MINUTES OF LAYTON CITY COUNCIL MEETING — **MAY 7, 2026; 7:06 P.M.**

MAYOR AND COUNCILMEMBERS PRESENT: **MAYOR JOY PETRO, ZACH BLOXHAM, MIKE KOLENDRIANOS, CLINT MORRIS, AND BETTINA SMITH EDMONDSON**

EXCUSED: **DAVE THOMAS**

STAFF PRESENT: **ALEX JENSEN, ROB HIGGINSON, WESTON APPLONIE, TRACY PROBERT, STEPHEN JACKSON, DAVID PRICE, JOELLEN GRANDY, 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 Bloxham offered the invocation and Andrew Bloxham led the Pledge of Allegiance.

Mayor Petro recognized Addisen Hedgepeth, Youth Council, for her attendance during the meeting. Ms. Hedgepeth stated this was her first year participating in Youth Council and mentioned it had the opportunity to tour the City's Police Department and learned the various services and tasks which keep City residents safe.

MINUTES:

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

Layton City Council Work Meeting – February 19, 2026;
Layton City Council Meeting – February 19, 2026;
Layton City Council Work Meeting – March 5, 2026;
Layton City Council Meeting – March 5, 2026;
Layton City Council Meeting – March 19, 2026; and
Layton City Council Meeting – April 2, 2026.

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

Mayor Petro announced Councilmember Thomas had been excused from the Meeting.

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MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Smith Edmondson announced Layton CTC (Communities That Care) would be hosting a snack drive to benefit participants in summer camp programs available at three Layton schools. She mentioned donations would be collected during the month of May in the City's Parks and Recreation Department. She announced a parent survey was available on either the CTC Facebook page or Instagram and invited parents of children in Layton City to participate.

Mayor Petro announced Parks and Recreation's Game Night would take place Friday, May 8, 2026, in the Kenley Amphitheater and Plaza beginning at 5:30 PM.

Councilmember Kolendrianos informed the Council Coach Carter, a Layton High School football coach, recently passed away.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

Merrilyn Hilton, resident, informed the Council she had relocated to Layton from California five years ago, commented although the move was one of the best things that happened in her life, she expressed disappointment the City didn't have a designated dog park. She identified the benefits of having a fenced facility with designated areas based upon the size of dogs.

CONSENT AGENDA:

ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SET A DATE FOR A PUBLIC HEARING – RESOLUTION 26-25

Tracy Probert, Finance Director, shared a visual presentation and reviewed the Fiscal Year 2026-2027 Tentative Budget and reviewed the following highlights:

- General Fund just over $49 million (which included COLA [Cost of Living Adjustment], merit, and market increases for personnel)
- General Fund supported projects decreased in this budget
- Total City-wide budget, including utility funds, just over $140.5 million; an increase of 11% from prior year. Approximately $5 million of that was related to road projects funded by outside sources, such as Davis County. Large majority was also dedicated for utility projects
- $3.3 million in Capital Equipment
- $26 million in Capital Projects
- Sales Tax revenue was anticipated to be slightly higher than this current year

He reviewed the following major projects included in the budget:

- Fire ladder truck – second payment of a three-year process
- Ambulance
- Parks projects
- Street maintenance and other projects
- Utility projects, including secondary waterline projects which were funded partially by grants

He reviewed sources for City Revenue, Expenditures, General Fund Revenue, General Fund Expenditures. He pointed out the ambulance operation associated with the Fire Department wasn't included in the General Fund Expenditures, it was a separate designated Enterprise Fund.

He announced the proposed Sewer Rate increase of $3 per month had been included in the budget and also identified future proposed rate increases. He also identified the proposed Refuse Fund rate increase of $2.35 for the first can and $1.75 for the second can, with a .50 increase for a recycle can. He explained part of the increase was a pass through from Wasatch Integrated and the remainder was associated with the City's contract with Waste Management for residential trash collection.

He announced adoption of the resolution would set a public hearing for Thursday, June 4, 2026, at 7:00 PM for the Council to accept public comment on the proposed budget. He stated adoption of the budget was proposed to take place on Thursday, June 18, 2026. He emphasized the proposed budget didn't include a Property Tax Rate Increase.

Mr. Probert asked if there were any questions and there were none.

Mayor Petro stated she had the opportunity to be present at several fires within the City and indicated the City was currently relying on ladder track apparatus from Hill Air Force Base (HAFB). She mentioned a recent fire within the City which emphasized the need for the City to complete the purchase of the new ladder truck.

Councilmember Bloxham pointed out the City hadn't proposed a Property Tax Rate increase within the last seven years and expressed appreciation to Staff for good, fiscal responsible decisions with taxpayer funds.

BID AWARD – GLADWELL CONSTRUCTION, LLC FOR ANDY ADAMS PARK IMPROVEMENTS, PARKS AND RECREATION PROJECT 25-02 – RESOLUTION 26-22 – 1713 EAST 1000 NORTH

JoEllen Grandy, Assistant Parks and Recreation Director, introduced the agenda item and reviewed the scope of the Andy Adams Park improvements. She shared a visual illustration of the park reflecting where the park improvements would be located and reviewed the scope of the project: installation of a new restroom facility, concrete pathways, asphalt trail, new parking lot light poles, and installation of new irrigation and landscaping improvements. She announced the City proceeded through a bid process with Gladwell Construction submitting the lowest responsive, responsible bid in the amount of $379,819. Staff recommended adoption of the Resolution 26-02, awarding the bid to Gladwell Construction.

