



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

## **Citizen Comment Guidelines**

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

### **Public Comment Notice:**

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

### **Comments:**

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

### **Time:**

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

### **Courtesy:**

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

### **New Information:**

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

### **Spokesperson:**

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

### **Handouts and Electronic Information:**

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

**Thank you for your cooperation.**

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

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on May 7, 2026**.

**AGENDA ITEMS:**

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

- A. Minutes of Layton City Council Work Meeting - February 19, 2026
- B. Minutes of Layton City Council Meeting - February 19, 2026
- C. Minutes of Layton City Council Work Meeting - March 5, 2026
- D. Minutes of Layton City Council Meeting - March 5, 2026
- E. Minutes of Layton City Council Meeting - March 19, 2026
- F. Minutes of Layton City Council Meeting - April 2, 2026

**2. MUNICIPAL EVENT ANNOUNCEMENTS:**

**3. VERBAL PETITIONS AND PRESENTATIONS:**

**4. CITIZEN COMMENTS:**

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

- A. Adopt the Tentative Budget for Fiscal Year 2026-2027 and Set a Date for a Public Hearing – Resolution 26-25
- B. Bid Award – Gladwell Construction, LLC for Andy Adams Park Improvements, Parks and Recreation Project 25-02 – Resolution 26-22 – 1713 East 1000 North
- C. Adopt the 2025 Layton City Municipal Wastewater Planning Program Annual Report – Resolution 26-23
- D. Approval of a Water Exaction Credit and Land Conveyance Agreement Between Layton City and Kihomac, Inc. – Resolution 26-24 – Approximately 3700 North Fairfield Road

**6. PUBLIC HEARINGS:**

- A. Rezone Request – Approximately 2402 West Gordon Avenue – Rezone from R-S (Residential Suburban) to R-1-8 (Single Family Residential) – Ordinance 26-09

**7. UNFINISHED BUSINESS:**

**ADJOURN:**

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- This meeting will also be live streamed via [laytoncitylive.com](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.

# ***D R A F T***

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**FEBRUARY 19, 2026; 5:33 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, WESTON  
APPLONIE, STEPHEN JACKSON, DAVID PRICE,  
ALLEN SWANSON, RILEY RICHINS, CODY  
BOWMAN, NICK HANSEN, SCOTT CLARKE, ED  
FRAZIER, AND TORI CAMPBELL**

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

Mayor Petro opened the meeting. Mayor Petro excused Alex Jensen, City Manager, and Councilmember Kolendrianos and stated they would join at a later time after a prior meeting being held had ended.

Councilmember Kolendrianos arrived at 5:34 p.m.

Alex Jensen, City Manager, arrived at 5:35 p.m.

**AGENDA:**

## **MAYOR'S REPORT**

Mayor Petro commented there were some interesting bills being proposed this legislative session and many entities were watching and following what was taking place. She mentioned the Davis Chamber of Commerce was actively responding to bills.

## **COUNCILMEMBER'S REPORTS**

Councilmember Smith Edmondson reported she had attended a leadership training for CTC (Communities that Care) earlier today and mentioned representatives from other CTC's were very interested in Layton's CTC as a model specific to the coalition's success with Layton City and indicated she had the opportunity to share some of those insights. She stated the training presentation was shared by an individual who worked for the State of Utah and provided these training courses throughout the entire State. She mentioned Davis County coalitions had some great things happening and she oftentimes shared the various programming offered by these coalitions.

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Councilmember Smith Edmondson reported there were many things happening at the Capitol and specifically mentioned House Bill 184 which addressed small lots and starter home amendments sponsored by Representative Ward. She reported many cities weren't on board and it failed to pass out of committee, which the City was in agreement.

Councilmember Bloxham shared an update highlighting 2025 Fiscal Year statistics specific to UIA (Utah Infrastructure Agency). He mentioned monthly recurring revenue increased 17%, subscribers increased by 10%, and operating revenue increased by 17%. He pointed out as the entire system continued to grow, it benefited Layton City. He added the Citywide take-rate continued to increase every month as a result of additional subscribers since the City was already built-out.

Councilmember Kolendrianos mentioned one item from the recent Planning Commission, North Davis Preparatory school expansion which several residents were opposed to. He indicated Brad McIlrath would be clarifying an issue with the Engineering Department and inquired if that information would be shared with other City Staff.

Clint Drake, City Attorney, mentioned a weekly meeting took place during which other respective departments were updated on these issues.

Councilmember Morris provided a legislative update and specifically mentioned housing legislation. He mentioned suggested legislation could allow smaller homes on small lots, regardless of zoning, would automatically be approved if the City didn't approve it within 30 days. He expressed his opinion this would be another attempt to whittle away, little by little, the City's zoning authority. He inquired whether Mr. Drake had been following the water bill.

Mr. Drake provided an update of HB501 and indicated it no longer included a mandatory participation among the cities and any funds collected would remain with the local jurisdiction. He stated the bill was continuing to be closely monitored. Councilmember Morris continued to express concern about the portion of the bill which prohibited the City from accessing any of the funds, unless it implemented the significantly increased rate structure. Mr. Drake pointed out if the City assessed those fees and set those funds aside, it could outright fund infrastructure improvements.

Councilmember Smith Edmondson also expressed concern about the number of Property Tax bills proposed this legislative session. She reported legislators had indicated they were receiving pressure from the public

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about their tax bills; however, she pointed out municipalities received about 13% of collected revenue from Property Tax and suggested legislators needed to be more forthcoming about taxes, disguised as fees, and be more transparent about these proposed increases.

Councilmember Morris reported the RAMP (Recreation, Arts, Museum, and Parks) Commission was fully staffed and was vetting submitted grant fund applications.

## **WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT - UPDATE**

Preston Lee, Director of Wasatch Integrated Waste Management District (WIWMD), stated he had met with Alex Jensen, City Manager, in July and indicated he would be doing things different than in the past in an attempt to be more transparent.

He provided an update on the EPA (Environmental Protection Agency) SWIFR (Solid Waste Infrastructure for Recycling) Grant of \$3.4 million dollars and identified the five main tasks of the Grant:

- Expansion of the compost pad
- Expansion of curbside organics collection in WIWMD cities
- Launch of a contamination detection pilot program – cameras on collection trucks
- Expansion of education and outreach efforts
- Establishment of baseline waste diversion rates

Mr. Lee stated he would like to learn what the elected officials of Layton City desire from the District. He believed there would be significant interaction between the District and Layton City in the future and looked forward to collaboration associated with infrastructure in 15-20 years when the landfill was closed.

He introduced Jesse Simonsen, Landfill Manager, and Collette West, Sustainability Specialist.

Councilmember Kolendrianos commented about the compost facility and inquired about the amount of the grant. Mr. Lee reiterated the amount of the grant was \$3.4 million and spoke to the operation of the compost facility. He indicated the District was being more aggressive with how its operations impacted the citizens regarding litter, odor, and noise and were really trying to be a good neighbor. He shared some examples of those efforts.

Councilmember Kolendrianos requested Mr. Lee speak about methane gas associated with the operations.

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Mr. Lee stated they were in the process of moving to an RNG (Renewable Natural Gas) in which 50% of gases, primarily CO<sub>2</sub>, other than methane gas, were stripped and injected through the Enbridge pipeline. He believed that process would come to fruition sometime in 2027.

Mr. Lee continued to discuss implementation of a green waste recycling curbside pickup program within Layton City. He stated it would be difficult to bring on Layton City at this time due to its number of residents and the amount of material the District could receive. He mentioned this program had been well received by residents within other entities because it was an 'opt-out' program.

He explained the Grant funding didn't allow the District to expand the program beyond its current participation and projects currently offered. He suggested the expansion of this program and inclusion of Layton City could be accommodated, at the earliest, in 2028.

Mayor Petro asked if individual residents had the opportunity to sign up for this program and Mr. Lee responded the volunteer recycling program, currently offered by the City, was what was available to City residents. He suggested Waste Management District might be willing to accommodate that type of service for the City.

Councilmember Bloxham inquired about the life expectancy of the current landfill and Mr. Lee responded he was hopeful it would last another 15 years; however, the rate structure for 'Out of District' users, established in 2025, had significantly decreased the amount of waste coming to the landfill. He provided statistics applicable to the results of the new rate structure. He reported new modeling based on these new statistics would determine the number of years that decision had added to the life of the landfill and suggested it could be as much as five more years, for a total of 20 years.

Mr. Lee reminded the Council, the District was planning for the installation of a new transfer station and shared examples of costs associated with the construction of other transfer stations within the State. He mentioned many commercial businesses were beginning to leave the District and taking their waste to other facilities. Mayor Petro requested clarification whether Layton City's household waste was being transferred and Mr. Lee confirmed Layton City's waste, not recycling, was being transferred.

Councilmember Kolendrianos inquired when the District began accepting waste from 'Out of District' customers and Mr. Lee stated that change occurred when the District lost flow control.

Councilmember Smith Edmondson requested clarification of what recycling looked like at the District.

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Mr. Lee explained the District was trying to educate the public about its recycling. He explained the trash was dumped on a floor and was split into the various commodities, which were then sold to the highest bidder. The District was putting forth its best efforts to ensure the public that 95% of recycled material was recycled and not placed in the landfill. He informed the Council, the District was by far above industry standards when it came to recycling.

Mr. Lee expressed appreciation at the opportunity to address the City Council.

## **CRYPTOCURRENCY SCAMS – PRESENTATION**

Allen Swanson, Police Chief, introduced Riley Richins, Lieutenant, Scott Clarke, Sergeant, Nick Hansen and Cody Bowman, Detectives, to the Mayor and Council. Chief Swanson announced Detective Hansen and Detective Bowman, the Police Department's crypto currency experts, would be sharing the presentation. He reported cryptocurrency crimes had been a large problem within the City for the past four years. He mentioned the purpose for the presentation was twofold: educate the Council on the types of cryptocurrency crimes reported to the Police Department and to request the Council provide direction to Staff for the drafting of an ordinance addressing cryptocurrency crimes.

Detective Bowman informed the Council, he and Detective Hansen, were responsible for working financial crimes within the City and they had recognized a significant increase in cryptocurrency cases. He stated their intent with the presentation would be to identify a solution in order to protect citizens. He identified the objectives of the presentation:

- Understanding cryptocurrency
- Cryptocurrency BTMs (Bitcoin Teller Machines)
- Fraud statistics
- Banning BTMs
- Cryptocurrency seizure

Detective Hansen identified and reviewed common terms associated with cryptocurrency scams.

Detective Bowman explained the definition of cryptocurrency.

Detective Hansen explained these cryptocurrency BTM's verified the transactions.

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Detective Bowman explained a BTM was similar to an ATM (Automatic teller machine) except you can only put money in, you can't get cash back.

Detective Hansen shared a slide which reflected the 18 BTM machines currently operating in Layton City and identified where they were located. He also identified the two which were problematic. He reported these businesses were compensated monthly for hosting the BTM's and an unknown middle man could receive anywhere between 16% to 30% for a single transaction.

He identified reasons why businesses hosted these machines:

- Earn approximately \$200 per month from the company which owned the BTM
- Increased foot traffic
- Modernize the business

He pointed out the businesses were under contract with these companies and don't know how to get out of the contract. He mentioned if there was a law or City ordinance put in place, that could assist the businesses in getting out of the contract.

Detective Hansen stated that once the business learned about the fraud, it had taken a proactive approach to discourage use and store employees attempt to stop the people from putting money in the machines.

Detective Bowman created a flyer and had approval to hang them close to the BTM in an attempt to educate and inform users of the scam. He reported although there seemed to be a decrease, it still did not stop people from putting money in the machine.

Detective Bowman reviewed fraud case statistics from January 2021 to December 2025 gathered from cases involving victims of scams from the following categories and shared some examples:

- Email compromise
- Investment
- Jury duty/warrant
- Romance
- Sextortion
- Tech help
- Other
- Unknown

He provided the following statistics for Layton City specific to non-BTM cryptocurrency fraud cases from

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January 2021 to December 2025:

- 88 total cases
- Average age of victim was 48
- \$7.3 million total loss
- \$4.3 million loss for romance scams
- \$1.4 million loss for sextortion scams
- \$1.3 million loss for compromised email scams

The following statistics were specific to the use of Layton BTM cryptocurrency fraud cases from January 2021 to December 2025:

- 74 total cases
- Average age of victim was 56
- \$1.8 million total loss
- \$1.1 million for jury duty/warrant scam
- \$420,000 other financial scams
- \$106,000 tech help scam

He reviewed Layton City non-cryptocurrency fraud cases from January 2021 to December 2025:

- 373 total cases
- Average age of victim was 47
- \$3.4 million total loss

He concluded there were a total of 161 cryptocurrency associated fraud cases for a total loss of \$9.1 million and there were 355 non-cryptocurrency fraud cases for a total of \$3.3 million loss pointing out the difference of average loss per case. He also provided statistics from Davis County which included cities within the county, excluding Layton City, from that same time period, of 88 total cases. The statistics concluded Layton City had more dollar loss and number of cases compared to other Davis County cities.

Detective Bowman shared some stories of victims of the scam. He suggested cryptocurrency transactions from an app on a cell phone were usually safe, which was used by cryptocurrency investors.

He informed the Council no City within the State of Utah had documented they had banned BTMs; however, there had been cities around the country which had banned them. He shared an example of the Municipal Code from Spokane Washington, which had banned BTMs.

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Detective Bowman believed BTMs were frequently used by criminals to manipulate, intimidate, and threaten victims into using these kiosks to send cash. Without stronger federal, state, or local regulations, there would be no way to stop criminals from using these kiosks to victimize members of the community. He didn't want this type of criminal activity to continue to take place in Layton City and would like to prohibit the allowance of BTMs.

Detective Hansen believed the money went out of the country to places like China, Africa, and British Virgin Islands and it would be impossible to arrest these criminals.

He spoke to cryptocurrency seizure and explained the best way law enforcement could combat cryptocurrency fraud was to make the victim whole again by taking back what was stolen. As cryptocurrency was recorded on a blockchain (public ledger) it could be traced, and in some cases seized. He shared the proposed procedure and process for seizure. He also shared the process in how they can trace and recover the funds

He explained proposed SB173 would be considered this legislative session regarding regulation of cryptocurrency machines and identified specifics with the Bill.

He concluded if Layton City could get the machines removed, it would provide protection from these scams to residents and Layton City Police Department would like to get rid of all of the cryptocurrency machines within its boundaries and believed other cities within the County would follow suit.

Chief Swanson would like to move forward on adoption of an ordinance as soon as possible.

A discussion followed with members of the Council expressing appreciation to Detective Bowman and Hansen for their presentation and for being proactive in protecting Layton City residents. Councilmember Bloxham stated people don't like sharing their story because of embarrassment. He indicated he had noticed one of these BTM's in one location.

Detective Hansen pointed out one particular store had placed signage on the BTM prohibiting its employees from using the machine.

Chief Swanson indicated some businesses had unplugged them in an effort to discourage use of the BTM.

Councilmember Kolendrianos requested clarification regarding the potential for fraud using a website or

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an app on your phone. Detective Hansen responded when using those methods it is simply an exchange, in which minimal fees are paid to host the user's wallet. There is never a need to obtain cash in order to obtain cryptocurrency. He believed these methods were very controlled.

Detective Bowman also pointed out with the BTM scam, the victims are on the phone with the scammer who is providing them with step-by-step instructions on how to deposit their money in the BTM and what buttons to push.

Mayor Petro complimented Detective Bowman's and Hansen's efforts and desire to protect Layton City's residents and the Council directed Staff to proceed with an ordinance.

Councilmember Kolendrianos announced he was an employee of Davis and Weber Counties Canal Company and inquired whether he should recuse himself during discussion of the next agenda item. Clint Drake, City Attorney, responded he wouldn't need to recuse himself as long as he believed it wouldn't be a conflict on his part to participate in the discussion and he could make a fair and impartial decision.

## **PRESSURIZED IRRIGATION SYSTEM TRANSFER AGREEMENT BETWEEN LAYTON CITY AND DAVIS AND WEBER COUNTIES CANAL COMPANY FOR THE TRANSFER OF THE PRESSURIZED SYSTEM FROM DAVIS AND WEBER COUNTIES CANAL COMPANY TO LAYTON CITY – RESOLUTION 26-09 – VARIOUS LOCATIONS THROUGHOUT THE CITY**

Stephen Jackson, Public Works Director, reminded the Council of the history associated with secondary water throughout the City and pointed out the following:

- Entered into an operating agreement for Layton secondary irrigation system with Weber Basin Water Conservancy District (WBWCD) in 2018
- Finalized transfer agreement for pressurized irrigation system with Kays Creek Irrigation Company in 2022
- This proposed transfer agreement for pressurized irrigation system with Davis and Weber Counties Canal Company (DWCCC)

He explained these actions were a result from the 2017 update to Layton City's Water Master Plan which identified the City's desire to optimize pressurized secondary water use in an effort to eliminate demand from the City's culinary water system. Consolidation of operations and maintenance of pressurized secondary water systems in Layton City would achieve this goal.

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He shared an illustration which identified service areas for each of the respective secondary water sources. He also shared an illustration which identified proposed or needed secondary water improvements and explained those projects.

Mr. Jackson reviewed the terms of the proposed agreement with DWCCC:

- The system consisted of approximately 1,350 connections, 23 miles of pipes and appurtenances
- DWCCC would retain the canal, reservoirs, and transmission lines not associated with the system in Layton City
- Hybrid users would remain DWCCC shareholders
- West Layton Ditch flood irrigators would remain with DWCCC

He referenced the contracts currently in place:

- the bilateral contract from 2002, Amended in 2005, and 2007, would be terminated with the implementation of the Transfer Agreement
- the trilateral contract, between the City, DWCCC, and WBWCD from 2005 would be assigned the rights, obligations, and liabilities from DWCCC to Layton City
- 13 existing purchase contracts with WBWCD would be assigned to Layton City

He presented map illustrations reflecting the locations of the pressurized systems, known as the South Layton System and the West Layton System, which would come to Layton City and explained specifics for each area. He emphasized the hybrid users would maintain their respective shareholder rights and Davis and Weber would manage those respective fees. He added the City had agreed to provide that water to the hybrid users through the system at no charge to DWCCC or its users. Layton City would also pass the water through the system into the West Layton ditch area and would continue to be operated by DWCCC. He mentioned as development occurred, many of those systems would transfer and/or change.

He continued to clarify the following undertakings by Layton City:

- Disconnection from DWCCC South Layton Secondary Water System
- Deliver water through pressurized system to hybrid users and DWCCC for West Layton Ditch shareholders
- Pay its regular shareholder assessments to DWCCC on City Shares
- Metering of transferred connections
  - City received grant funding for 65% of metering costs. Deadline for installation of the meters would be October 2026 and believed that would be met.

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- Own, operate, and maintain transferred system
- Billing for customers on pressurized system
- Coordinate future development and modifications to West Layton Ditch system with DWCCC

He also identified DWCCC undertakings:

- Provide system documentation for transferred system
  - Operation policies and procedures
  - Mapping and billing information
- Assist City with identifying and understanding the transferred system
- Assign rights-of-way and easements for the transferred system to the City
- Hybrid users and other shareholders remain with DWCCC
- Coordinate future development and modification to West Layton Ditch system with Layton City

He reviewed the timeline associated with the transfer agreement, if approved, pointing out the following:

- The disconnection from DWCCC South Layton System would need to take place prior to April 15, 2026
- Notification to customers regarding the transfer of the system prior to the 2026 water season
- Coordinate the delivery of water to hybrid and West Layton Ditch users
- Begin monthly billing for 2026 water year
- Continue installation of meters through system for completion by October 2026

He asked if there were any questions.

Councilmember Morris inquired about the water source for the DWCCC water. Rick Smith, General Manager DWCCC, responded the water originated at Echo and East Canyon Reservoirs.

