members of the RAMP Committee for their volunteer efforts in determining how RAMP Tax funding had been appropriated. He also mentioned the 'listening session' planned for December 15, 2025, would take place in the Council Chambers and invited the public. He also announced there were vacancies on the RAMP Commission and encouraged participation for those interested in volunteering for this effort.

Mayor Petro stated she agreed with all expressed comments. She recalled her experience of serving on the RAMP PIC back in 2015 and acknowledged the team effort of all participants which continued to stay involved during the entire election.

MOTION: Councilmember Morris moved to approve the Consent Agenda, Ordinance 25-25 as presented. Councilmember Smith Edmondson seconded the motion, which passed unanimously. **Councilmember Roberts was not present for the vote.**

Mayor Petro clarified any decisions and/or suggestions which might come about following the 'listening session' could not be implemented until 2026. She emphasized all RAMP Tax grant applications submitted in 2025 would continue to follow the current guidelines.

PUBLIC HEARINGS:

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

Stephen Jackson, Public Works Director, introduced the agenda item and explained the purpose in creating the Sewer Impact Fee Facilities Plan and the Sewer Impact Fee Analysis. He further clarified the City's Wastewater Master Plan (WWMP), updated in June 2024 by Bowen Collins & Associates, identified improvements to resolve existing and future deficiencies based on the current General Plan and also areas where future growth would need to be addressed. It also recommended the evaluation of potential Sewer Impact Fees to assist with funding improvements related to growth.

He shared a visual presentation and reviewed specifics associated with the City's current conditions of the existing sewer system. He reviewed the process used by Bowen Collins to identify future growth to determine the proposed system improvements. He also identified the costs associated with the improvements and the calculations used to determine the needed Impact Fees for the improvements.

Mr. Jackson announced four projects had been identified for a total cost of \$5.74 million with \$1.8 million of those were impact fee eligible. He continued to review the funding appropriation and/or funding sources which

included existing users. He reviewed the locations of the four identified projects. He reminded the Council, North Davis Sewer District (NDSD) also imposed its own Impact Fees and reviewed those various fees.

He announced the third component associated with the Plan was the Impact Fee Analysis, prepared by Zions Public Finance, and reviewed its purpose of calculating the appropriate fee to ensure new development paid proportionately for growth related sewer impacts. He identified other specifics associated with the proposed impact fees.

He presented the proposed impact fee schedule which would total \$2.39 million over 10 years and reviewed those with the Council.

Staff recommended approval and asked if there were any questions from the Council

Councilmember Morris appreciated growth was paying for its impact to the City and expressed gratitude for the foresight of looking forward and planning for the future

Councilmember Bloxham requested clarification whether these fees would be identified in the City's Consolidated Fee Schedule and Mr. Jackson responded in the affirmative. He continued to explain these figures were the maximum allowed fees and stated another study would be required if the City desired to assess more than this amount.

Councilmember Smith Edmondson requested Mr. Jackson explain who would be required to pay the Impact Fees. Mr. Jackson clarified Impact Fees could only be assessed for growth-related projects and the completed analysis identified the impact of new development; therefore, fees would be assessed with any building permit for a new townhome, single-family home, etc. He pointed out those fees would need to be used for the identified four projects.

Mayor Petro opened the public hearing at 7:46 p.m.

Mayor Petro called for public comment.

Irene Hill, resident, requested clarification of the four specific project areas. Mr. Jackson identified the following areas:

- Gordon Avenue in the western portion of the City near Hill Field Road
- East Gentile Street near Highway 89
- Two separate projects: Sugar Street south of Kroger and Sugar Street north of Kroger between Hill Field Road and Gentile Street

He clarified all new development across the City would be assessed the Impact Fees to assist with funding of these four growth-related projects.

Mr. Jackson recommended the Council adopt Resolution 25-52 with an implementation date of February 23, 2026, in order to be compliant with the 90-day requirement.

MOTION: Councilmember Bloxham moved to close the public hearing at 7:49 and adopt the Sewer Impact Fee Facilities Plan and Sewer Impact Fee Analysis as presented, Resolution 25-52, with an implementation date of February 23, 2026. Councilmember Thomas seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Thomas, Smith Edmondson, Morris, and Bloxham. Voting NO – None.** Councilmember Roberts was not present for the vote.

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

Brad McIlrath, City Planner, reminded the Council the inclusion of a Water Use and Preservation Element was a new requirement of Utah State Code, as a result of legislation, SB110, from the 2022 Legislative Session, which required each City adopt a Water Use and Preservation Element as part of its General Plan by December 31, 2025. He mentioned the City's objectives would need to be coordinated with the Department of Natural Resources, the City's Public Works Department, and Weber Basin Water Conservancy District.

He reviewed the objectives which statute required to be included in the Plan:

- Impacts of existing development on the City's water infrastructure and water demand
- Impacts of future development on the City's water resources and identifying methods for water efficiency
- Identify opportunities for the City to modify its operations to reduce and eliminate wasteful water practices
- Consider the impact of the City's water use on the Great Salt Lake

He reviewed some of the language which was required to be included within the Water Element and specifically mentioned the 'elimination or regulation of ponds, pools, and other features which promote unnecessary water evaporation.

He informed the Council of an overview of the Water Element:

- Existing City conservation efforts
- Community and water profile
- Water use considerations
- Water quality considerations – related to storm water
- City operations
- Considerations for the Great Salt Lake

He reviewed water use considerations included within the Plan:

- Diversity of housing options for new development
- Water intensive amenities in new residential development
- Turf grass restrictions and water-wise landscaping for all single-family development
- Water-wise landscaping for existing development
- Pool cover requirements
- Size of pools on single-family residential lots
- Regulations for water-intensive land uses such as data centers

He continued to review water quality considerations:

- Parking lot pollution abatement
- Water quality in riparian corridors

He identified various City operations which contributed to efficient operations.

He asked if there were any questions.

Councilmember Thomas requested clarification if turf would only be allowed on parcels larger than eight feet wide and Mr. McIlrath responded in the affirmative. He continued to explain that turf grass in areas less than eight feet wide were inefficient, similar to a four-foot park strip. He clarified the term 'turf' was the official term for 'grass'. A discussion took place regarding the amount of allowed artificial turf and Mr. McIlrath reminded the Council the City's water efficient landscaping ordinance required plantings.

Mayor Petro opened the public hearing at 8:00 p.m.

Mayor Petro called for public comment.

Mike Kolendrianos, Layton, inquired how the City would address water quality for storm water, specifically the storm water diverted to Kays Creek. Mr. McIlrath responded additional setbacks could be implemented adjacent to the riparian corridors to encourage greater buffers. When these exist near parking lots, bioswales could be implemented.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 8:03 and approve the General Plan Addendum – Water Use and Preservation Element as presented, Ordinance 25-24. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmember Bloxham** – with the understanding that aspects of the Water Element were recommendations which may require further study and not adoption of new policy until further analysis of the recommendations are provided.

Councilmember Morris – expressed agreement and **Voted AYE**.

Voting AYE - Councilmembers Smith Edmondson, and Thomas. Voting NO – None. Councilmember Roberts was not present for the vote.

UNFINISHED BUSINESS:

There was no unfinished business.

Mayor Petro wished residents a Happy Thanksgiving and reminded the public about the Holiday Lighting Ceremony.

The meeting adjourned at 8:06 p.m.

Kimberly S Read, City Recorder