

**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.

**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 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. 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.

**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 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 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 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.

**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