**APPROVE THE LAND SALE AND EXCHANGE AGREEMENT BETWEEN LAYTON CITY AND THE STANFORD J. LAYTON FAMILY TRUST, DATED OCTOBER 1, 2007 – RESOLUTION 26-13 – APPROXIMATELY 3200 WEST AND WEST HILL FIELD ROAD**

Mr. Drake reviewed the land exchange agreement between Layton City and Stan Layton. He shared an illustration which identified the parcels and mentioned Mr. Layton was pleased with the proposed agreement and indicated he would not be able to attend tonight's meeting. He shared an illustration which identified the property needed by the City to complete the proposed project and indicated Mr. Layton would deed those parcels to expand the right-of-way, to include curb, gutter, and sidewalk, to ensure the safety of

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school-aged children walking to and from school.

Mr. Drake shared another illustration which identified property to the east owned by the City which was adjacent to property already owned by Layton City. He stated Mr. Layton had suggested the property trade which would be beneficial to both parties. He mentioned the parcels were not quite the same size; the property proposed to be deeded to the City was a little larger in size. He continued to explain Mr. Layton's acquisition of the City property would square off his property, which would be beneficial to not only farming but also for development in the future. The proposed agreement reflected the trade of property, square foot to square foot, with the City paying for the excess property, based upon an appraisal, acquired from Mr. Layton.

Mr. Drake mentioned the gated pipe used for irrigation purposes and the City had provided compensation to Mr. Layton for either replacement or relocation of the pipe. He indicated this was a special condition identified in the proposed agreement.

He asked if there were any questions.

Councilmember Smith Edmonson asked if there was a time constraint. Mr. Drake responded in the affirmative and mentioned it was respective prior to the watering season. He indicated Mr. Layton was aware of this deadline and believed it would be completed prior to April 15, 2026, before the secondary water system began receiving water.

Councilmember Kolendrianos inquired about coordination with the City's contractor. Mr. Drake indicated Mr. Layton intended to begin his project during the next dry opportunity.

The meeting adjourned at 6:57 p.m.

The work meeting reconvened at 8:06 p.m.

Mayor Petro requested the Councilmembers identify items for discussion in future meetings and indicated she was aware of the following:

- Modifying the City's PRUD (Planned Residential Unit Development) Ordinance
- Regulation of E-bikes, golf carts, and potential inclusion of additional bike lanes
- Photos of the elected officials in the lobby of City Hall

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- Communications
- RAMP Ordinance and/or Bylaws

Councilmember Kolendrianos would like to include the following topics:

- Landscape ordinance
- Water usage
- Outdated City Codes

Mr. Drake said his department would be willing to do this within certain time constraints.

Councilmember Kolendrianos suggested maybe few municipal codes each year.

Mr. Drake agreed and mentioned that his department focused on training and reactionary items which couldn't be controlled but they could review codes when time allowed.

Councilmember Bloxham suggested considering only items which needed to be modernized.

Mr. Jensen mentioned prioritization and direction from the Council would be helpful specific to those Codes Staff should focus on updating and suggested providing a prioritized schedule with issues which the Council believed were of concern within the community.

Mr. Drake also informed the Council, Staff had spent a great deal of time updating and modernizing forms used within the City; as well as improving processes including some agreements, Business License applications, and processes.

Councilmember Morris inquired if those updates were compliant with the State's data privacy and Mr. Drake responded those had been updated when needed.

Councilmember Smith Edmondson spoke in regard to youth and mentioned Kratom and paraphernalia were available in a lot of places within the City. She stated CTC (Communities That Care) was trying to identify the business locations where this product was legally sold. She added CTC was also trying to educate parents about the danger of this readily available substance. She reported proposed legislation would ban the product; however, that wasn't approved. She had discussed her concerns with Chief Swanson and he indicated he would discuss her concerns with Police Department Staff and a discussion followed. Mr. Drake believed the regulations regarding that product should be the State's responsibility but would explore

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options to the City. The discussion continued.

Councilmember Thomas would like the City to proceed with creating an ordinance to ban the cryptocurrency machines.

There was a discussion regarding gambling machines within the City and Mr. Drake stated the gambling machines disappeared after three or four years.

The consensus was to discuss the Council's priorities on Thursday, March 5, 2026.

Councilmember Bloxham stated he would like to discuss Wasatch Integrated Waste Management and a discussion followed.

**The meeting adjourned at 8:36 p.m.**

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Kimberly S Read, City Recorder

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## **MINUTES OF LAYTON CITY COUNCIL MEETING**

**FEBRUARY 19, 2026; 7:02 P.M.**

### **MAYOR AND COUNCILMEMBERS**

#### **PRESENT:**

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

#### **STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, WESTON  
APPLONIE, DAVID PRICE, JOELLEN GRANDY,  
STEPHEN JACKSON AND TORI CAMPBELL**

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

Mayor Petro opened the meeting and welcomed the public. Councilmember Kolendrianos introduced Grant Memmott who then offered the invocation. Councilmember Kolendrianos led the Pledge of Allegiance.

Lyra Gutierrez, Youth Council Mayor Pro Tem, shared that her favorite experience with Youth Council was helping with the 4<sup>th</sup> of July parade, passing out popsicles to the spectators.

#### **MINUTES:**

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

**Layton City Council Meeting – November 20, 2025;  
Layton City Council Meeting – December 4, 2025; and  
Layton City Council Strategic Planning Work Meeting – December 11, 2025.**

The vote was unanimous to approve the minutes as written.

#### **MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Thomas announced Parks and Recreation’s Free Family Activity was scheduled for Friday, March 20, 2026, at the Layton Branch of the Davis County Library. He explained the theme would be associated with the America250, celebrating America’s 250 Birthday. This would be a fun event exploring and learning about America’s history.

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## **PRESENTATIONS:**

There were no presentations.

## **CITIZEN COMMENTS:**

Irene Hill, Layton City Heritage Museum, announced the Museum would also be celebrating Americas250 on Thursday, February 26, 2026, from 6:00-8:00 PM. She mentioned the historical displays included toys from the past 250 years. She also mentioned there would be crafts and mini cupcakes for those attending.

Nancy George, Layton, Board Chair of Davis Arts Council (DAC), introduced Lisa Hoyt, new Executive Director of the Davis Arts Council. She stated her previous experience was with the Eccles Theater, as its Community Activation and Event Manager for Salt Lake County Arts and Culture. She mentioned she also had extensive experience with Ballet West and received both a Bachelor and Master of Fine Arts Degrees in in Ballet. She also resided in Davis County.

Lisa Hoyt, DAC, expressed her excitement about the opportunity to be appointed as the Executive Director of DAC. She mentioned the organization's past history of providing access to various art disciplines to all members of the community. She also looked forward to strengthening DAC's programming and expressed appreciation to the Council for its support to DAC. She stated DAC would be announcing the upcoming Summer Nights with the Stars shows one-by-one. She announced season tickets would become available on Monday, March 16, 2026, and single tickets could be purchased beginning Tuesday, April 21, 2026. She reported the following performances had already been announced: The Marshall Tucker Band, Edwin McCain & Five for Fighting, The Doo Wop Project, and Yachtley Crew.

Bryce King, resident, informed the Council he experienced a water leak last evening during the big snow storm. He expressed thanks and appreciation to the City Staff which addressed that situation from early in the day into the late-night hours. He mentioned residents didn't receive any type of communication regarding that situation and suggested the City consider some type of communication mechanism to inform the public of these situations. He mentioned neighbors were calling him to learn about the circumstance and provided several options which he believed could provide information to affected residents. He also suggested additional signage regarding the road closure associated with repairs.

Jennifer Bazano, Layton, informed the Council she voted for the RAMP (Recreation, Arts, Museum, and Parks) Tax because she was supportive of various Parks and Recreation programming within the community and was an advocate for the Arts. She also indicated she voted for specific individuals during the election for

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one reason: dog parks. She pointed out the largest City within Davis County didn't currently have a designated location for dogs to be off leash, or to socialize, or dog owners to socialize, at the same time. She believed there were between 30%-40% of Layton City owned dogs and suggested that need should be filled. She heard citizens without dogs would not be comfortable going to an off-leash dog park, and expressed her opinion there were plenty of other parks, where dogs weren't allowed, for those residents to frequent. She mentioned the possibility of RAMP Tax funding being requested for a dog park and would like that to come to fruition as she believed there was a large portion of Layton residents which weren't being served fairly.

## **CONSENT AGENDA:**

### **ANNEXATION REQUEST – MOTTA AT THREE FARMS ANNEXATION – ACCEPTANCE OF THE PETITION – RESOLUTION 26-10 – APPROXIMATELY 2900 WEST GENTILE STREET**

Weston Applonie, Community Development and Economic Director, introduced the agenda item and shared a visual presentation. He mentioned this would be the first of a three-step process and indicated following this acceptance of the petition, the certification of the annexation petition would come before the Council, followed by approval of the annexation and a rezone.

He said the petitioner, Greg Timothy, representing Ivory Development and Motta Family Farms was requesting the annexation of 62.723 acres of property south of Gentile Street, west of 2700 West, and north of the West Davis Corridor and identified it on a map illustration.

He reiterated the Council would be approving the acceptance of the petition, and following adoption of the resolution, Staff would initiate necessary annexation procedures as outlined in State Law. Staff recommended approval and he asked if there were any questions.

Councilmember Smith Edmondson requested clarification whether the annexation consisted of two or three parcels. Mr. Applonie responded the annexation petition identified two parcels; however, the rezone would be applicable to more parcels. Upon further investigation he confirmed the annexation was applicable to three.

### **BID AWARD – MERRILL SHERIFF CONSTRUCTION, INC. FOR WEST DAVIS CORRIDOR LANDSCAPE PROJECTS, PROJECT 25-01 – RESOLUTION 26-07 – WEST WEAVER LANE, 2200 WEST, 2700 WEST, AND 3200 WEST**

JoEllen Grandy, Parks Planner, introduced the agenda item which would authorize the execution of an agreement with Merrill Sheriff Construction for the West Davis Corridor Landscape Projects, Project 25-01.

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She shared a visual illustration which identified what the projects would encompass:

- 2700 West Park Strip – street trees and under plantings
- 2700 West Trailhead – extension of concrete for bike riders, auto rail for safety, raised concrete barrier, bike repair station and bicycle rack area, concrete pad with benches, and an informational kiosk and a two-rail fence
- Weaver Lane Trailhead – create better delineation of boulders to clarify where bikers should safely ride
- 2200 West Landscaping – beautifying adjacent parcels with native grass and clustering of trees near Shoreline Jr. High

Ms. Grandy reviewed the bid process explaining five contractors met qualifications to submit bids, and three bids were received with Merrill Sheriff identified as the lowest responsive responsible bid with a bid amount of \$369,892.77. She informed the Council the City had received funds from UDOT (Utah Department of Transportation) for the project. She reported costs for the project, if the bid award with Merrill Sheriff was approved, would total \$392,893.00, leaving a difference of \$107,107. She proposed appropriating funding towards the future Kays Creek Estates park site by adding a tree buffer. She also proposed a gateway entry sign at 2700 West entrance into Layton City.

Staff recommended approval of the resolution authorizing the bid award and asked if there were any questions.

Councilmember Kolendrianos requested clarification about the kiosk panels at 2700 West, specifically what information would be provided. Ms. Grandy responded the panels would be specific to the City's trail system, similar to the panels at the Adams Canyon Trailhead. She mentioned other information would include cultural history and the Shorelines Nature Preserve. Councilmember Kolendrianos inquired if anything would be included regarding the Indigenous community that lived here before it was settled. Ms. Grandy responded in the affirmative and indicated it would be included on the cultural history panel.

Councilmember Smith Edmondson commented on the remaining funds and recalled residents along the corridor had requested the use of UDOT landscaping funds for the planting of some trees to provide a sound buffer. She inquired whether any thought had been given for this purpose. Ms. Grandy responded the City's focus had been on ensuring the trail system amenities were completed, followed by needs of the City. She indicated that it could be considered if there was any excess funding. She reported Layton City had been very involved in the planning and engagement process with UDOT and recalled the placement of the berm along the corridor to provide a separation and buffer for noise was a significant ask. She pointed out the challenge of providing water to the trees in that area; however, it could be explored.

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## **PRESSURIZED IRRIGATION SYSTEM TRANSFER AGREEMENT BETWEEN LAYTON CITY AND DAVIS AND WEBER COUNTIES CANAL COMPANY FOR THE TRANSFER OF THE PRESSURIZED SYSTEM FROM WEBER AND DAVIS COUNTIES CANAL COMPANY TO LAYTON CITY – RESOLUTION 26-09 – VARIOUS LOCATIONS THROUGHOUT THE CITY**

Stephen Jackson, Public Works Director, explained Resolution 26-09 would authorize the Pressurized Irrigation System Transfer Agreement between Layton City and Davis and Weber Counties Canal Company. He indicated the City had been negotiating the agreement with representatives from the canal company for quite some time and reviewed the history specific to the agreement.

He pointed out when the City adopted its Water Master Plan in 2017, it identified the need to optimize pressurized secondary irrigation water use in an effort to reduce demand from the City’s culinary water system and to better optimize water resources available to the City. As part of that optimization, it required the consolidation and maintenance of the secondary water systems within the City. He reviewed a timeline associated with these actions pointing out the City’s past agreements with Weber Basin Water Conservancy District (WBWCD), Kays Creek Irrigation Company, and now the Davis and Weber Counties Canal Company (DWCCC). He shared a map which identified the various secondary water areas and respective water sources throughout the City. He also identified the secondary water improvement projects also identified in the Water Master Plan and indicated this agreement was an integral part for completing the needed projects.

He briefly reviewed the terms of the Agreement pointing out the following:

- DWCCC would convey the pressurized irrigation system to Layton City, which included 1,350 connections and 23 miles of pipe and appurtenances
- DWCCC would retain the canal, reservoirs, and transmission lines not associated with the system in Layton City
- Hybrid Users (flood irrigators) would remain DWCCC shareholders
- West Layton Ditch would remain with DWCCC

He stated there was also a bilateral contract between DWCCC and Layton City executed in 2002 which addressed the pressurized system and delivery in Layton City that would be terminated with this Agreement. The trilateral contract between DWCCC, Layton City, and Weber Basin Water Conservancy District (WBWCD), executed in 2005, would now become a bilateral contract, in which all rights, obligations, and liabilities would transfer to Layton City. There were also 13 purchase contracts with WBWCD which would also be transferred to Layton City as part of the Agreement.

He shared a map illustration which reflected the pressurized lines, known as the South Layton System and

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West Layton System, being transferred to Layton City and reviewed those specific areas with the Council. The illustration also identified those hybrid users of the system.

He identified the City undertakings:

- Disconnect from DWCCC South Layton Secondary Water System connecting it to the Layton Parkway
- Deliver water through pressurized system to Hybrid Users and DWCCC for West Layton Ditch shareholders
- Continue to pay shareholder assessments to DWCCC on City Shares
- Metering of transferred connections via grant revenue for 65% of metering costs
- Own, operate, and maintain transferred system
- Billing for customers on pressurized system
- Coordinate future development and modifications to West Layton Ditch system with DWCCC

He reviewed the DWCCC undertakings:

- Provide system documentation for transferred system including operation policies and procedures and mapping and billing information
- Assist City with identifying and understanding the transferred system
- Assign rights-of-way and easements for the transferred system to the City
- Hybrid Users and other shareholders would remain with DWCCC
- Coordinate future development and modifications to West Layton Ditch system with Layton City

He identified the City's next steps once the Council adopted the resolution approving the Agreement:

- Begin the process to disconnect from DWCCC South Layton System prior to April 15, 2026 water season
- Notices would be sent to customers on the transferred system prior to the 2026 water season
- Coordinate the delivery of water to Hybrid Users and DWCCC for West Layton Ditch
- Begin monthly billing for 2026 water year
- Continue installation of meters throughout system for completion by October 2026

Staff recommended approval and asked if there were any questions.

Mayor Petro requested Mr. Jackson clarify there would be no disruption of service. Mr. Jackson confirmed that was accurate and added the Hybrid Users (flood irrigators) would not see any difference in how the system operated or was managed. Current pressurized system users also should not notice any difference with how

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that system operated.

Councilmember Kolendrianos inquired how the City intended to provide notice to customers. Mr. Jackson responded notices would be mailed explaining the transfer of the system and providing contact information for Layton City Staff if any questions needed to be addressed. Clarification would also be provided to Hybrid User and/or Shareholders regarding continued contact with either DWCCC or WBWCD. He emphasized Staff would continue to work closely with DWCCC Staff to ensure a smooth transition and the notice would be sent following adoption of the resolution.

**APPROVING AN AGREEMENT, AMENDING THE EXISTING RIGHT-OF-WAY AND EASEMENT AGREEMENTS BETWEEN LAYTON CITY AND QUESTAR GAS COMPANY, DBA ENBRIDGE GAS, UTAH – RESOLUTION 26-12 – ALONG THE WEST SIDE OF THE BAMBERGER TRAIL, PARALLELING I-15, FROM APPROXIMATELY WEST GENTILE STREET TO 400 WEST**

Mr. Jackson explained the resolution would approve an agreement amending the existing right-of-way and easement agreements with Enbridge Gas. He indicated it owned a large gas line along the Bamberger Trail and adjacent to Interstate 15 and spoke to the project along the west side of the Bamberger Trail from Gentile Street to approximately 400 West. Enbridge Gas had identified the need to upgrade the size of the pipeline from 20 inches to 24 inches, which would run outside of the current easement. He shared a visual illustration identifying the location of the current gas line in relation to the Trail and Interstate 15. The current Easement Agreements, established in April 1957 and January 1958, would be amended and replaced with this current Easement Agreement, allowing Enbridge Gas to not only upsize the pipe but to establish the width of the Easement. He informed the Council this would be a significant project within the City. He specifically mentioned the shaded gray area near Church Street on the illustration and indicated the gas line would need to run outside of the existing easement and stated it would be added within the new Easement Agreement.

Staff recommended the Council adopt Resolution 26-12, approving the Amendment to the Right-of-Way and Easement Agreements with Questar Gas, doing business as Enbridge Gas. He asked if there were any questions.

Councilmember Thomas inquired whether the proposed 24-inch line would be large enough and Mr. Jackson responded Staff was confident Enbridge Gas had appropriately determined the needs for its infrastructure. He indicated Staff from Enbridge Gas were present to respond to any questions.

Councilmember Smith Edmondson inquired about the timeline associated with this proposed large project

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within the City.

Darren Krumm, Project Manager, Enbridge Gas, responded the construction schedule would be between two and three years, but not continuous for the whole project and believed this small section would take a couple of months to complete. He mentioned City Staff had been great to work with.

Councilmember Morris asked where the project would begin and end. Mr. Krumm stated it would begin at Gentile Street, going north past Fort Lane and ending at SR 193 in Clearfield City.

## **APPROVE THE LAND SALE AND EXCHANGE AGREEMENT BETWEEN LAYTON CITY AND THE STANFORD J. LAYTON FAMILY TRUST, DATED OCTOBER 1, 2007 – RESOLUTION 26-13 – APPROXIMATELY 3200 WEST AND WEST HILL FIELD ROAD**

Clint Drake, City Attorney, reminded the Council of the discussion during the previously held Work Meeting. He shared a visual illustration and oriented the public with the area and mentioned the need to widen the road and complete infrastructure improvements. The areas needed to be acquired for the project were highlighted in gray and black and would provide additional safety for families with children in that particular area. The property needed by the City was just over one acre in size and some property to the north, owned by the City, was just under one acre in size. The City had come to an agreement with the property owner the properties would be exchanged at a per-square foot value, and the City would then purchase the remaining property, based on an appraised value, needed to complete the project. He identified the amount of the appraised value would be approximately \$54,000. He also mentioned the following impacts to the property: a gated pipe used for irrigation purposes would need to be either replaced or relocated. The City had also agreed to provide funding in the amount of \$25,000. These amounts would be in addition to the property swap and asked if there were any questions.