She asked if there were any questions.

Councilmember Morris requested clarification about the amount of funding approved by the RAMP (Recreation, Arts, Museum, and Parks) Commission for this project. Ms. Grandy responded the RAMP Commission had authorized $700,000 for the project and added additional costs were associated with consultant fees and water exaction costs. She added light poles would also be purchased by the City. She pointed out the wide range of submitted bids and was pleased that a reputable company had submitted an acceptable bid amount to complete the project.

Councilmember Morris also inquired about the life expectancy of the existing play structure at the Park and Ms. Grandy responded the City had recently replaced a lot of that playground equipment and reported the entire playground would be replaced within the next five years.

Councilmember Bloxham congratulated Ms. Grandy on her recent promotion to Assistant Parks and Recreation Director.

Ms. Grandy pointed out this project would be completed via RAMP grant funding and suggested it wouldn't have been completed otherwise and expressed appreciation to the Council.

ADOPT THE 2025 LAYTON CITY MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT – RESOLUTION 26-23

Stephen Jackson, Public Works Director, reported the City was required by the State of Utah Department of Environmental Quality to complete the report and adopt via Resolution. He stated there were three components of the survey questions: a financial evaluation, collection system evaluation, and treatment facilities (which wasn't applicable for Layton City because that is taken care of by North Davis Sewer District).

Mr. Jackson reviewed information and statistics responsive to the financial and collection system evaluations with the Council.

Staff recommended adoption of the Annual Report via Resolution 26-23.

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

APPROVAL OF A WATER EXACTION CREDIT AND LAND CONVEYANCE AGREEMENT BETWEEN LAYTON CITY AND KIHOMAC, INC. – RESOLUTION 26-24 – APPROXIMATELY 3700 NORTH FAIRFIELD ROAD

Mr. Jackson introduced the agenda item and shared a visual illustration which identified the locations of both the current facility, Lot 4, and the proposed expansion, Lot 5. He explained as part of its expansion Kihomac needed to provide a water exaction of 12 acre-feet of water shares. He reported the City had planned to construct a round-about at the north end of Fairfield Road near the Kihomac facility, the property highlighted in black on the illustration identified what was needed to complete the road improvements. Kihomac agreed to convey a portion of its property in exchange for water exaction credits in order to complete its development project. He identified specifics associated with the agreement; Kihomac would convey 0.41 acres of property for the extension of Fairfield Road and Layton City would credit up to 12 acre-feet of water exaction requirements for development of the property.

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

Councilmember Kolendrianos clarified whether Kihomac would reclaim the majority of its water and Mr. Jackson responded Kihomac had implemented efficient water processes associated with its manufacturing.

Councilmember Smith Edmondson inquired whether this agreement had been initiated by Kihomac or Layton City. Mr. Jackson responded the City had reached out to Kihomac to negotiate for the property purchase associated with the road project and Kihomac informed the City of its intent to expand its warehouse facility, which resulted in a mutually benefitting discussion.

Councilmember Morris requested clarification what the Fairfield Road extension at that location would resemble and Mr. Jackson explained the road would eventually extend to the east and around the golf course and back down into Church Street near 1700 East and the Waste Management facilities. He reported that property was currently owned by Sun Hills Golf Course.

Mayor Petro expressed her appreciation for the forward thinking on behalf of Staff in negotiating for the road.

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

PUBLIC HEARINGS:

REZONE REQUEST – APPROXIMATELY 2402 WEST GORDON AVENUE – REZONE FROM R-S (RESIDENTIAL SUBURBAN) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-09

Weston Applonie, Community and Economic Development Director, shared a visual illustration which identified the location of the parcel proposed for rezone. He explained the applicant was requesting to rezone 8,961 square feet of property located in the rear portion of the applicant's property. He reported the applicant owned both properties and the purpose of the rezone would be to incorporate the rear portioned lot into the home's existing lot. He pointed out this would change the rear lot's zoning to match that of the home's zoning.

The Planning Commission reviewed this item during its meeting on Tuesday, April 14, 2026, and unanimously recommended approval of the rezone request to the City Council. Staff supported the Planning Commission's recommendation.

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

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Kolendrianos moved to close the public hearing at 7:37 PM.

Councilmember Bloxham requested clarification for the purpose for the rezone request. Mr. Applonie explained the City had height requirements respective to accessory structures in rear yards. He explained this would maintain City standards should an accessory be constructed that straddled both parcels.

Councilmember Smith Edmondson requested clarification about the properties currently owned by the applicant and Mr. Applonie confirmed the applicant owned both the parcel requesting rezone and the adjacent parcel with the existing home. He added the applicant would complete a subdivision amendment to combine both lots.

MOTION: Councilmember Kolendrianos moved to approve the Rezone from R-S (Residential Suburban) to R-1-8 (Single Family Residential), approximately 2402 West Gordon Avenue, as presented, Ordinance 26-09. Councilmember Smith Edmondson seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris Kolendrianos, Smith Edmondson, and Bloxham Voting NO – None.** Councilmember Thomas was not present for the vote.

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:40 p.m.

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Kimberly S Read, City Recorder