Councilmember Bloxham inquired whether Mr. Layton, the property owner, had been using the City property proposed to be conveyed to him, for his farming enterprise in the past and Mr. Drake responded in the affirmative. Mr. Bloxham clarified the City had never received any compensation for this use and Mr. Drake responded in the affirmative.

Mayor Petro suggested his use had maintained the property.

Councilmember Smith Edmondson commented this was near her area and believed the road and sidewalk improvements would contribute toward safety to the children in that area. She expressed her pleasure with the agreement between the City and the landowner.

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

**PUBLIC HEARINGS:**

There were no scheduled public hearings.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**Councilmember Thomas moved to adjourn the Council Meeting to reconvene in a Work Meeting at 7:55 p.m. Councilmember Kolendrianos seconded the motion, which passed unanimously.**

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Kimberly S Read, City Recorder

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**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**MARCH 5, 2026; 5:31 P.M.**

**MAYOR AND COUNCILMEMBERS**

**PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, WESTON  
APPLONIE, STEPHEN JACKSON, DAVID PRICE,  
JOELLEN GRANDY, ED FRAZIER, AND KIM  
READ**

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

Mayor Petro opened the meeting.

**AGENDA:**

## **MAYOR'S REPORT**

Mayor Petro informed the Council of a federal grant opportunity to possibly fund some city projects and indicated it would be discussed further in the meeting.

She stated Wasatch Integrated and North Davis Sewer District hadn't met since she last reported. She mentioned some proposed legislation which would impact Layton City and expressed appreciation to members of the Council for staying involved and speaking out on behalf of the City.

## **COUNCILMEMBER'S REPORTS**

Councilmember Smith Edmondson announced CTC (Communities That Care) had a grant opportunity which could fund the program for the next five years and mentioned a meeting with Layton City Staff had taken place to learn specifics and what that would look like. She reported individuals were working on gathering what needed to be compiled in order to apply for the grant. It was anticipated Tiffany Lanning, Davis Behavioral Health, would have everything compiled for submission next week. She indicated this would be helpful with incorporating South Weber City with Layton City's CTC since it also fed Northridge High.

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Councilmember Thomas announced Free Family Night at the Library was scheduled for Friday, March 20. Layton Heritage Museum would have a photography exhibit of winners from the Utah State Fair beginning Thursday, March 12. Surf 'n Swim would also be hosting the Egg Dive on Saturday, March 21, \$3 admission fee, however participants would be allowed to swim following the Egg Dive.

Councilmember Bloxham inquired about the basketball program for high school students. David Price, Parks and Recreation Director, responded basketball registration had recognized an increase, and specifically mentioned the increase in participation for the girls' high school league. Councilmember Bloxham passed along appreciation from a resident for the high school girls basketball program.

Councilmember Kolendrianos informed the Council the Planning Commission had received some training which had also been helpful to him. He mentioned its next Meeting had been canceled due to a lack of agenda items.

Councilmember Morris announced the following:

- RAMP (Recreation, Arts, Museum, and Parks) Commission was still reviewing submitted grant applications.
- Provided updates on legislation:
  - Water Bill advanced through the House and was circled in the Senate. He believed it wouldn't necessarily affect Layton City unless it wanted to apply for any state and/or federal grant funding for water projects. A discussion followed and Councilmember Smith Edmondson explained the intent with the original language in the bill was to encourage municipalities which historically touted they hadn't increased their water and sewer rates, yet would request state funding when large infrastructure projects were needed.
  - Property Tax Bill had morphed into the amount of funds a municipality could have in its reserve fund balance based on the General Fund Balance. Removing residential exemption for renters. He pointed this bill had died on the Senate floor with Senator Adams breaking the tie.
  - Representative Karen Peterson's Property Tax Bill that affected timing specific to the budget process was sitting in the Senate.
  - The Election Bill was held in the Senate Committee so that bill was finished.
  - Representative Roberts'n Bill creating Infrastructure Fund that municipalities could apply for funding assistance for big projects, to be repaid by Impact Fees when subdivisions were developed, was also being circled in the Senate.
  - Primary Election Bill allowing municipalities to choose to not hold a Primary Election in

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order to eliminate only one or two candidates in an effort to save on election costs passed.

A discussion regarding various other legislation took place. Councilmember Smith Edmondson mentioned the Municipal Reporting Bill passed and pointed out it would be applicable to all elected officials specific to an open campaign bank account and a discussion followed. Councilmember Smith Edmondson also pointed out the fine assessed for non-compliance.

## **DISCUSSION OF COUNCIL PRIORITIES**

Mayor Petro requested JoEllen Grandy, Parks Planner, and David Price, Parks and Recreation Director, address the Council on the grant opportunity to the City.

Mr. Price expressed appreciation to Mayor Petro for making Staff aware of the grant opportunity and stated Staff had identified two separate projects which would be submitted for the grant funding. As part of the application process, a letter of support from Council was required. If the City's submission was successful, a formal acceptance via resolution would then be approved by the Council.

JoEllen Grandy, Parks Planner, shared a visual illustration which highlighted the two projects:

- Kays Creek Trail Pedestrian Overpass at the FrontRunner Station

She shared a visual illustration which identified the location where the connection near the Layton FrontRunner Station was proposed and informed the Council the project would soon go out for bid. She shared a map reflecting the City's trail improvement goals pointing out the City had made concerted efforts to connect the Kays Creek Trail from the mountains to the lake. She identified the location of focus, completing a trail connection over the railroad tracks via pedestrian overpass bridge. She also mentioned the signaled crossing at Main Street. She shared details associated with the project illustrations of the pedestrian overpass. She reminded the Council, City Staff had worked closely with UTA and UDOT regarding the project and shared an illustration of what the overpass would resemble. She shared an illustration which identified the various funding sources over several years for the project. She concluded if the proposed grant funding was secured, through Representative Blake Moore's office, this would allow the City to re-appropriate the internal funding for other City projects.

Councilmember Thomas inquired about the timeline associated with the grant submission and Ms. Grandy responded the grant process required a quick submission timeframe and Staff was quickly compiling the necessary documents to submit.

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Ms. Grandy identified the second project for grant funding consideration:

- Freedom's Plaza in Constitution Circle near the Vietnam Veterans Memorial Replica

She shared an illustration reflecting what the plaza would resemble pointing out the following features in the concept plan:

- Reflection pool
- Plaques highlighting Founding Father's documents
- Symbolism of 13 columns, representing the original 13 colonies
- Benches around the reflecting pool
- Gold Star Family monument

She continued to share conceptual plans resembling the completed project. She reported Staff had been working closely with a committee including Mayor Petro, Vietnam Veterans Organization, Major Brent Taylor Foundation, and War Dog members in order to obtain a collective view in an effort to complete a positive patriotic plaza. She also indicated a design team had assisted in compiling necessary construction documents and mentioned the committee had revised a number of versions and renditions of the proposed plaza. She identified feedback or suggestions which had been incorporated including trees, trellises, benches, and an enhanced walkway entrance to the plaza. Staff believed this would be a worthy project and pointed out it would be a nice fit for the America250 celebration year. She informed the Council of how much the funding request would be and requested the Council's support. She asked if there were any questions.

Councilmember Morris inquired whether the City needed to prioritize the projects and Ms. Grandy responded no ranking of the projects was requested; therefore, the applications would be submitted side by side. She suggested it would be left up to the sub-committee to review the requests and determine which project(s) met its goals for funding.

Councilmember Kolendrianos requested clarification whether submission for either the Recreational Trail Program or the Utah Outdoor Recreation grant had been requested for this grant cycle. Ms. Grandy responded the City had secured that funding in the 2024-2025 grant cycle.

Councilmember Bloxham requested he be notified once the grant application was submitted.

Alex Jensen, City Manager, requested Ms. Grandy speak about the timing of the projects once grant funding

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was received. She explained once the grant was awarded, the City would have 12 months to complete the project. She expressed her opinion since the pedestrian overpass would soon be proceeding through the bid process, it might be a better fit for the grant funding. She mentioned Staff was still completing the construction plans for the Freedom's Plaza project and added the City would want to have all funding in place prior to beginning the project in order to ensure it could be completed. A discussion took place regarding the cost of the Freedom's Plaza.

Mayor Petro pointed out the significance of the location of the Vietnam Veterans Memorial Wall Replica and proposed Freedom's Plaza would be in Constitution Circle.

Mr. Price announced two separate letters of support needed to be signed by the Mayor and Council in order to proceed through the grant process. The Mayor and Councilmembers signed the letters of support.

Mayor Petro mentioned the remainder of the meeting would be a discussion of Council priorities and requested each Councilmember announce their respective priorities.

Mayor Petro identified her following priorities:

- Active Transportation Plan, Parks Plan, and Street Plan to provide clear paths and active mobility within the City. She mentioned training being offered by Wasatch Front Regional Council (WFRC) providing valuable insights associated with alternate forms of transportation. She specifically mentioned the inclusion of intersections implementing traffic calming options making them pedestrian friendly.
- The City's PRUD ordinance and commented she didn't care for rear-loaded units.

Councilmember Bloxham believed exceptions followed the rule in relation to PRUD's and suggested the City could implement more stringent requirements. He believed there were certain locations which were better suited for the use of the PRUD and shared an example in which the application of the PRUD ordinance was needed and/or appropriate to be conducive for development. He would like to explore what more narrow language would resemble for development.

Councilmember Kolendrianos believed developers wanted options and allow the market to guide development within the City. He mentioned the Ag Heritage Zone and stated he was opposed to that application and stated he would like to allow higher density; however, the open space associated with the PRUD should be a benefit to the City as opposed specific to the development. He spoke about some recent modifications with a specific development which provided more options to the developer. He also suggested

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implementing outreach from adjacent property owners when implementing the PRUD with development.

Councilmember Smith Edmondson suggested reviewing the Ag Heritage Overlay because of its connotation which was different from the actual implementation. She believed the language should be more intentional to what would be allowed.

Councilmember Bloxham expressed his desire the City's land use ordinances would ensure the uniqueness of the western portion of the City remain and didn't believe that area was suited for higher density. He expressed his opinion density should be located near freeway systems, transit, and commercial options. He believed individuals that want walkability would choose to live in those types of areas, adjacent to amenities within a walkable distance. He didn't want suburbs to resemble an urban area and didn't believe the City should feel obligated to provide flexibility to developers; the City should be able to dictate the type of development for a specific area. The Council should utilize its land use authority.

Councilmember Thomas stated he wasn't aware of vacancy figures or the availability of townhouses and apartments within the City. He inquired whether the City should consider an ordinance prohibiting the removal of topsoil associated with homebuilding and development and shared a personal experience. He believed this would be instrumental with water conservation efforts.

Councilmember Bloxham mentioned the Utah Water Saver's Program. He recalled participation required the City to adopt a landscaping ordinance, which hadn't happened. He inquired about the possibility of that being brought back before the Council and requested clarification regarding its requirements. He suggested this should be considered with the three large developments recently approved in the western portion of the City. Clint Drake, City Attorney, responded those developments would be vested under the City's current ordinance.

Councilmember Kolendrianos would like the City to consider a new landscaping ordinance which required some xeriscaping in an effort to reduce water consumption. Weston Applonie, Community and Economic Development Director, pointed out the City's current PRUD required water-wise landscaping. Councilmember Kolendrianos reviewed his costs associated with purchasing water over the previous 20 years.

Councilmember Smith Edmondson expressed her desire for the City to designate a Communications Director or Team. She stated these positions were in much smaller cities surrounding Layton and suggested it would be beneficial for someone with that title to provide information on the City's behalf to residents.

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She would also like the Council to review the RAMP (Recreation, Arts, Museum, and Parks) Bylaws to ensure the City's intentions were clearly stated. Accessibility of the City building, both exterior and interior, to residents with mobility issues and shared an example.

Councilmember Morris stated he would be supportive of both the communications effort and RAMP Bylaws as priorities. He expressed concern regarding Station Area Plan and expressed concern about Staff's vision regarding that particular area of the City. Mr. Applonie reviewed the history associated with the creation of the Station Area Plan and informed the Council, City Staff were actively working to determine what that area would resemble. He pointed out State requirements would dictate some of the elements included in the Plan.

Councilmember Thomas pointed out the significance of America250 and would like some commemoration or acknowledgement of that event and a discussion followed. Mayor Petro mentioned Parks and Recreation would be designing and commissioning a commemorative coin in conjunction with America250.

Mayor Petro recapped the discussion and concluded the Council would like to explore and/or address the following items:

- PRUD ordinance specific to AG Overlay, rear entry option, open space qualifications, and topsoil
- Utah Water Program and landscaping ordinance
- Communications/CIO (Chief Information Officer) role
- RAMP Bylaws review
- Building accessibility both interior and exterior
- Station Area Plan update
- Transportation planning: bicycles, width of sidewalks, utilization of intersections, safe routes to schools, trail connections, etc.
- Historical monument/recognition specific to Layton City commemorating America250

Mayor Petro reminded the Council about ULCT (Utah League of Cities and Towns) Mid-year conference in April.

Mayor Petro mentioned America250 would be incorporated with the July 4<sup>th</sup> parade and announced something other than popsicles would be distributed.

**The meeting adjourned at 6:58 p.m.**

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Kimberly S Read, City Recorder

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## **MINUTES OF LAYTON CITY COUNCIL MEETING**

**MARCH 5, 2026; 7:02 P.M.**

### **MAYOR AND COUNCILMEMBERS**

#### **PRESENT:**

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

#### **STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, WESTON  
APPLONIE, STEPHEN JACKSON, DAVID PRICE,  
ED FRAZIER, 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. Mayor Petro offered the invocation and led the Pledge of Allegiance. She introduced Jack Rose, Youth Council, and requested he share a few words about serving on the Youth Council. Mr. Rose stated he enjoyed learning about government and ways to serve and improve the City. Mayor Petro mentioned some members of the Youth Council were currently attending training at Utah State University.

### **MINUTES:**

There were no minutes for approval.

### **MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Thomas announced the following:

- Parks and Recreation's Family Night at the Library was scheduled for Friday, March 20, 2026, from 6:30-8:00 PM. The theme would be "To History and Beyond" in recognizing America250. Many items representing 1776 would be on display.
- Layton Heritage Museum had a photography exhibit of entries from the Utah State Fair.
- Easter Egg Dive was scheduled for Saturday, March 21, 2026, for children not older than 13. He explained there would be gold eggs for each egg group to win a special gift basket. Admission was \$3 and participants would be allowed to swim following the egg dive.

### **PRESENTATIONS:**

There were no presentations.

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## **CITIZEN COMMENTS:**

Kendalyn Harris, Bountiful City, introduced herself and announced her candidacy for Davis County Commissioner. She expressed appreciation to the elected officials and mentioned her experience in various capacities with Mayor Petro during her time serving on the Bountiful City Council. She mentioned the County had just completed its Truth in Taxation and expressed her desire to contribute to fiscal responsibility in that capacity to continue to provide essential County services.

Megan Smock, Syracuse, believed Layton had too many residents to not have a dog park and requested the Council consider development of a dog park.

Heather Cook, resident, explained her previous experience with living in a City that offered many dog parks with various amenities to exercise her dogs. She requested the Council consider a dog park.

Jennifer Shepherd, resident, stated she had watched the previous City Council Work Meeting and was disappointed that none of the councilmembers had identified a dog park as one of its priorities. She shared a recent experience she had with taking her dog to Andy Adams Park in which she met another dog owner. She believed dogs allowed for connections between their owners. She also shared Layton's history regarding Layton's separation from Kaysville City over a dog issue. She requested the City prioritize a dog park facility.

Mayor Petro requested David Price, Parks and Recreation Director provide an update regarding a dog recreation facility.

Mr. Price responded Staff had met with the City Council several times regarding this issue and introduced several options with how the City could proceed. The Council had given Staff direction to move forward with the development of a 16-acre parcel, a natural space, consisting of trails for an off-leash dog facility. He reported he had submitted a request during this year's budget process for this development. He indicated the design would be finalized within the next few months.

## **CONSENT AGENDA:**

### **ANNEXATION REQUEST – MOTTA AT THREE FARMS ANNEXATION – CERTIFICATION OF THE PETITION – RESOLUTION 26-11 – APPROXIMATELY 2900 WEST GENTILE STREET**

Weston Applonie, Community and Economic Development Director, shared a visual illustration and reminded

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the Council it accepted the Annexation Petition during its meeting on Thursday, February 19, 2026. This would certify the Annexation Petition was compliant with the Utah State Code Annexation Procedures. He stated the petition would annex 62.723 acres and oriented the Council to the location of the property. He clarified the annexation application reflected 63.44 acres requested to be annexed; however, Davis County identified the acreage of 62.723 acres, which had been stated on both the resolution for acceptance, as well as this resolution. The applicant had submitted a statement to the City stating it accepted and recognized the acreage at 62.723 acres, identified by Davis County. Staff recommended approval and asked if there were any questions and there were none. He clarified approval of the annexation would come at a later date.

## **BID AWARD – BC & SONS EXCAVATION, LLC – MISCELLANEOUS WATER LINE IMPROVEMENTS, PROJECT WTR25-01 – RESOLUTION 26-15 – VARIOUS LOCATIONS BETWEEN ANTELOPE DRIVE AND 1675 NORTH AND 250 WEST AND 25 EAST**

Stephen Jackson, Public Works Director, introduced the agenda item and shared an illustration which identified the various locations proposed for the project. He reviewed the scope of the project and announced following a bid process, eight bids were received with BC & Sons Excavation submitting the lowest responsive, responsible bid in the amount of \$720,770.50. The engineer's estimate was \$850,000. Staff recommended approval of the bid award.

He asked if there were any questions.

Councilmember Smith Edmondson requested clarification about the numbered pages submitted in the packet and Mr. Jackson responded sheet one was the cover sheet which identified the rules associated with the project.

## **BID AWARD – CRESCENT EXCAVATING, LLC – 2550 NORTH AND CHURCH STREET, PROJECT 22-14 – RESOLUTION 26-16 – ALONG CHURCH STREET BETWEEN APPROXIMATELY 2530 NORTH AND 2550 NORTH**

Mr. Jackson introduced the agenda item and shared an illustration which identified the location for installation of a new 36-inch storm drain pipe with storm drain box installations, curb, gutter and sidewalk, new ADA ramps, and other incidental work associated with the storm drain installation. He reported 9 bids were received following a bid process with the lowest responsive, responsible bid submitted by Crescent Excavating LLC in the amount of \$138,579. The engineer's estimate was \$145,000.

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

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

**PUBLIC HEARINGS:**

There were no public hearings.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**The meeting adjourned at 7:26 p.m.**

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Kimberly S Read, City Recorder

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## **MINUTES OF LAYTON CITY COUNCIL MEETING**

**MARCH 19, 2026; 7:00 P.M.**

### **MAYOR AND COUNCILMEMBERS**

#### **PRESENT:**

**MAYOR JOY PETRO, MIKE KOLENDRIANOS,  
CLINT MORRIS, BETTINA SMITH EDMONDSON,  
AND DAVE THOMAS**

#### **ABSENT:**

**ZACH BLOXHAM**

#### **STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, STEPHEN  
JACKSON, WESTON APPLONIE, DAVID PRICE,  
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. Irene Hill, Faith Baptist Church, offered the invocation and Mayor Petro led the Pledge of Allegiance.

Mayor Petro recognized Addisen Hedgepeth, Youth City Council. Ms. Hedgepeth mentioned the Youth Council recently had the opportunity to participate with other Youth Councils in some training at Utah State University and announced her favorite session was on ‘civility’.

Mayor Petro also acknowledged the Boy Scouts in the audience and had them introduce themselves. Scouts from Troops 007 and 407 were in attendance.

#### **MINUTES:**

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

**Layton City Council Work Meeting – January 15, 2026;**

**Layton City Council Meeting – January 15, 2026;**

**Layton City Council Work Meeting – February 5, 2026; *as corrected***

**Layton City Council Meeting – February 5, 2026.**

The vote was unanimous to approve the minutes as written and corrected.

Mayor Petro recognized Councilmember Bloxham’s absence from the meeting and announced he was ill.

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## **MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Thomas announced the following Parks and Recreation events:

- Night at the Library would take place Friday, March 20, 2026, from 6:30-8:00 PM at the Davis County Library North branch in Layton. It would be a free event with a focus on America's history.
- Layton Heritage Museum would be hatching baby chicks.
- Easter Egg Dive was scheduled for Saturday, March 21, 2026, from 10:00 AM to 12:00 noon at Surf 'n Swim. He mentioned admission would be \$3 and participants would be allowed to swim following the egg dive.
- Various spring sport registrations were currently taking place and reviewed a few.

Councilmember Smith Edmondson announced the Bolder Way Forward Coalition would be hosting a Spring Meet-up on Monday, March 23, 2026 from 6:00-7:30 PM at the Davis County Memorial Courthouse. She mentioned light refreshments would be served and reported information provided would be specific to Davis County surveys completed by Davis County residents.

She announced Lovee's Cakes, a local Layton City bakery, would be sponsoring a promotion for K-12<sup>th</sup> grade students which received a report reflecting all A's in exchange for a free cupcake or cookie. Report cards reflecting A's and B's would receive a discount on a cupcake or cookie. Students either need to present the report card, a school ID or be accompanied by a parent, in order to either receive the treat or discount. It was their desire to promote and encourage education within the community.

## **PRESENTATIONS:**

Mayor Petro announced the Council would be recognizing two Boy Scouts which had achieved the rank of Eagle Scout.

## **EAGLE SCOUT LETTERS OF CONGRATULATIONS**

Walker Heiner, Eagle Scout, was recognized by the Council. Councilmember Smith Edmondson read a letter of congratulations to Mr. Heiner.

Easton Heiner, Eagle Scout, was also recognized by the Council. Mayor Petro read a letter of congratulations to Mr. Heiner.

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Mayor Petro expressed appreciation to the Scouting Program and the scouts in attendance.

## **CITIZEN COMMENTS:**

Wayne Potter, resident, suggested the Council consider the vacant property near Highway 89, currently being auctioned by UDOT (Utah Department of Transportation), for development of a City Sports Park facility in the eastern portion of the City.

## **CONSENT AGENDA:**

### **BID AWARD – ORMOND CONSTRUCTION, INC. – 490 WEST HILL FIELD ROAD, PROJECT 25-43 – RESOLUTION 26-17 – ALONG A PRIVATE DRIVE LOCATED BETWEEN APPROXIMATELY 490 WEST AND NORTH HILL FIELD ROAD AND ALONG HILL FIELD ROAD BETWEEN APPROXIMATELY 2300 NORTH AND 2340 NORTH**

Stephen Jackson, Public Works Director, introduced the agenda item and shared a visual illustration which identified the location of the proposed project and identified the challenges associated with the location. He reviewed the scope and specifics of the project. He reported the City had proceeded through a bid process with one bid being received by Ormond Construction with a bid amount of \$306,159. The engineer's estimate was \$275,000.

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

Councilmember Thomas inquired whether the project would impact Hill Field Road and Mr. Jackson responded the project would be in the right-of-way.

### **ADOPT AN ORDINANCE PROHIBITING VIRTUAL CURRENCY KIOSKS, ALSO KNOWN AS CRYPTO AUTOMATED TELLER MACHINES (CRYPTO ATMS), FROM BUSINESSES WITHIN LAYTON CITY LIMITS – ORDINANCE 26-07**

Clint Drake, City Attorney, introduced the agenda item and explained that several virtual currency kiosks were located within Layton City, which resembled ATM's; however, they don't operate the same way. He further explained the Police Department had completed numerous investigation cases and determined these were used to defraud citizens of considerable amounts of money. He reported between the years of 2021 through 2025,

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Layton City residents had lost more than \$2 million through these kiosks. He shared examples of the dollar amount of some transactions and stated that once funds were deposited into the kiosk machines, they could not be recovered. He reminded the Council of the presentation shared by the Police Department during a previous work meeting. He reported the State of Iowa had also completed some research and it determined that 98% of transactions through virtual currency kiosks were fraudulent; based on that information, as well as the experience of City residents and reports taken by the Police Department, Staff recommended adoption of the ordinance prohibiting virtual kiosks within the City. He briefly reviewed the regulations of the ordinance. He clarified the ordinance wouldn't restrict or prohibit the use of virtual currency; rather, only the use of the kiosk terminals.

He asked if there were any questions.

Councilmember Smith Edmondson requested clarification regarding the amount of money which had been lost to victims in Layton City and Mr. Drake responded Layton City residents had been scammed out of over \$2 million between 2021-2025.

Councilmember Smith Edmondson recalled the presentation shared during a previous work meeting which had reflected signage at some of the kiosks attempting to discourage use of the machines, as well as staff from the facility, which illustrated how aggressive the scammers interact with the victims. She concluded this was a big deal within Layton City and expressed her opinion this ordinance would benefit all residents.

Mr. Drake added notifications haven't been effective with discouraging use of these cryptocurrency kiosks and expressed his opinion these scams preyed on the vulnerable populations of society.

Mayor Petro believed Layton City would be the first City within the State to prohibit these machines and expressed appreciation to the City Staff

**MOTION:** Councilmember Thomas moved to approve the Consent Agenda as presented. Councilmember Kolendrianos seconded the motion, which passed unanimously. **Councilmember Bloxham was not present for the vote.**

Mayor Petro acknowledged and expressed appreciation to Police Chief Swanson.

**PUBLIC HEARINGS:**

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## **REZONE REQUEST – THE OVERLOOK AT KAYS CREEK – R-S (RESIDENTIAL SUBURBAN) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-02 – APPROXIMATELY 2550 NORTH VALLEY VIEW DRIVE**

Weston Applonie, Community and Economic Development Director, shared an illustration which identified the location of the 3.57 acre parcel and stated it had been designated within Sensitive Lands of the City. He also acknowledged the adjacent uses. He reviewed the proposed rezone and explained Staff had worked with the applicant's geotechnical engineer and the City's third-party geotechnical engineer to identify and mitigate geotechnical and geological issues identified on the subject property: a fault scarp was located through the center of the property and identified it on the illustration. Mr. Applonie stated this 61-foot width portion would be designated as 'non-buildable area' noted on the recorded plat. He also mentioned that based on the reviews of the geotechnical study, no other geological concerns were identified for mitigation.

Mr. Applonie reported the Planning Commission reviewed this item during its meeting on Tuesday, February 24, 2026, and unanimously recommended approval to the City Council. Staff agreed with the recommendation.

Mayor Petro asked if there were any questions.

Councilmember Thomas clarified nothing could be built on the designated fault scarp and Mr. Applonie responded in the affirmative. Councilmember Thomas then requested clarification portions of it could be owned by homeowners and Mr. Applonie responded in the affirmative.

Councilmember Smith Edmondson inquired about the difference between the number of homes allowed with the current zoning compared to what would be allowed under the proposed rezone. Mr. Applonie explained the current R-S zoning consisted of a 15,000 square-foot building lot; the R-1-10 would be 10,500 square feet to 18,800 square feet building lot and explained the decrease in lot size allowed smaller frontage providing more flexibility.

Councilmember Morris requested Mr. Applonie address the noticing requirements regarding the notification specific to the unbuildable area due to the fault scarp. Mr. Applonie responded each of those building lots would contain a restriction and a document would be recorded at Davis County stating that restriction as well as a note being placed on the plat. He added various approvals would be required by the Council during the subdivision process.

Clint Drake, City Attorney, clarified that once something was recorded against the property at the County, it

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would be reflected in a title report.

**Mayor Petro opened the public hearing at 7:37 p.m.**

Mayor Petro called for public comment.

There were no public comments.

## **ANNEXATION AND REZONE REQUEST – LOVE’S VALLEY VIEW – UNINCORPORATED AREA TO R-S (RESIDENTIAL SUBURBAN) – ORDINANCES 26-04 AND 26-05 – APPROXIMATELY 940 NORTH EAST SIDE DRIVE**

Mr. Applonie introduced the agenda item and explained the proposed rezone request would be for 2.096 acres located within a sensitive lands area. He added the request also included an annexation request. He referenced an illustration which identified the location of the parcel and reviewed adjacent uses. He informed the Council of the identified General Plan designation which allowed a density of 1-3.5 units per acre and reported the request fell within the parameters. He shared an illustration of the proposed subdivision which reflected a 10-15% slope of the property. He reviewed the conceptual plan which consisted of four single-family lots and stated they complied with the minimum lot size ranging from 15,004 square feet to 58,000 square feet. The four lots would have direct frontage onto a new street with a cul-de-sac extending east from East Side Drive. Access to the gravel pit would continue to be provided from a new street by way of the property on the south side of the proposed development.

Mr. Applonie stated Staff and the Applicant had been working with the Applicant’s geotechnical engineer and the City’s third-party geotechnical engineer to identify and mitigate geotechnical and geological issues. The items explored with this report included the following: scarp faults, scarp locations, slope stability, stability of soils, groundwater and liquefaction. The geotechnical study identified the Davis Aqueduct along the eastern boundary line of the subject property, and the Weber Basin Water storage facility were areas which needed to be addressed. Similar to other subdivision developments within Sensitive Lands areas, a Planned Residential Unit Development (PRUD) could be a good design; however, a PRUD would not necessarily be needed for every subdivision in the Sensitive Lands designation.

He referenced the Engineering Staff’s memorandum which reflected certain lots could be restricted for sub-surface geotechnical issues in a way which would be sufficient to address underlying sensitive land issues. The area of the conceptual subdivision did not include areas which sloped greater than 15.56%, as such the

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conceptual plan could be developed in accordance with development standards of the R-S and Sensitive Lands Ordinance.

The Planning Commission reviewed this request during its meeting on Tuesday, February 24, 2026, and forwarded a recommendation of approval to the City Council and Staff supported the recommendation.

Councilmember Thomas inquired whether Lot 4 would had enough land to face the road with the designated detention area and Mr. Applonie responded in the affirmative.

Councilmember Smith Edmondson requested clarification about the current existing buildings on the property and whether they would remain. Mr. Applonie responded they would be removed.

Councilmember Morris inquired whether there had been any discussion on behalf of the Planning Commission and Mr. Applonie stated there were no general concerns or comments expressed during that meeting.

Mayor Petro called for public comment.

There were no public comments.

## **DEVELOPMENT AGREEMENT AMENDMENT – TRAILSIDE WEST PRUD – RESOLUTION 26-04 – APPROXIMATELY 1855 WEST 1225 NORTH**

Mr. Applonie explained the applicant, LHM (Larry H Miller) Development, now Destination Homes, was seeking approval to amend the Development Agreement for the Trailside West PRUD (Planned Residential Unit Development), a Master-planned residential community with a small area of commercial/flex industrial space and referenced the Master Plan illustration. He explained the Development Agreement which was executed in the fall of 2021 included specific development standards for the residential and commercial buildings, as well as a high-quality unique open space amenities.

The applicant was requesting an amendment to the Development Agreement in order to provide some flexibility for the design of the townhome units while also maintaining the same level of quality and design which was originally approved. The proposed Development Agreement included strict adherence to specific development standards for each residential unit, as well as the provision of high-quality unique open space amenities. The applicant has discovered that tandem garage townhomes hadn't performed well and desired to provide alternative townhome units including a traditional two-car garage. This shift in the unit mix/design

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would result in a reduction of townhomes by 12 units. This reduction in the number of townhome units would not be offset with any other residential units; therefore, would result in an overall reduction, changing the total from 568 to 556 units.

Mr. Applonie pointed out due to the specifics identified in the original Development Agreement, any minor design modifications to residential units required a formal amendment to the Development Agreement. He mentioned Staff had enforced the specificity of the Development Agreement by the new developer. In order to provide greater flexibility in design, while maintaining compliance with the development standards of the Development Agreement, the applicant was proposing the addition of a Pattern Book as a tool which had been previously used in other areas, as it served as an architectural design manual specific to the development. He reported Staff had reviewed the proposed Pattern Book and development standards to ensure consistency with zoning, the project, and terms of the Development Agreement. He clarified no new terms were being proposed which would violate any previously agreed upon terms of the Development Agreement.

He continued to discuss the Pattern Book and stated it provided detailed design standards for single-family and townhome buildings. Sections of the Development Agreement related to design standards that were applicable to all residential buildings would remain in the Development Agreement, which included reference to Layton Municipal Code requiring compliance of apartment and condominium buildings. The Pattern Book also included a page to address the condominiums and explained the only design change to the condominiums was a call out of a seven-foot by seven-foot porch as opposed to a 49 square foot porch. This was a specific request by the Developer to ensure a ‘livable’ space.

He reported during the Planning Commission’s Public Hearing it was discussed that the Development Agreement didn’t prevent similar units from being repeated when next to one another. However, Municipal Code required that townhome units express a unique identity between side-by-side units. Following the Public Hearing, Staff met with the applicant to review comments expressed in the hearing from residents at Trailside West PRUD and based upon that meeting, the ‘repeated assembly’ language in the Pattern Book would be removed and was reflected as stricken as part of the supporting documents for this agenda item. He clarified tonight’s recommendation would be to remove that section and the Developer had expressed agreement with that change.

Mr. Applonie shared new and updated Exhibits, B-1 and B-2, to the Master Plan. He also shared an illustration which identified the general conditions specific to the Single-Family Attached Lot (Townhome) Requirements as well as the condominiums. He also addressed the applicable architectural styles, which included windows and trims, for both the single-family and townhomes within the development.

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The Planning Commission reviewed this item during its meeting on Tuesday, February 24, 2026 and forwarded a recommendation of approval to the City Council for the Development Agreement Amendment and Staff supported the recommendation of Resolution 26-14, approving the Development Agreement Amendment subject to the removal of the ‘repeated townhome assembly’ in the Pattern Book, as outlined in the Staff Report.

Mayor Petro asked if there were any questions.

Councilmember Smith Edmondson inquired how much of the development had presently been completed. Mr. Applonie responded he couldn’t speak to that and suggested the developer, Mr. Shaun Athey, might have that information. Councilmember Smith Edmondson suggested there had been some difficulty in completing the development due the inability to sell some of the units. Mr. Applonie indicated the developer had been moving forward with a number of buildings and he believed the City had done its best to work with the developer. Councilmember Smith Edmondson requested clarification regarding the original timeline for completion of the development.

Shaun Athay, LHM/Destination Homes – Sandy Utah, estimated the development was approximately 30%-40% built-out and referenced the illustration to identify what had been completed: the portion to the south, the park, townhome infrastructure, and the single-family homes. He mentioned they were waiting for this amendment in order to modify the remaining townhomes. He informed the Council several of the townhomes with the single car garage that didn’t sell and ultimately the selling price had been significantly decreased. He also identified the other sections which had been completed and built out. He indicated bulk of the project left to be completed would be the center section consisting of single-family and townhomes. He reported most open space and trails had been completed, including the playground areas.

Councilmember Smith Edmondson recalled the Council recently approved another development with the use of a Pattern Book, which was a new concept to the City; however, she understood the need for some flexibility. Mr. Athay responded the Stevenson Fields development had recently been approved with the Pattern Book and believed this approach provided flexibility to adjust to be market driven. Councilmember Smith Edmondson asked if there was an anticipated completion date for the development and Mr. Athay responded that would also be determined by the market; however, the expectation would be in approximately two years. He stated the apartments weren’t owned by LHM/Destination Homes and wouldn’t be developed by them and also mentioned he didn’t know about the timing associated with the condominiums.

**Mayor Petro opened the public hearing at 7:57 p.m.**

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Mayor Petro called for public comment.

There were no public comments.

**MOTION:** Councilmember Thomas moved to close the public hearings at 7:57 PM and approve the Rezone Request – The Overlook at Kays Creek – R-S (Residential Suburban) to R-1-10 (Single Family Residential) – Approximately 2550 North Valley View Drive as presented, Ordinance 26-02. Councilmember Kolendrianos seconded the motion. The motion passed with the following vote:

**Voting AYE – Councilmembers Thomas;**

**Voting NO - Councilmember Smith Edmondson; expressed concern regarding the fault scarp and understanding information would be listed on the title and whether future property owners would understand that fact;**

**Voting AYE – Councilmember Kolendrianos;**

**Voting NO – Councilmember Morris; also expressed concern regarding the size of the fault scarp and would like to see more information pertaining to that;**

Councilmember Bloxham was not present for the vote.

**Voting AYE - Mayor Petro stated she understood the need for single-family homes and also understood the importance of safety and the concern regarding the fault scarp, as well as sensitive lands; however, future approvals would come before the Council and would have an opportunity to understand the placement of the homes in relation to the scarp.**

**MOTION:** Councilmember Morris moved to approve the Annexation and Rezone Request – Love’s Valley View – Unincorporated Area to R-S (Residential Suburban) – Approximately 940 North East Side Drive, Ordinances 26-04 and 26-05. Councilmember Thomas seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris, Kolendrianos, Smith Edmondson, and Thomas.**

**Voting NO – None.** Councilmember Bloxham was not present for the vote.

**MOTION:** Councilmember Kolendrianos moved to approve the Amendment to the Development Agreement – Trailside West PRUD – Approximately 1855 West 1225 North – Resolution 26-14. Councilmember Smith Edmondson seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Kolendrianos;**

**Councilmember Morris expressed appreciation for Staff and the Developer for working together on an amendment that met the developer’s needs, while at the same time keeping the original Agreement**

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**mostly intact – Voting AYE.**

**Voting AYE - Councilmembers Thomas and Smith Edmondson.**

**Voting NO – None.** Councilmember Bloxham was not present for the vote.

## **UNFINISHED BUSINESS:**

There was no unfinished business.

**The meeting adjourned at 8:03 p.m.**

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Kimberly S Read, City Recorder

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## **MINUTES OF LAYTON CITY COUNCIL MEETING**

**APRIL 2, 2026; 7:02 P.M.**

### **MAYOR AND COUNCILMEMBERS**

#### **PRESENT:**

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

#### **STAFF PRESENT:**

**ALEX JENSEN, JADYN SANDERS, STEPHEN  
JACKSON, 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 Smith Edmondson offered the invocation and London Black, Youth Council, led the Pledge of Allegiance.

Mayor Petro recognized Youth Councilmember London Black and announced she would be participating in the meeting. Ms. Black informed the Council she currently attended Northridge High School and was in the 10<sup>th</sup> grade. Although she hasn't participated with the Youth Council for a significant amount of time she enjoyed serving with the other youth. Mayor Petro added the Youth Council would be needed during the City's July 4<sup>th</sup> activities.

#### **MINUTES:**

There were no minutes for approval.

#### **MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Thomas announced the following Parks and Recreation events:

- The Andy Adams Park restrooms would be closed during construction of new restrooms and indicated portable facilities would be available during the construction closure.
- There were several employment opportunities for youth 14 years and older with the Parks and Recreation Department and reviewed just a few.

Councilmember Smith Edmondson mentioned Layton CTC (Communities That Care) would soon begin the Circle of Security Parenting classes beginning Wednesday, April 8 through May 22, 2026, from 6:00-8:00 PM

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at Crestview Elementary School. She mentioned different sessions would be offered each week. These classes were geared for parents of children 4 months to 6 years old; however, parents/caregivers of all aged children were welcome to attend. She provided the following website for registration or other information: [www.dbhutah.org](http://www.dbhutah.org)

Mayor Petro commented about the pinwheels visible on City property, or other signage, promoting Child Abuse Prevention Month to bring awareness regarding this issue within the community. She also announced the Strong and Secure Senior Fair, planned for Saturday, April 11, 2026 at Layton Hills Mall organized by the City's Fire Department and the various agencies participating in the Fair.

Councilmember Smith Edmondson also mentioned Layton CTC would also be sponsoring a three-session Learning to BREATHE course for adults on Wednesday evenings beginning April 22 through May 6, 2026, from 6:30-8:30 PM. The classes would be held at Davis Behavioral Health in Layton. She mentioned members of Youth Court, and some parents, had previously participated in the Learning to BREATHE sessions and had provided positive feedback.

## **PRESENTATIONS:**

There were no presentations.

## **CITIZEN COMMENTS:**

There were no citizen comments.

## **CONSENT AGENDA:**

### **MEMO OF UNDERSTANDING BETWEEN LAYTON CITY AND ROYCE CIRCLE L, LLC REGARDING UTILITY CONNECTIONS AND EASEMENT ESTABLISHMENT – RESOLUTION 26-18 – APPROXIMATELY ALONG THE TOP NORTHEAST CORNER OF 200 WEST GENTILE STREET, NEAR CROSS STREET**

Stephen Jackson, Public Works Director, shared a visual illustration and introduced the agenda item. He explained the trailer court had been completing some utility improvements within the boundaries of its development, increasing the fire flow capacity and other improvements. In the course of completing the improvements, it was discovered that the City's water meter was located in a less desirable location, its sewer

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line ran across the City's property and identified the path for its existing water line which also ran under a building owned by the City. He mentioned in order to obtain the increased fire flow capacity, the current 4-inch line would be upsized and the meter would be relocated. He referenced the illustration and explained where the connection would be made for the new 8-inch water line. He reported it was also discovered no easements were established with the private utilities; therefore, Staff was proposing establishing an easement on the City's property for the private utilities to be maintained in the future. He clarified the City would own the meter and the water line to Cross Street, with the water line being privately owned from the meter into the private property, Circle L's property.

He stated Staff from the City's Public Works Department would install the water line and the meter and Circle L would pay for the materials and costs to purchase the equipment needed for the project, as outlined within the Memorandum of Understanding.

He stated Staff recommended approval of the Resolution and asked if there were any questions. There were no questions.

## **APPROVE A LAND LEASE AGREEMENT FOR AN EXISTING ANTENNA FACILITY, PURSUANT TO AN AGREEMENT WITH AT&T – RESOLUTION 26-19 – APPROXIMATELY 1000 NORTH 1600 EAST**

Jadyn Sanders, Assistant City Attorney, shared a visual illustration which identified the location of the existing cell tower at Andy Adams Park and reviewed terms of the original lease agreement. She mentioned access to the site would need to be adjusted to accommodate the new restrooms at the Park. She reviewed specifics associated with the new land lease agreement which included the following: the original lease agreement would be terminated in its entirety and replaced with this new agreement, the amount of space leased to AT&T would be approximately 651 square feet, rent would be paid annually in the amount of \$23,704.49, a three percent increase would take place every year, the initial term of the agreement would be five years beginning April 2026, the agreement could be extended for five additional five-year terms, the City could terminate the agreement if there was a breach, and upon termination of the lease, the antenna facilities would be removed and the premises would be restored to its original condition by the lessee. Staff recommended adoption.

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

### **PUBLIC HEARINGS:**

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There were no scheduled public hearings.

## **UNFINISHED BUSINESS:**

Councilmember Bloxham announced he had received a request from the Steve Winn Family to designate 1600 North Street to 'Steve Winn'. The request would be to memorialize or recognize Mr. Winn, the City's crossing guard, who tragically passed away from an accident while working at that location in his employment capacity with the City. He mentioned the street sign or name of the street would not need to be changed; rather, it would be reflected as a memorium. He shared his personal opinion the City could accommodate the request. Mayor Petro and Councilmember Thomas agreed. Mayor Petro directed Staff to include the item on a future agenda.

**The meeting adjourned at 7:21 p.m.**

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Kimberly S Read, City Recorder

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

**Item Number:** 5.A.

**Subject:**

Adopt the Tentative Budget for Fiscal Year 2026-2027 and Set a Date for a Public Hearing – Resolution 26-25

**Background:**

Utah State Code Section 10-6-111 requires the Governing Body to adopt a tentative budget on or before the first regularly scheduled meeting in May.

The Governing Body must set a public hearing on the tentative budget and adopt a final budget on or before June 22nd. The tentative budget does not propose a property tax increase. The tentative budget must be available for public inspection at least ten days before the public hearing and adoption of the final budget.

Staff has met with the Mayor and Council in several budget work meetings and has prepared the tentative budget document for adoption.

A copy of the tentative budget will be provided to the Council Dropbox prior to the meeting.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 26-25 approving the tentative budget and setting a public hearing for June 4, 2026; 2) Adopt Resolution 26-25 with changes the Council deems appropriate; or 3) Deny Resolution 26-25 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 26-25 approving the tentative budget and setting a public hearing for June 4, 2026, at 7:00 p.m.

**RESOLUTION 26-25**

**ADOPTING A TENTATIVE BUDGET FOR LAYTON CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A PUBLIC HEARING TO HEAR INTERESTED PERSONS PRIOR TO ADOPTING A FINAL BUDGET.**

**WHEREAS**, according to Utah Code Section 10-6-111, a tentative budget should be adopted at the first City Council meeting in May, and be made available for public inspection at least ten days prior to a public hearing on the budget; and

**WHEREAS**, a public hearing must be held in order to hear all interested persons on the matter and must be prior to adopting a final budget.

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

**SECTION I.** That the City Council of Layton City, Davis County, State of Utah, does hereby approve and adopt a tentative budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in form and amounts set forth in the written budget document attached hereto and made a part of this resolution as though set forth in full herein.

**SECTION II.** That a public hearing is hereby set for Thursday, June 4, 2026, at 7:00 p.m. to hear all interested persons on the matter of the budget.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **7th day of May, 2026.**

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: Clinton Drake  
CLINTON DRAKE, City Attorney

PREPARED BY:

Tracy Probert  
TRACY PROBERT, Finance Director

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

**Item Number:** 5.B.

**Subject:**

Bid Award – Gladwell Construction, LLC for Andy Adams Park Improvements, Parks and Recreation Project 25-02 – Resolution 26-22 – 1713 East 1000 North

**Background:**

Resolution 26-22 authorizes the execution of an agreement between Layton City and Gladwell Construction, LLC for the Andy Adams Park Improvements, Parks and Recreation Project 25-02, located at 1713 East 1000 North. The Project includes the installation of a new restroom facility, concrete pathways, asphalt trail, new parking lot poles, and the installation of new irrigation and landscaping improvements.

An open and advertised bidding process was posted on March 4, 2026. Ten contractors submitted Contractor Qualification Statements. Eight contractors were qualified to bid on the Project. On April 14, 2026, seven bids were received, with Gladwell Construction, LLC submitting the lowest responsive, responsible bid in the amount of \$379,819.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 26-22 authorizing the City Manager to conduct negotiations and execute the Agreement between Layton City and Gladwell Construction, LLC for construction of the Andy Adams Park Improvements, Parks and Recreation Project 25-02; 2) Adopt Resolution 26-22 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-22 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 26-22 authorizing the City Manager to conduct negotiations and execute the Agreement between Layton City and Gladwell Construction, LLC for construction of the Andy Adams Park Improvements, Parks and Recreation Project 25-02

**RESOLUTION 26-22**

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH GLADWELL CONSTRUCTION, LLC FOR ANDY ADAMS PARK IMPROVEMENTS, PARKS & RECREATION PROJECT 25-02**

**WHEREAS**, Layton City desires to make improvements to Andy Adams Park located at 1713 East 1000 North; and

**WHEREAS**, the City has issued the Advertisement for Bids for construction of a new restroom facility; concrete pathways; asphalt trail; new parking lot light poles; and the installation of new irrigation and landscaping improvements; and

**WHEREAS**, the City received seven bids for the construction of the referenced project on April 14, 2026, with the results of these bids attached hereto, for the Council's review; and

**WHEREAS**, Staff has reviewed and evaluated each response to the Advertisement for Bids and has found it to be in the best interest of the City to select Gladwell Construction, LLC as the contractor for construction of the park improvements; and

**WHEREAS**, the Council desires to authorize the acceptance and execution of the agreement (herein the "Agreement") between Gladwell Construction, LLC and Layton City for construction of the park improvements; and

**WHEREAS**, the Council determines it to be in the best interest of the City to accept the Agreement for construction of the park improvements.

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

1. The City is hereby authorized to enter into the Agreement between Gladwell Construction, LLC and Layton City for construction of the Andy Adams Park Improvements, Parks & Recreation Project 25-02, which is attached hereto and incorporated herein by this reference.

2. That the City Manager is authorized to execute the Agreement and any other documents necessary in furtherance of this Resolution.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this 7<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For:   
\_\_\_\_\_  
CLINTON R. DRAKE, City Attorney

  
\_\_\_\_\_  
DAVID R. PRICE,  
Parks & Recreation Department Director

**ANDY ADAMS PARK IMPROVEMENTS,  
Parks & Recreation Project 25-02**

Item No.	Items Written in Words	Qty	Unit	Calvin L. Wadsworth Construction	Dream Works Builders, LLC	Gladwell Construction, LLC	J. Lyne Roberts & Sons	Philips & Co. Construction	Strong Excavation Construction	Wasatch West Contracting
				Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	Amount (Dollars)	
1	Mobilization / General Conditions	1	LS	\$78,144.04	\$70,334.00	\$85,131.00	\$76,950.00	\$32,501.00	\$21,547.11	\$75,041.16
2	Construction Surveying & Staking	1	LS	\$31,030.49	\$5,050.00	\$4,500.00	\$5,450.00	\$5,430.00	\$4,593.94	\$1,790.55
3	Traffic Control / Construction Fencing	1	LS	\$12,982.14	\$1,575.00	\$7,350.00	\$11,500.00	\$8,851.00	\$5,838.39	\$1,996.47
4	Erosion Control Elements & Protection	1	LS	\$3,166.38	\$10,550.00	\$1,250.00	\$7,000.00	\$7,400.00	\$2,511.35	\$4,774.81
5	Site Clearing	1	LS	\$16,114.19	\$5,840.00	\$5,000.00	\$19,950.00	\$10,800.00	\$20,759.73	\$7,727.43
6	Earthwork & Rough Grading	1	LS	\$45,427.83	\$14,135.00	\$19,500.00	\$23,500.00	\$27,000.00	\$64,518.11	\$15,518.12
7	Concrete Paving	1	LS	\$22,131.81	\$36,845.00	\$12,395.00	\$10,980.00	\$17,920.00	\$18,719.80	\$10,564.26
8	Road & Asphalt Trail Work	1	LS	\$3,867.29	\$4,865.00	\$3,000.00	\$3,900.00	\$5,620.00	\$4,200.90	\$4,655.44
9	Restroom and Related Appurtenances	1	LS	\$374,041.95	\$113,401.00	\$208,272.00	\$422,860.00	\$216,226.00	\$257,563.15	\$333,305.36
10	Landscape Irrigation System & Related Appurtenances	1	LS	\$12,665.51	\$8,905.00	\$4,800.00	\$5,950.00	\$9,000.00	\$3,573.07	\$6,326.62
11	Fine Grading	1	LS	\$2,942.20	\$0.00	\$1,200.00	\$595.00	\$3,500.00	\$510.44	\$4,297.33
12	Landscaping	1	LS	\$17,541.73	\$26,422.00	\$11,200.00	\$38,000.00	\$34,540.00	\$24,041.63	\$18,711.27
13	Parking Lot Lights & Related Appurtenances	1	LS	\$21,825.08	\$91,273.00	\$8,500.00	\$9,250.00	\$4,620.00	\$6,125.26	\$2,669.42
14	Handrails	1	LS	\$10,511.74	\$8,218.00	\$7,718.00	\$12,000.00	\$10,200.00	\$8,585.57	\$9,212.61
Andy Adams Park Improvements, Project 25-02 Total Base Bid:				\$652,392.38	\$397,413.00	\$379,816.00	\$647,885.00	\$393,608.00	\$443,088.45	\$496,590.85
<b>GRAND TOTAL</b>				<b>\$652,392.38</b>	<b>\$397,413.00</b>	<b>\$379,816.00</b>	<b>\$647,885.00</b>	<b>\$393,608.00</b>	<b>\$443,088.45</b>	<b>\$496,590.85</b>

Lowest responsive, responsible bid

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

**Item Number:** 5.C.

**Subject:**

Adopt the 2025 Layton City Municipal Wastewater Planning Program Annual Report – Resolution 26-23

**Background:**

The State of Utah, Department of Environmental Quality, Division of Water Quality, requires Layton City to complete the 2025 Municipal Wastewater Planning Program Annual Report and for it to be adopted by resolution.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 26-23 authorizing the adoption of the 2025 Layton City Municipal Wastewater Planning Program Annual Report; 2) Adopt Resolution 26-23 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-23 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 26-23 authorizing the adoption of the 2025 Layton City Municipal Wastewater Planning Program Annual Report, and authorizing the Mayor to sign the necessary documents.

**RESOLUTION 26-23**

**A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2025 LAYTON CITY - MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT**

**WHEREAS**, the State of Utah, Department of Environmental Quality, Division of Water Quality, requires Layton City to complete the 2025 Municipal Wastewater Planning Program Annual Report; and

**WHEREAS**, the State of Utah requires that the Annual Report be adopted by a Layton City resolution.

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

1. That the City Council of Layton City, Davis County, State of Utah, has reviewed and adopted the 2025 Municipal Wastewater Planning Program Annual Report.
2. That the Mayor is authorized to execute the necessary documents.
3. This Resolution shall become effective immediately upon adoption by the City Council.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this 7<sup>th</sup> day of **May, 2026**.

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

*For:*   
\_\_\_\_\_  
CLINTON R. DRAKE, City Attorney

  
\_\_\_\_\_  
STEPHEN JACKSON, Department Director

**Resolution Number 26-23**

**MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION**

RESOLVED that LAYTON CITY informs the Water Quality Board of the following actions taken by the Layton City Council.

1. Reviewed the attached Municipal Wastewater Planning Program Report for 2025.
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES (Utah Pollutant Discharge Elimination System) Permit (if applicable).

Passed by a (majority) (unanimous) vote on

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor/Chair

\_\_\_\_\_  
Attest: Recorder/Clerk

## 2025 MWPP Survey Questions

This document is provided to assist in gathering the appropriate responses for the survey.

The following questions are populated into a spreadsheet. Each question is numbered by the letter of the column that it falls in. If it so happens that you need to change a response to a question after submitting the form call Harry Campbell at 385-501-9583, identify your facility, report the question label (B, C, D, etc. in front of the question), and provide the correct response.

B. Email wadams@laytoncity.org (email of facility contact)

### **Section 1. General Information**

C. Name of Facility? Layton City

D. What is the name of the person responsible for this organization? Wes Adams

E. What is the title of the person responsible for this organization? Water Supervisor

F. What is the email Address for the person responsible for this organization? wadams@laytoncity.org

G. What is the phone number for the person responsible for this organization? 801-336-3720

H. Facility Location? Please provide either Longitude and Latitude, address, or a written description of the location (with area or point). 1925 N Fort Lane Layton, UT 84041

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### **Federal Facility Section**

I. Are you a federal facility? A federal facility is a military base, a national park, a facility associated with the forest service, etc. Yes  No

"If Yes" you will go to the Collection Section

"If No" you will go to the Financial Section

---

### **Financial Evaluation Section**

J. This form is completed by [name]? Hunter Pitts

*Part I General Questions - Please answer the following questions regarding GENERAL QUESTIONS.*

K. Are sewer revenues maintained in a dedicated purpose enterprise/district account?  Yes  No

L. Are you collecting 95% or more of your anticipated sewer revenue?  Yes  No

M. Are Debt Service Reserve Fund requirements being met?  Yes  No

N. Where are sewer revenues maintained? General Fund Combined Utilities Fund  Other

O. What was the average MONTHLY User Charge for 2025? If there is more than one rate divide the total municipal yearly User Charge collected, by the total number of connections. \$456.84/12=\$38.07

P. Do you have a water and/or sewer customer assistance program (CAP)? Yes  No

*Part II: OPERATING REVENUES AND RESERVES - Please answer the following questions regarding OPERATING REVENUES AND RESERVES.*

- Q. Are property taxes or other assessments applied to the sewer systems? Yes  No
- R. Revenue from these taxes = 0
- S. Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?  Yes No
- T. Are projected sewer revenues sufficient to cover operation, maintenance, and repair (OM&R) costs for the next five years?  Yes No
- U. Does the sewer system have sufficient staff to provide proper OM&R?  Yes No
- V. Has a repair and replacement sinking fund been established for the sewer system? Yes  No
- W. Is the repair & replacement sinking fund sufficient to meet anticipated needs? Yes  No

*Part III: Capital Improvements, Revenues and Reserves. - Please answer the following questions regarding Capital Improvements, Revenues and Reserves.*

- X. Are sewer revenues sufficient to cover all costs of current capital improvements projects?  Yes No
- Y. Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?  Yes No
- Z. Are projected Capital Improvements Reserve Funds sufficient for the next five years?  Yes No
- AA. Are projected Capital Improvements Reserve Funds sufficient for the next ten years?  Yes No
- AB. Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?  Yes No

*Part IV: FISCAL SUSTAINABILITY REVIEW - Please answer the following questions regarding FISCAL SUSTAINABILITY REVIEW.*

- AC. Have you completed a rate study within the last five years? Yes  No
- AD. Do you charge Impact fees? Yes  No
- AE. Impact Fee (if not a flat fee, use average of all collected fees) = 0
- AF. Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years? Yes  No
- AG. Do you maintain a Plan of Operations?  Yes No
- AH. Have you updated your Capital Facility Plan within the last five years?  Yes No
- AI. In what year was the Capital Facility Plan last updated? 2024
- AJ. Do you use an Asset Management system for your sewer systems?  Yes No
- AK. Do you know the total replacement cost of your sewer system capital assets?  Yes No

AL. Replacement Cost = \$400 million

AM. Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost? Yes  No

AN. What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost? 0.2%

AO. Describe the Asset Management System. Check all that apply

- Spreadsheet
- GIS
- Accounting Software
- Specialized Software

AP. Please answer the following: - 2025 Capital Assets Cumulative Depreciation? \$11,649,100

AQ. Please answer the following: - 2025 Capital Assets Book Value? Book Value = total cost - accumulated depreciation \$16,811,411

*Part V: PROJECTED CAPITAL INVESTMENT COSTS - Please answer the following questions regarding PROJECTED CAPITAL INVESTMENT COSTS.*

AR. Cost of projected capital improvements - Please enter a valid numerical value. - 2025?  
\$500,000

AS. Cost of projected capital improvements - Please enter a valid numerical value. - 2026 through 2030?  
\$6 Million

AT. Cost of projected capital improvements - Please enter a valid numerical value. - 2031 through 2035?  
\$6 Million

AU. Cost of projected capital improvements - Please enter a valid numerical value. - 2036 through 2040?  
\$6 Million

AV. Cost of projected capital improvements - Please enter a valid numerical value. - 2041 through 2045?  
\$6 Million

AW. Purpose of Capital Improvements - 2025? Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

AX. Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

AY. Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- Replace/Restore
- New Technology
- Increased Capacity

AZ. Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

BA. Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

BB. To the best of my knowledge, the Financial Evaluation section is completed and accurate.  True  
False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

BC. Do you have a collection system?

The answer to this question is obvious in most cases, but for clarification, some wastewater systems consist of only wastewater collections (answer Yes). Some wastewater systems do not have a collection system but receive wastewater from separate collection system jurisdictions (answer No). Some wastewater systems have treatment and collections and consider their entire system as one entity (answer Yes). Some wastewater systems have treatment and collections, but consider their collections a separate entity from treatment (answer No). If you have treatment but have an independent collection system and you answered "No," you must enter your collection system separately as an independent response to the survey.  Yes  No

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"If Yes" you will go to the Collection Section

"If No" you will go to a choice of which Treatment section

---

**Collection System** - The collection of wastewater in a system of pipes and possibly pump stations that deliver wastewater to a treatment system that may or may not be independent of the treatment system.

BD. This form is completed by [name]? - The person completing this form may receive Continuing Education Units (CEUs). Wes Adams

Part I: SYSTEM DESCRIPTION - Please answer the following questions regarding SYSTEM DESCRIPTION.

BE. What is the largest diameter pipe in the collection system? - Please enter the diameter in inches.

18

BF. What is the average depth of the collection system? - Please enter the depth in feet.

9

BG. What is the total length of sewer pipe in the collection system? - Please enter the length in miles.

255.22

BH. How many lift/pump stations are there in the collection system? 1

BI. What is the largest capacity lift/pump station in the collection system? - Please enter the design capacity in gpm. 255

BJ. Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more? Yes  No

BK. What year was your collection system first constructed (approximately)? 1945

BL. In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? If more than one, cite the oldest. 1956

Part II: DISCHARGES - Please answer the following questions regarding DISCHARGES.

BM. How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt? 0

BN. How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)? 0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- a) affects more than five private structures;
- b) affects one or more public, commercial or industrial structure(s);
- c) may result in a public health risk to the general public;
- d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

BO. What is the number of Class 1 SSOs in Calendar year 2025? 0

BP. What is the number of Class 2 SSOs in Calendar year 2025? 3

BQ. Please indicate what caused the SSO(s) in the previous question. Roots

BR. Please specify whether the SSOs were caused by contract or tributary community, etc.

Blockage

Part III: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.

BS. Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more? Yes

No

BT. Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more? Yes  No

BU. What is the number of new commercial/industrial connections in 2025? 6

BV. What is the number of new residential sewer connections added in 2025? 110

BW. How many equivalent residential connections are served? 28,649

Part IV: OPERATOR CERTIFICATION - Please answer the following questions regarding OPERATOR CERTIFICATION.

BX. How many collection system operators do you employ? 7

BY. What is the approximate population served? 86,995

BZ. State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email. Grades: Grade I, Grade II, Grade III, and Grade IV.

Wes Adams - Grade IV, wadams@laytoncity.org

CA. Please list all other Collection System operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV.

Brian King - Grade IV, Howard Larkins - Grade IV, Brett Perkins - Grade IV, Lonnie Smith - Grade IV, Ashley Nimmo - Grade IV

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CB. Please list all other Collection System operators by name and certification grade. Please separate names and certification grades for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV.

Ryan Bankhead - Grade IV

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CC. Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes  No

Part V: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.

CD. Have you implemented a preventative maintenance program for your collection system?  Yes No

CE. Have you updated the collection system operations and maintenance manual within the past 5 years?  Yes No

CF. Do you have a written emergency response plan for sewer systems?  Yes No

CG. Do you have a written safety plan for sewer systems?  Yes No

CH. Is the entire collections system TV inspected at least every 5 years? Yes  No

CI. Is at least 85% of the collections system mapped in GIS?  Yes No

Part VI: SSMP EVALUATION - Please answer the following questions regarding SSMP EVALUATION.

CJ. Have you completed a Sewer System Management Plan (SSMP)?  Yes No

CK. Has the SSMP been adopted by the permittee's governing body at a public meeting?  Yes No

CL. Has the completed SSMP been public noticed?  Yes No

---

If "yes" then the question below.

CM. Date of Public Notice? 6/6/2024

---

If "no" then the question below.

CN. When will the SSMP be public noticed? N/A

---

CO. During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan? Yes  No

CP. What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)? N/A

CQ. During 2025, was any part of the SSMP audited as part of the five-year audit? Yes  No

CR. If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

N/A

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CS. Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?  Yes No

CS.2 Does the collection system have more than 2,000 connections?  Yes No

CS.3 Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system? Yes  No

Part VII: NARRATIVE EVALUATION - Please answer the following questions regarding NARRATIVE EVALUATION.

CT. Describe the physical condition of the sewerage system: (lift stations, etc. included) Most are gravity flow systems with approx. 255.22 miles of gravity flow and 0.40 miles of pressurized main. The City has 1 lift station.

---

CU. What sewerage system capital improvements does the utility need to implement in the next 10 years? Rehabilitation of the system through lining, manhole and sewer line replacements, spot repairs and implementation of capital improvement projects (CIP) identified in the Master Plan.

CV. What sewerage system problems, other than plugging, have you had over the last year? We continue to encounter minor fats, oils and grease (FOG) issues in isolated areas as well as isolated root intrusion. Sanitary wipes continue to be an increasing area of concern, specifically in collection zone services by the lift station and older pipe systems.

CW. Is your utility currently preparing or updating its capital facilities plan?  Yes No

CX. Does the municipality/district pay for the continuing education expenses of operators?

- 100%
- Partially
- Does not pay

CY. Is there a written policy regarding continued education and training for wastewater operators?  Yes  
No

CZ. Do you have any additional comments? No

DA. To the best of my knowledge, the Collections System section is completed and accurate.  True  
False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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You have either just completed or just bypassed questions about a Collection System. This section (the questions below) determines the next set of questions that you will be presented based on the choice you make for treatment.

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DB. What kind of wastewater treatment do you have in your wastewater treatment system?

If you have treatment, you must choose from Mechanical Plant, Discharging Lagoon, or Non-Discharging Lagoon. If you don't have treatment then choose "No Treatment." Choose only one answer.

- Mechanical Plant
  - Discharging Lagoon
  - Non-Discharging Lagoon
  - No Treatment of Wastewater
-

**Mechanical Plant**

DC. Form completed by [name]? - The person completing this form may receive Continuing Education Units (CEUs).

DD. What is the design basis or rated capacity for average daily flow in MGD? \_\_\_\_\_

DE. What is the design basis or rated capacity for average daily BOD loading in lb/day?  
\_\_\_\_\_

DF. What is the design basis or rated capacity for average daily TSS loading in lb/day?  
\_\_\_\_\_

DG. What was the 2023 average daily flow in MGD? \_\_\_\_\_

DH. What was the 2023 average daily loading for BOD in lb/day? \_\_\_\_\_

DI. What was the 2023 average daily loading for TSS in lb/day? \_\_\_\_\_

DJ. What is the percent of capacity used by the 2023 average daily flow? \_\_\_\_\_

DK. What is the percent of capacity used by the 2023 average daily BOD load? \_\_\_\_\_

DL. What is the percent of capacity used by the 2023 average daily TSS? \_\_\_\_\_

*Part II: EFFLUENT INFORMATION - Please answer the following questions regarding EFFLUENT INFORMATION.*

DM. How many Notices of Violations (NOVs) did you receive for this facility in 2023?  
\_\_\_\_\_

DN. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? \_\_\_\_\_

*Part III: FACILITY AGE - Please answer the following questions regarding FACILITY AGE.*

DO. In what year was your HEADWORKS evaluated? \_\_\_\_\_

DP. In what year was your HEADWORKS most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

DQ. What is the age of your HEADWORKS? \_\_\_\_\_

DR. In what year was your PRIMARY TREATMENT evaluated? \_\_\_\_\_

DS. In what year was your PRIMARY TREATMENT constructed, upgraded or renewed?  
\_\_\_\_\_

DT. What is the age of your PRIMARY TREATMENT? \_\_\_\_\_

DU. In what year was your SECONDARY TREATMENT evaluated? \_\_\_\_\_

DV. In what year was your SECONDARY TREATMENT constructed, upgraded or renewed?  
\_\_\_\_\_

DW. What is the age of your SECONDARY TREATMENT? \_\_\_\_\_

DX. In what year was your TERTIARY TREATMENT evaluated? \_\_\_\_\_

DY. In what year was your TERTIARY TREATMENT constructed, upgraded or renewed?  
\_\_\_\_\_

DZ. What is the age of your TERTIARY TREATMENT? \_\_\_\_\_

EA. In what year was your SOLIDS HANDLING evaluated? \_\_\_\_\_

EB. In what year was your SOLIDS HANDLING constructed, upgraded or renewed?  
\_\_\_\_\_

EC. What is the age of your SOLIDS HANDLING? \_\_\_\_\_

ED. In what year was your DISINFECTION evaluated? \_\_\_\_\_

EE. In what year was your DISINFECTION constructed, upgraded or renewed? \_\_\_\_\_

EF. What is the age of your DISINFECTION? \_\_\_\_\_

EG. In what year was your LAND APPLICATION/DISPOSAL evaluated? \_\_\_\_\_

EH. In what year was your LAND APPLICATION/DISPOSAL constructed, upgraded or renewed?  
\_\_\_\_\_

EI. What is the age of your LAND APPLICATION/DISPOSAL? \_\_\_\_\_

*Part IV: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

EJ. How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure? \_\_\_\_\_

*Part V: BIOSOLIDS HANDLING - Please answer the following questions regarding BIOSOLIDS HANDLING.*

EK. Biosolids disposal (check all that apply)

- Landfill
- Land Application
- Give Away/Other Distribution

*Part VI: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*

EL. Number of new commercial/industrial connections in the last year? \_\_\_\_\_

EM. Number of new residential sewer connections added in the last year? \_\_\_\_\_

EN. Equivalent residential connections served? \_\_\_\_\_

*Part VII: OPERATOR CERTIFICATION*

EO. How many treatment system operators do you employ? \_\_\_\_\_

EP. State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Treatment System by: First and Last Name, Grade, and email.

Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

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EQ. Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

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ER. Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

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ES. Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? Yes No

*Part VIII: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

ET. Have you implemented a written preventative maintenance program for your treatment system?  
Yes No

EU. Have you updated the treatment system operations and maintenance manual within the past 5 years? Yes No

EV. Please identify (below) the types of treatment equipment and processes installed at your facility.

Indicate as many as you need.

- Screens
- Grit Removal
- Primary Clarifier
- Imhoff Tanks
- Fixed Film Reactor
- Activated Sludge
- Aerobic Suspended Growth Variations
- Anaerobic Suspended Growth Variations
- Physical-Chemical Systems for Organic Removal w/o Secondary Treatment
- Physical-Chemical Systems for Organic Removal Following Secondary Treatment
- Membrane Filtration

- Suspended-Growth Nitrification and Denitrification
- Air Stripping
- Phosphorus Removal - Chemical
- Phosphorus Removal - Biological
- Ion Exchange
- Reverse Osmosis
- Media Filtration
- Dissolved Air Flotation
- Micro Screens
- Chlorine Disinfection
- UV Disinfection
- Effluent Use/Reuse

EW. To the best of my knowledge, the Mechanical Plant section is completed and accurate. True False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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**Discharging Lagoon**

EX. This form is completed by [name]? The person completing this form may receive Continuing Education Units (CEUs). \_\_\_\_\_

*Part I: Influent Information - Please answer the following questions regarding INFLUENT into your lagoon.*

EY. What is the design basis or rated capacity for average daily flow in MGD? \_\_\_\_\_

EZ. What is the design basis or rated capacity for average daily BOD loading in lb/day?  
\_\_\_\_\_

FA. What is the design basis or rated capacity for average daily TSS loading in lb/day?  
\_\_\_\_\_

FB. What was the 2023 average daily flow in MGD? \_\_\_\_\_

FC. What was the 2023 average daily loading for BOD in lb/day? \_\_\_\_\_

FD. What was the 2023 average daily loading for TSS in lb/day? \_\_\_\_\_

FE. What is the percent of capacity used by the 2023 average daily flow? \_\_\_\_\_

FF. What is the percent of capacity used by the 2023 average daily BOD load? \_\_\_\_\_

FG. What is the percent of capacity used by the 2023 average daily TSS? \_\_\_\_\_

*Part II: EFFLUENT INFORMATION. - Please answer the following questions regarding EFFLUENT.*

FH. How many notices of violation (NOV)s did you receive for this facility in 2023?  
\_\_\_\_\_

*Part III: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

FI. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? \_\_\_\_\_

FJ. How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure? \_\_\_\_\_

*Part IV: FACILITY AGE - Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.*

FK. In what year was your HEADWORKS evaluated? \_\_\_\_\_

FL. In what year was your HEADWORKS most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

FM. What is the age of your HEADWORKS? \_\_\_\_\_

FN. In what year was your LAGOON evaluated? \_\_\_\_\_

FO. In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed? \_\_\_\_\_

FP. What is the age of your LAGOONS (including aeration)? \_\_\_\_\_

FQ. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

FR. In what year was your DISINFECTION SYSTEM most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

FS. What is the age of your DISINFECTION SYSTEM? \_\_\_\_\_

FT. In what year was your LAND APPLICATION/DISPOSAL evaluated? \_\_\_\_\_

FU. In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed? \_\_\_\_\_

FV. What is the age of your LAND APPLICATION/DISPOSAL? \_\_\_\_\_

*Part V: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*

FW. How many commercial/industrial connections were added in 2023? \_\_\_\_\_

FX. How many residential sewer connections were added in 2023? \_\_\_\_\_

FY. How many equivalent residential connections did you serve in 2023? \_\_\_\_\_

*Part VI: OPERATOR CERTIFICATION - Please answer the following questions regarding OPERATOR CERTIFICATION*

FZ. How many treatment operators do you employ? \_\_\_\_\_

GA. Utah administrative rules require all public system chief operators with Direct Responsible Charge (DRC) to be appropriately certified at no less than the facility's grade. Please list the designated Chief Operator/DRC for the Wastewater Treatment system below. Please give their first and last name, grade level, and email address. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

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GB. Please list all other Wastewater Treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

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GC. Please list all other Wastewater Treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV. Include operators with no certification. \_\_\_\_\_

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GD. Is/are all your DRC operators currently certified at the appropriate grade level for this facility? Yes No

*Part VII: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

GE. Have you implemented a preventative maintenance program for your treatment system? Yes No

GF. Have you updated the treatment system operations and maintenance manual within the past five years? Yes No

GG. Identify the types of treatment units at your facility.

- Screening
- Grit Removal
- Lagoon Variations
- Phosphorous Treatments
- Chlorine Disinfection
- UV Disinfection
- Land Application/Disposal

GH. To the best of my knowledge I certify the discharging lagoon portion of the MWPP survey to be correct and accurate. True False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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**Non-Discharging Lagoon**

GI. This form is completed by [name]? The person completing this form may receive Continuing Education Units (CEUs). \_\_\_\_\_

*Part I: INFLUENT INFORMATION - Please answer the following questions regarding INFLUENT into your lagoon.*

GJ. What is the design basis or rated capacity for average daily flow in MGD? \_\_\_\_\_

GK. What is the design basis or rated capacity for average daily BOD loading in lb/day?  
\_\_\_\_\_

GL. What is the design basis or rated capacity for average daily TSS loading in lb/day?  
\_\_\_\_\_

GM. What was the 2023 average daily flow in MGD? \_\_\_\_\_

GN. What was the 2023 average daily loading for BOD in lb/day? \_\_\_\_\_

GO. What was the 2023 average daily loading for TSS in lb/day? \_\_\_\_\_

GP. What was the percent capacity used by the 2023 average daily flow? \_\_\_\_\_

GQ. What was the percent capacity used by the 2023 daily average BOD? \_\_\_\_\_

GR. What was the percent capacity used by the 2023 daily average TSS? \_\_\_\_\_

*Part II: FACILITY AGE - Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.*

GS. In what year was your HEADWORKS most recently evaluated? \_\_\_\_\_

GT. In what year was your HEADWORKS most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

GU. What is the age of your HEADWORKS? \_\_\_\_\_

GV. In what year was your LAGOONS (including aeration) evaluated? \_\_\_\_\_

GW. In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed? \_\_\_\_\_

GX. What is the age of your LAGOONS (including aeration)? \_\_\_\_\_

GY. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

GZ. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

HA. What is the age of your DISINFECTION SYSTEM? \_\_\_\_\_

HB. In what year was your LAND APPLICATION/DISPOSAL evaluated? \_\_\_\_\_

HC. In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed? \_\_\_\_\_

HD. What is the age of your LAND APPLICATION/DISPOSAL? \_\_\_\_\_

*Part III: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

HE. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? \_\_\_\_\_

HF. How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure? \_\_\_\_\_

*Part IV: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*

HG. How many commercial/industrial connections were added in 2023? \_\_\_\_\_

HH. How many residential sewer connections were added in 2023? \_\_\_\_\_

HI. How many equivalent residential connections did you serve in 2023? \_\_\_\_\_

*Part V: OPERATOR CERTIFICATION - Please answer the following question regarding OPERATOR CERTIFICATION.*

HJ. How many treatment operators do you employ? \_\_\_\_\_

HK. Utah administrative rules require all public system chief operators with Direct Responsible Charge (DRC) to be appropriately certified at no less than the facility's grade. Please list the designated Chief Operator/DRC for the wastewater treatment system below. Please give their first and last name, grade level, and email address. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_  
\_\_\_\_\_

HL. Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_  
\_\_\_\_\_

HM. Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. Include operators that are not certified. \_\_\_\_\_  
\_\_\_\_\_

HN. Is/are all your DRC operators currently certified at the appropriate grade level for this facility? Yes No

*Part VI: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

HO. Have you implemented a preventative maintenance program for your treatment system? Yes No

HP. Have you updated the treatment system operations and maintenance manual within the past five years? Yes No

HQ. To the best of my knowledge I certify the non-discharging lagoon portion of the MWPP survey to be correct and accurate. True False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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**Adopt & Sign**

HR. I have reviewed this report and to the best of my knowledge the information provided in this report is correct.  True  False

HS. Has this been adopted by the City Council or District Board? Yes  No

"If No"

HT. What date will it be presented to the City Council or District Board? 5/7/2026

"If Yes"

HU. What date was this adopted by City Council or District Board? \_\_\_\_\_

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(At this point you can choose to have a copy of your responses sent to you in a report, if you turn it on before you submit.)

**THE END**

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

**Item Number:** 5.D.

**Subject:**

Approval of a Water Exaction Credit and Land Conveyance Agreement Between Layton City and Kihomac, Inc. – Resolution 26-24 – Approximately 3700 North Fairfield Road

**Background:**

Resolution 26-24 authorizes the execution of a Water Exaction Credit and Land Conveyance Agreement between Layton City (City) and Kihomac, Inc. (Kihomac). Kihomac owns real property located at approximately 3700 North Fairfield Road, which they intend to develop and must provide a water exaction, of 12 acre-feet of water shares, as a condition of development approval. The City's Transportation Master Plan identifies the need to extend Fairfield Road on property owned by Kihomac. The City and Kihomac have agreed to satisfy the Water Exaction Requirement through the conveyance of certain real property, for the extension of Fairfield Road, to the City in exchange for a credit of water shares.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 26-24 approving the Water Exaction Credit and Land Conveyance Agreement between Layton City and Kihomac, Inc.; 2) Adopt Resolution 26-24 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-24 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 26-24 approving the Water Exaction Credit and Land Conveyance Agreement between Layton City and Kihomac, Inc., and authorizing the Mayor to sign the necessary documents.

**RESOLUTION 26-24**

**A RESOLUTION APPROVING A WATER EXACTION CREDIT AND LAND CONVEYANCE AGREEMENT, BETWEEN LAYTON CITY AND KIHOMAC, INC., LOCATED AT APPROXIMATELY 3700 NORTH FAIRFIELD ROAD**

**WHEREAS**, Kihomac, Inc. (Kihomac) owns real property, which is located at approximately 3700 North Fairfield Road, as described in Exhibit A (Development Property); and

**WHEREAS**, Kihomac intends to develop the Development Property; and

**WHEREAS**, pursuant to Layton City (City) ordinances, policies and applicable law, Kihomac is required to provide a water exaction as a condition of development approval; and

**WHEREAS**, the City's Transportation Master Plan identifies the need to extend Fairfield Road on property owned by Kihomac; and

**WHEREAS**, the City and Kihomac desire to satisfy the Water Exaction Requirement through the conveyance of certain real property to the City, for the extension of Fairfield Road, in exchange for a credit of water shares, subject to the terms of the Water Exaction Credit and Land Conveyance Agreement; and

**WHEREAS**, the City Council deems it to be in the best interest of the City to adopt and approve the Water Exaction Credit and Land Conveyance Agreement, between Layton City and Kihomac, Inc., for the exchange of water exaction credits for real property.

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

1. That the Water Exaction Credit and Land Conveyance Agreement, between Layton City and Kihomac, Inc., for the exchange of water exaction credits for real property, which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the Mayor be authorized to sign the Water Exaction Credit and Land Conveyance Agreement, and any additional documents forthcoming in relation to the Water Exaction Credit and Land Conveyance Agreement, on behalf of the City.
3. This Resolution shall become effective immediately upon adoption by the City Council.

**PASSED AND ADOPTED** by the City Council of Layton, Utah this 7<sup>th</sup> day of **May, 2026**.

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For:   
CLINTON R. DRAKE, City Attorney

  
STEPHEN JACKSON, Department Director

## **WATER EXACTION CREDIT AND LAND CONVEYANCE AGREEMENT**

This Water Exaction Credit and Land Conveyance (“Agreement”) is entered into as of \_\_\_\_\_ 2026, by and between: Layton City (the “City”), a municipal corporation, and Kihomac, Inc., a foreign business corporation (“Kihomac”). The City and Kihomac may be referred to individually as a “Party” and collectively as the “Parties.”

### **RECITALS**

A. **WHEREAS**, Kihomac owns certain real property located within the City, more particularly described in Exhibit A (the “Development Property”); and

B. **WHEREAS**, Kihomac intends to develop the Development Property (“the Project”); and

C. **WHEREAS**, pursuant to City ordinances, policies, and applicable law, Kihomac is required to provide a water exaction as a condition of development approval; and

D. **WHEREAS**, the Parties desire to satisfy the Water Exaction Requirement through the conveyance of certain real property to the City in exchange for a credit of water shares, subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

### **WATER EXACTION OBLIGATION**

1. **Water Exaction Requirement.** The Parties acknowledge that the Project requires dedication of up to 12 acre-feet of water shares, as determined by the City pursuant to its ordinances and engineering standards.

2. **Satisfaction Through Credit.** Subject to the terms of this Agreement, the City agrees that the transfer of the Conveyed Property (defined below) shall satisfy the Water Exaction Requirement through the issuance of a credit described herein.

### **CONVEYANCE OF PROPERTY**

3. **Conveyed Property.** Kihomac shall convey to the City fee simple title to that certain real property described in Exhibit B (the “Conveyed Property”).

4. **Condition of Title.** The Conveyed Property shall be transferred by warranty deed free and clear of liens and encumbrances, except those approved in writing by the City, with marketable title, as evidenced by a title insurance commitment acceptable to the City.

5. **Due Diligence.** Closing shall occur on or before May 15, 2026, or such other date as mutually agreed in writing.

6. Representations. Kihomac represents and warrants that it is the lawful owner of the Conveyed Property.

### **WATER SHARE CREDIT**

7. Credit Amount. Upon recording of the deed conveying the Conveyed Property to the City, the City shall give Kihomac a credit up to 12 acre-feet of water shares (the “Water Credit”).

8. Application of Credit. The Water Credit shall be applied to the Project’s Water Exaction Requirement and shall not exceed the total Water Exaction Requirement for the Project.

9. Consideration. The Parties acknowledge and agree that good and valuable consideration has been exchanged in connection with this Agreement, the receipt and sufficiency of which are hereby acknowledged.

### **MISCELLANEOUS**

10. Remedies. In the event of a dispute or disagreement regarding any provision of this Agreement, the Parties reserve the right to pursue any and all remedies available under law or equity, including but not limited to, litigation, injunctive relief, specific performance, or other equitable relief. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. If any Party to this Agreement brings legal action to enforce or interpret any provision contained herein, the prevailing Party shall be entitled to recover reasonable costs and attorneys’ fees incurred in such action.

11. Indemnification. Each Party shall indemnify, defend, and hold harmless the other Party and its officers, officials, employees, and agents from and against any and all claims, damages, losses, liabilities, and expenses, including reasonable attorneys’ fees, arising out of or resulting from the negligent acts or omissions or willful misconduct of the indemnifying Party in connection with this Agreement.

12. No Development Approval. This Agreement does not constitute approval of any site plan or building permit.

13. Governing Law. This Agreement shall be governed by the laws of the State of Utah.

14. Entire Agreement. This Agreement constitutes the entire agreement between the Parties concerning the subject matter herein.

15. Amendment. This Agreement may be amended only by written instrument signed by both Parties.

16. No Assignment. Neither party shall assign this Agreement nor any interest hereunder without first obtaining the written consent of the other Party.

17. Successors. All covenants and agreements contained herein shall be binding upon the parties and their respective successors in interest.

18. Incorporation of Recitals and Exhibits. All recitals and exhibits are incorporated fully as part of this Agreement.

\*\*\* SIGNATURE & NOTARY PAGES TO FOLLOW \*\*\*



DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**LAYTON CITY CORPORATION**

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

STATE OF UTAH  
                                  §  
COUNTY OF DAVIS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me JOY PETRO, who duly acknowledged to me that she is the MAYOR of LAYTON CITY, and that the foregoing Layton City – Water Exaction Credit & Land Conveyance Agreement was signed by her in behalf of said corporation, and JOY PETRO acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

**Approved as to Form:**

*For:* Jodym Sanders  
City Attorney

Bill H. Galt  
City Engineer

**Affects Parcel No(s): 09-491-0005**

## **WARRANTY DEED**

DREAMLAND LLC C/O KIHOMAC, INC., **GRANTOR**, of 3700 N Fairfield Rd., Layton City, Davis County, State of Utah, hereby **CONVEY** and **WARRANT** to Layton City Corporation of 437 North Wasatch Drive, Layton, Utah, for the sum of Ten Dollars (\$10.00) and/or other valuable consideration, the following described tract of land in Davis County, State of Utah:

A PORTION OF LOT 4, KIHOMAC SUBDIVISION FIRST AMENDMENT, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID AMENDED LOT 4, SAID POINT BEING LOCATED NORTH 00°29'26" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARING) 2089.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH 00°29'26" WEST ALONG AN EASTERLY LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH 00°08'30" WEST) 33.00 FEET; THENCE NORTH 89°20'14" WEST PARALLEL TO THE NORTH LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH 89°41'10" EAST) 349.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°39'23" A DISTANCE OF 78.00 FEET (CHORD BEARS SOUTH 65°50'04" WEST 75.58 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°45'02" A DISTANCE OF 13.52 FEET (CHORD BEARS SOUTH 44°52'53" WEST 13.52 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'58" A DISTANCE OF 75.82 FEET (CHORD BEARS SOUTH 24°37'25" WEST 73.59 FEET) TO A POINT ON THE EAST LINE OF FAIRFIELD ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE THE FOLLOWING TWO (2) CALLS: 1) NORTH 00°29'26" EAST (RECORD BEARS NORTH 00°08'30" EAST) 76.85 FEET TO A POINT ON A TANGENT CURVE, 2) ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°38'47" A DISTANCE OF 64.96 FEET (CHORD BEARS NORTH 03°48'49" EAST (RECORD BEARS NORTH 03°27'53" EAST) 64.92 FEET) TO THE NORTHEAST CORNER OF SAID AMENDED LOT; THENCE SOUTH 89°20'14" EAST (RECORD BEARS SOUTH 89°41'10" EAST) ALONG THE NORTH LINE OF SAID AMENDED LOT 453.47 FEET TO THE POINT OF BEGINNING. CONTAINS - 17,891.08 SQ. FT. 0.41 ACRES

**Title to the conveyed property shall be subject to current taxes, easements, rights-of-way of record or apparent of the property.**

WITNESS, the hands of said Grantor, this 15<sup>th</sup> day of APRIL, 2026.

GRANTOR:

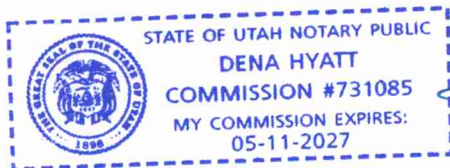
DREAMLAND, LLC C/O KIHOMAC, INC.



Scott Merrihew - Authorized Agent -  
Dreamland, LLC C/O Kihomac, Inc.

STATE OF UTAH  
COUNTY OF DAVIS §

On this 15<sup>th</sup> day of APRIL, 2026, personally appeared before me Scot Merrihew, who being by me duly sworn did say that he/she is the Authorized Agent of Dreamland, LLC, a limited liability company, and that Dreamland, LLC is a subsidiary of, and authorized agent for, Kihomac, Inc., and that Kihomac, Inc. is the property owner of record of the property subject to this Layton City - Warranty Deed and that the foregoing Layton City - Warranty Deed was signed in behalf of said company by authority, and he/she acknowledged to me that said company executed the same.



NOTARY PUBLIC

The Warranty Deed signed by Joy Petro, Mayor of Layton City, dated the \_\_\_\_ day of \_\_\_\_\_, 2026, has been accepted by Layton City on the \_\_\_\_ day of \_\_\_\_\_, 2026.

GRANTEE:

LAYTON CITY CORPORATION

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST:

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

STATE OF UTAH  
  §  
COUNTY OF DAVIS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared before me JOY PETRO, who duly acknowledged to me that she is the MAYOR of LAYTON CITY, and that the document was signed by her in behalf of said corporation, and JOY PETRO acknowledged to me that said corporation executed the same.

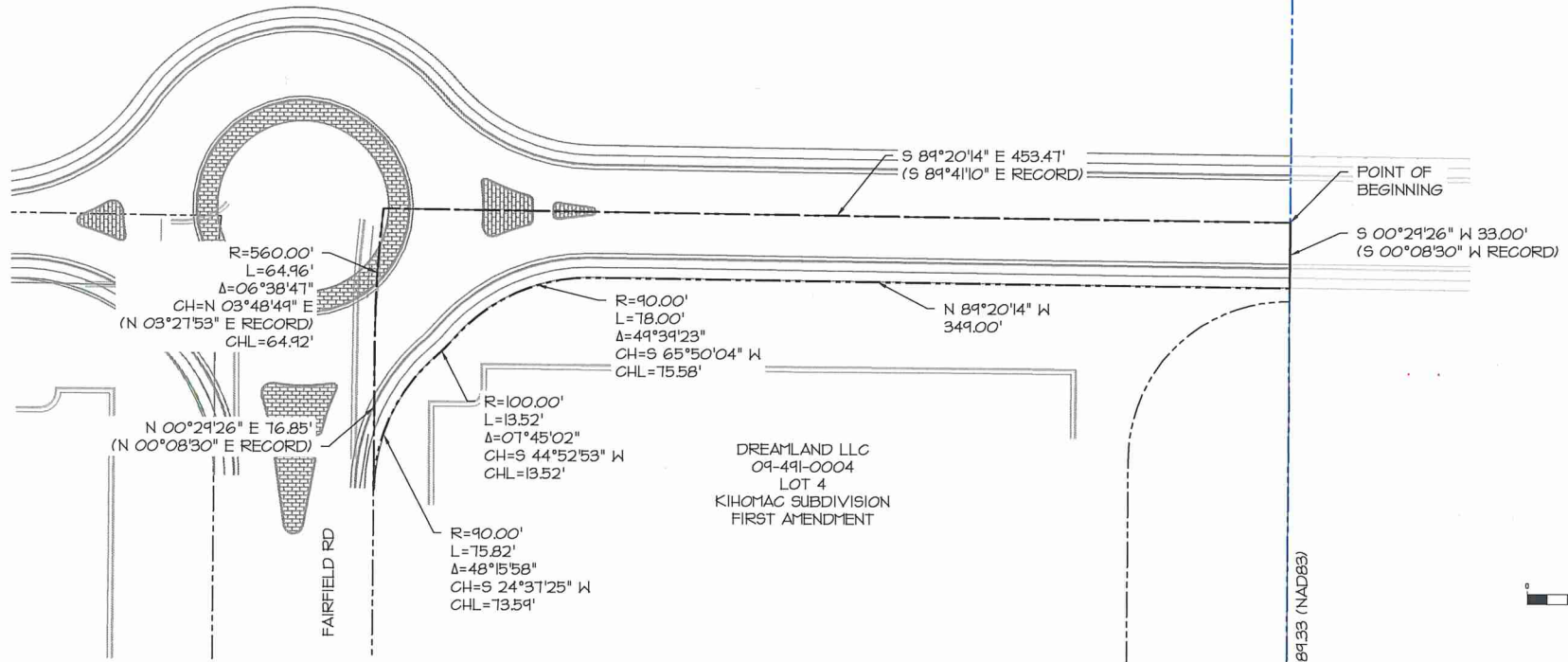
\_\_\_\_\_  
NOTARY PUBLIC

**Approved as to Form:**

For: *Jodym Gander*  
City Attorney

*Bill H. Jones*  
City Engineer

EXHIBIT "A"

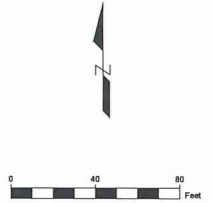


A PORTION OF LOT 4, KIHOMAC SUBDIVISION FIRST AMENDMENT, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID AMENDED LOT 4, SAID POINT BEING LOCATED NORTH 00°29'26" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARING) 2089.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH 00°29'26" WEST ALONG AN EASTERLY LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH 00°08'30" WEST) 33.00 FEET; THENCE NORTH 89°20'14" WEST PARALLEL TO THE NORTH LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH 89°41'10" EAST) 349.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°39'23" A DISTANCE OF 18.00 FEET (CHORD BEARS SOUTH 65°50'04" WEST 15.58 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°45'02" A DISTANCE OF 13.52 FEET (CHORD BEARS SOUTH 44°52'53" WEST 13.52 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'58" A DISTANCE OF 15.82 FEET (CHORD BEARS SOUTH 24°31'25" WEST 13.59 FEET) TO A POINT ON THE EAST LINE OF FAIRFIELD ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE THE FOLLOWING TWO (2) CALLS: 1) NORTH 00°29'26" EAST (RECORD BEARS NORTH 00°08'30" EAST) 16.85 FEET TO A POINT ON A TANGENT CURVE, 2) ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°38'41" A DISTANCE OF 64.96 FEET (CHORD BEARS NORTH 03°48'49" EAST (RECORD BEARS NORTH 03°21'53" EAST) 64.92 FEET) TO THE NORTHEAST CORNER OF SAID AMENDED LOT; THENCE SOUTH 89°20'14" EAST (RECORD BEARS SOUTH 89°41'10" EAST) ALONG THE NORTH LINE OF SAID AMENDED LOT 453.41 FEET TO THE POINT OF BEGINNING.

CONTAINS - 17,891.08 SQ. FT. 0.41 ACRES

DREAMLAND LLC  
09-491-0004  
LOT 4  
KIHOMAC SUBDIVISION  
FIRST AMENDMENT



POINT OF BEGINNING

S 00°29'26" W 33.00'  
(S 00°08'30" W RECORD)

S 89°20'14" E 453.41'  
(S 89°41'10" E RECORD)

N 89°20'14" W  
349.00'

R=90.00'  
L=18.00'  
Δ=49°39'23"  
CH=S 65°50'04" W  
CHL=15.58'

R=100.00'  
L=13.52'  
Δ=07°45'02"  
CH=S 44°52'53" W  
CHL=13.52'

R=90.00'  
L=15.82'  
Δ=48°15'58"  
CH=S 24°31'25" W  
CHL=13.59'

R=560.00'  
L=64.96'  
Δ=06°38'41"  
CH=N 03°48'49" E  
(N 03°21'53" E RECORD)  
CHL=64.92'

N 00°29'26" E 16.85'  
(N 00°08'30" E RECORD)

FAIRFIELD RD

N 00°29'26" E 2089.33 (NAD83)

EAST QUARTER  
CORNER  
SECTION 4,  
T.4N., R.1W., S.L.B#11.

Layton City  
431 N WASATCH DR.  
LAYTON, UT 84041  
(801) 336-3100

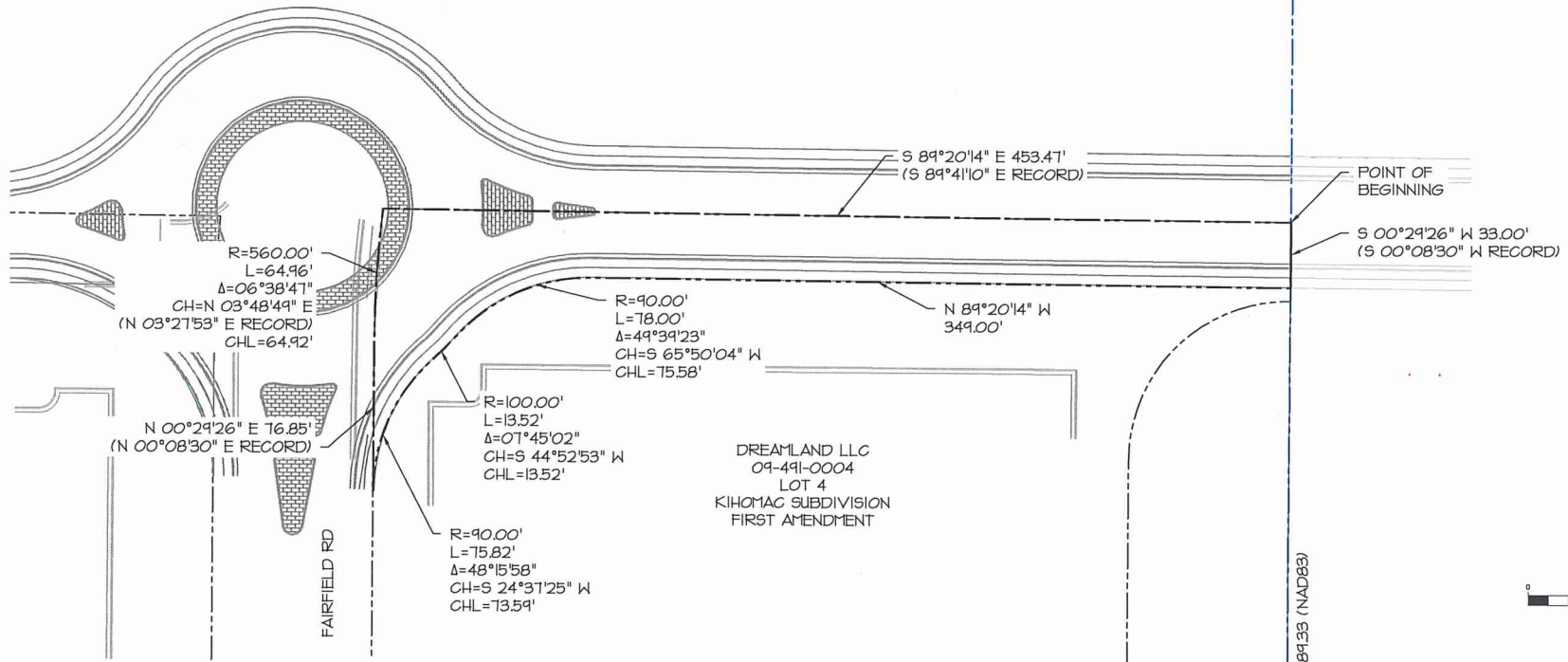
REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
			RBANKHEAD	3/2028	1" = 60'
			RBANKHEAD	3/2028	VERTICAL SCALE NONE
			APPROVED BY BSCHAFF	3/2028	DATE VIEW NAME PLOT

PROPERTY ACQUISITION

EAST GATE  
KIHOMAC

DRAWING #  
1  
OF  
1

EXHIBIT "B"



A PORTION OF LOT 4, KIHOMAC SUBDIVISION FIRST AMENDMENT, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID AMENDED LOT 4, SAID POINT BEING LOCATED NORTH  $00^{\circ}29'26''$  EAST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARING) 2089.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH  $00^{\circ}29'26''$  WEST ALONG AN EASTERLY LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH  $00^{\circ}08'30''$  WEST) 33.00 FEET; THENCE NORTH  $89^{\circ}20'14''$  WEST PARALLEL TO THE NORTH LINE OF SAID AMENDED LOT 4 (RECORD BEARS SOUTH  $89^{\circ}41'10''$  EAST) 349.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $49^{\circ}39'23''$  A DISTANCE OF 18.00 FEET (CHORD BEARS SOUTH  $65^{\circ}50'04''$  WEST 75.58 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $07^{\circ}45'02''$  A DISTANCE OF 13.52 FEET (CHORD BEARS SOUTH  $44^{\circ}52'53''$  WEST 13.52 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $48^{\circ}15'58''$  A DISTANCE OF 75.82 FEET (CHORD BEARS SOUTH  $24^{\circ}31'25''$  WEST 73.59 FEET) TO A POINT ON THE EAST LINE OF FAIRFIELD ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE THE FOLLOWING TWO (2) CALLS: 1) NORTH  $00^{\circ}29'26''$  EAST (RECORD BEARS NORTH  $00^{\circ}08'30''$  EAST) 76.85 FEET TO A POINT ON A TANGENT CURVE, 2) ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $06^{\circ}38'47''$  A DISTANCE OF 64.96 FEET (CHORD BEARS NORTH  $03^{\circ}48'49''$  EAST (RECORD BEARS NORTH  $03^{\circ}27'53''$  EAST) 64.92 FEET) TO THE NORTHEAST CORNER OF SAID AMENDED LOT; THENCE SOUTH  $89^{\circ}20'14''$  EAST (RECORD BEARS SOUTH  $89^{\circ}41'10''$  EAST) ALONG THE NORTH LINE OF SAID AMENDED LOT 453.41 FEET TO THE POINT OF BEGINNING.

CONTAINS - 17,891.08 SQ. FT. 0.41 ACRES

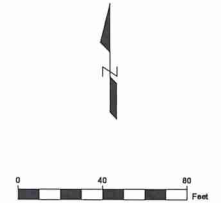
POINT OF BEGINNING

$S\ 00^{\circ}29'26''\ W\ 33.00'$   
( $S\ 00^{\circ}08'30''\ W$  RECORD)

DREAMLAND LLC  
09-491-0004  
LOT 4  
KIHOMAC SUBDIVISION  
FIRST AMENDMENT

N  $00^{\circ}29'26''\ E\ 2089.33$  (NAD83)

EAST QUARTER  
CORNER  
SECTION 4,  
T.4N., R.1W., S.L.B.4M.



REVISION	BY	DATE	DESIGNED BY	DATE	HORIZONTAL SCALE
			RBANKHEAD	3/2028	1" = 60'
			RBANKHEAD	3/2028	VERTICAL SCALE NONE
			APPROVED BY BSCHAFF	3/2028	DATE VIEW NAME PLOT

PROPERTY ACQUISITION

EAST GATE  
KIHOMAC

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

**Item Number:** 6.A.

**Subject:**

Rezone Request – Approximately 2402 West Gordon Avenue – Rezone from R-S (Residential Suburban) to R-1-8 (Single Family Residential) – Ordinance 26-09

**Background:**

The property owner, Steven Clinger (Applicant), is requesting to rezone an 8,961 square foot area located in the rear portion of the subject property. The property is currently zoned R-S, and the applicant is requesting that area of the property be rezoned to R-1-8. The purpose of this rezone application is to match the zoning of Lot 103 of the Vineyards Phase 1 Subdivision located directly to the east of the rezone area. The Applicant intends to complete a plat amendment to combine this rear portion of the subject property with Lot 103.

The transition from R-S to R-1-8 zoning is consistent with the General Plan, which designates the property for residential uses.

**Alternatives:**

Alternatives are to: 1) Adopt Ordinance 26-09 approving the rezone request for a portion of the property located at approximately 2402 West Gordon Avenue from R-S (Residential Suburban) to R-1-8 (Single Family Residential), subject to meeting all City requirements and General Plan guidelines; 2) Adopt Ordinance 26-09 approving the rezone request from R-S (Residential Suburban) to R-1-8 (Single Family Residential) with modifications; or 3) Deny Ordinance 26-09.

**Recommendation:**

On April 14, 2026, the Planning Commission voted unanimously to recommend that the City Council approve the rezone request from R-S (Residential Suburban) to R-1-8 (Single Family Residential) for a portion of the property located at approximately 2402 West Gordon Avenue, subject to meeting all City requirements as outlined in the Staff memorandums.

Staff supports the recommendation of the Planning Commission.

**ORDINANCE 26-09**  
(Approximately 2402 West Gordon Avenue Rezone)

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A PORTION OF PARCEL 12-076-0056 DESCRIBED HEREIN, LOCATED AT 2402 WEST GORDON AVENUE FROM R-S (RESIDENTIAL SUBURBAN) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE**

**WHEREAS**, the City has been petitioned for a change in the zoning classification for the property described herein; and

**WHEREAS**, the Planning Commission has reviewed the petition and has recommended that the petition to rezone a portion said property from R-S to R-1-8 be approved; and

**WHEREAS**, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

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

**SECTION 1. Repealer.** If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

**SECTION 2. Enactment.** The zoning map is hereby amended by changing the zone classification of the following property from R-S to R-1-8:

COMMENCING AT A 3.0 INCH BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SECTION LINE NORTH 89°50'42" WEST 893.14 FEET (RECORD = 893.03 FEET) TO THE POINT OF INTERSECTION WITH THE 2375 WEST STREET CENTERLINE; THENCE DEPARTING THE SECTION LINE AND ALONG SAID STREET CENTERLINE NORTH 00°09'44" EAST 209.99 FEET (RECORD = 209.98 FEET), THENCE DEPARTING SAID STREET CENTERLINE NORTH 89°50'16" WEST 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 103 OF THE VINEYARDS PHASE 1 SUBDIVISION KNOWN AS ENTRY NUMBER 1855053 IN BOOK 3271 AT PAGE 535, RECORDED APRIL 17TH, 2003 AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE, THENCE ALONG THE SOUTH LINE OF SAID LOT 103 NORTH 89°50'16" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 103 AND THE POINT OF BEGINNING.

THENCE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°50'16" WEST 103.00 FEET; (2) NORTH 00°09'44" EAST 87.00 FEET; (3) SOUTH 89°50'16" EAST (RECORD = EAST) 103.00 FEET; (4) SOUTH 00°09'44" WEST 87.00 FEET TO AND ALONG THE EAST LINE OF SAID LOT 103 AND THE POINT OF BEGINNING.

CONTAINS 8,961 SQUARE FEET OR 0.20 ACRE

**SECTION 3. Severability.** If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

**SECTION 4. Effective Date.** This zoning amendment shall become effective immediately upon posting.

**PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON THIS 7<sup>th</sup> DAY OF MAY, 2026.**

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Mike Kolendrianos	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

For: Clinton R. Drake  
CLINTON R. DRAKE, City Attorney

Weston Applonie  
WESTON APPLONIE, Community & Economic Development Director



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**TO:** City Council

**FROM:** Whitney Black, Planner II

A handwritten signature in black ink, appearing to read "Whitney Black", is written over a horizontal line.

**DATE:** May 7, 2026

**RE:** Rezone Request – Approximately 2402 West Gordon Avenue - Rezone from R-S (Residential Suburban) to R-1-8 (Single Family Residential) – Ordinance 26-09

---

**LOCATION:** Approximately 2402 West Gordon Avenue

**CURRENT ZONING:** R-S (Residential Suburban)

**PROPOSED ZONING:** R-1-8 (Single Family Residential)

**GENERAL PLAN:** Neighborhood Residential (Residential Uses)

### **DESCRIPTION**

The property owner and applicant, Steven Clinger, is requesting to rezone an 8,961 square foot area located in the rear portion of the subject property. The property is located at approximately 2402 West Gordon Avenue. The property is currently zoned R-S, and the applicant is requesting that area of the property be rezoned to R-1-8. The property is surrounded by R-1-8 zoning to the north and east and R-S zoning to the south and west.

### **BACKGROUND**

The purpose of this rezone application is to match the zoning of Lot 103 of the Vineyards Phase 1 Subdivision (1057 North 2375 West) located directly to the east of the rezone area. The applicant owns both properties and intends to combine the rezone area with Lot 103. The purpose of this combination is to increase the backyard of Lot 103 for personal use. Following approval of the rezone, a subdivision amendment application will proceed for approval to add the 8,961 feet of the subject property to Lot 103 as noted above. The transition from R-S to R-1-8 zoning is consistent with the General Plan, which designates the property for residential uses.

**RECOMMENDATIONS**

On April 14, 2026, the Planning Commission voted unanimously to recommend that the City Council approve the rezone request from R-S (Residential Suburban) to R-1-8 (Single Family Residential) for a portion of the property located at approximately 2402 West Gordon Avenue, subject to meeting all City requirements as outlined in the Staff memorandums.

Staff supports the recommendation of the Planning Commission.



***Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.***

MEMORANDUM

TO: Phillip Richter; utahlineworks@gmail.com  
Steven Clinger; clingesb@gmail.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 23, 2026

SUBJECT: Clinger Rezone  
1057 North 2375 North

I have reviewed the Petition for Amending the Zoning Ordinance impacting a portion of one parcel of ground containing approximately 0.20 acres at 1057 North 2375 West. The applicant is requesting a zoning change from R-S to R-1-8 to amend the existing parcel/lot lines.

The Engineering Department has no concerns or comments regarding the rezone.



Community • Prosperity • Choice


Mayor • Joy Petro  
City Manager • Alex R. Jensen

• Fire Department •  
Scott Maughan • Fire Chief  
Telephone: (801) 336-3940  
Fax: (801) 546-0901

***Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.***

## MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Clinger Rezone

CC: 1) Engineering  
2) Phillip Richter, [utahlineworks@gmail.com](mailto:utahlineworks@gmail.com)  
3) Steven Clinger, [clingesb@gmail.com](mailto:clingesb@gmail.com)

DATE: February 25, 2026

I have reviewed the rezone application received on January 27, 2026 for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. **(2021 IFC 507.3/Appendix B)**
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. **(2021 IFC Section 503)**

3. Where applicable, two means of egress may be required. **(2021 IFC Appendix D as Amended)**
4. On site fire hydrants may be required. **(2021 IFC Section 507)**

These plans have been reviewed for Fire Department requirements only. Other departments may review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

GM\#4ANNEX/REZONE:sh  
Plan #S26-014 District #40  
Project Tracker #LAY2601273498



# Memorandum

**To:** Philip Richter, Steven Clinger  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, City Landscape Architect – Parks & Recreation  
**Date:** February 6, 2026  
**Re:** Clinger Park Rezone, Rezone – 1057 N. 2375 W.  
**Review:** Review 1

---

Clinger Rezone located at 1057 North 2375 West lies within the existing Chelsie Meadows Park service area. The applicant's proposed rezone from R-S & R-1-8 to R-1-8 would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition submitted on January 27<sup>th</sup> and has no comments or concerns regarding approval of the rezone.







***Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.***





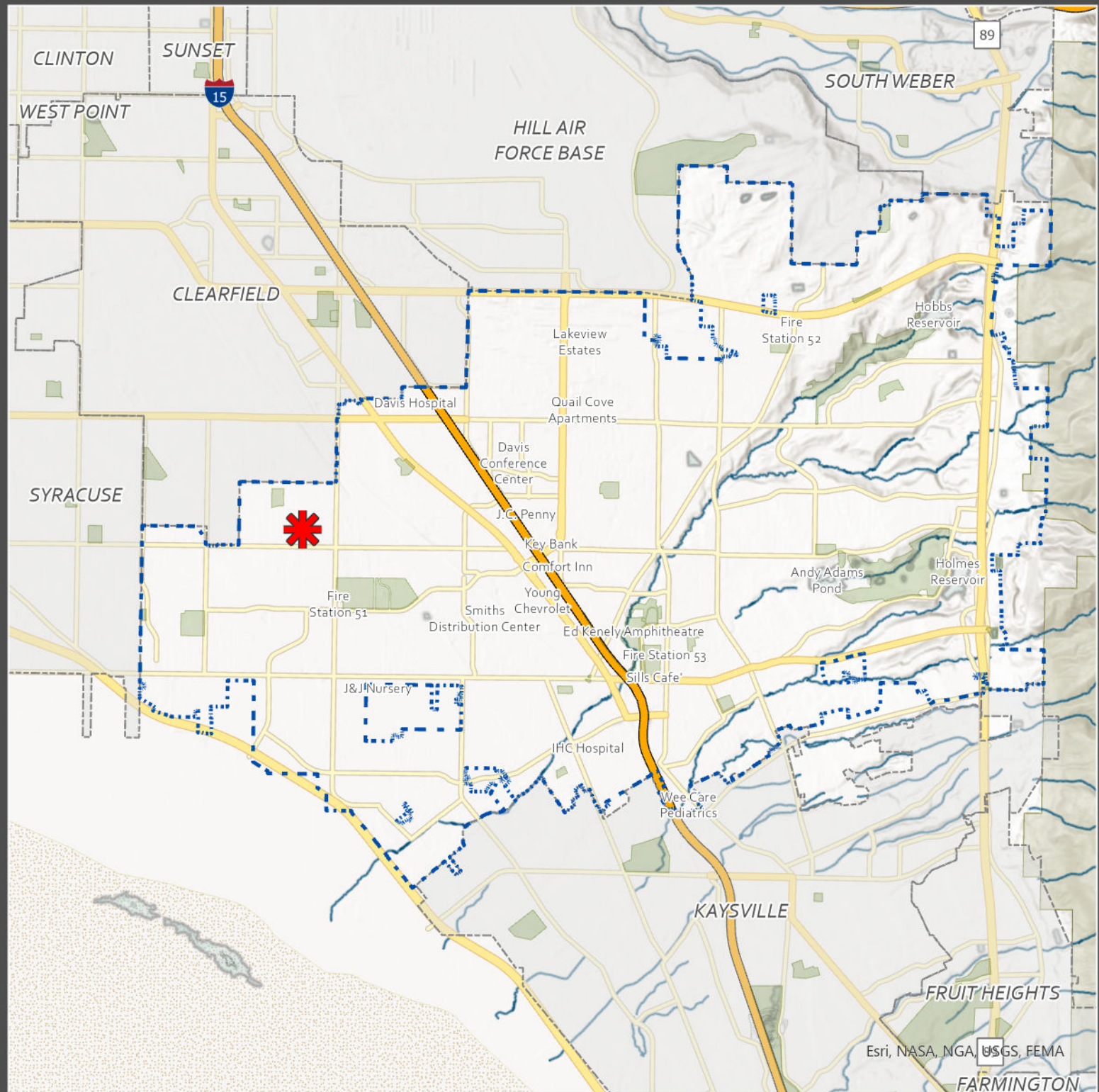
APPROXIMATELY  
2402 WEST  
GORDON AVENUE

REZONE FROM  
R-S TO R-1-8

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









Map 1





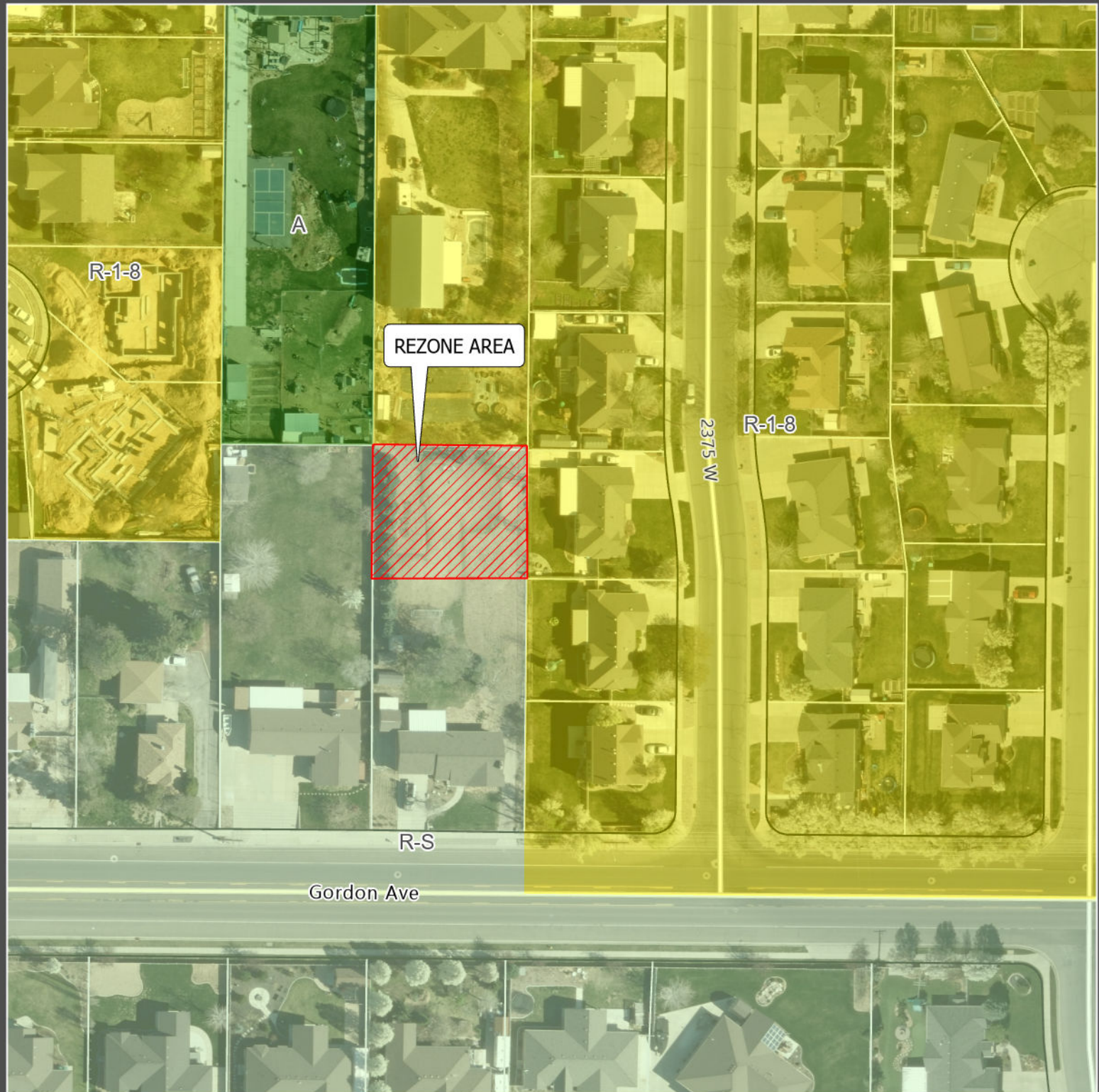
APPROXIMATELY  
2402 WEST  
GORDON AVENUE

REZONE FROM  
R-S TO R-1-8

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









Map 2





APPROXIMATELY  
2402 WEST  
GORDON AVENUE

REZONE FROM  
R-S TO R-1-8

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



Map 3

