

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 7, 2026; 5:33 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, STEPHEN
JACKSON, WESTON APPLONIE, TRACY
PROBERT, ALLEN SWANSON, 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 shared an update regarding the Wasatch Integrated Waste Management District's Board Meeting which took place on Wednesday, May 6, 2026. She stated a Tentative Budget had been adopted during the meeting. She announced Robinson Waste had been purchased by Republic and commented it was actively acquiring waste companies within the State. Cities which had current contracts with Robinson had been told the operations would be 'business as usual'. She informed the Council, Wasatch Integrated would be considering rate increases moving forward and a 19% increase had been suggested.

COUNCILMEMBERS' REPORTS

Councilmember Kolendrianos requested an update regarding residents' outdoor watering and subsequent penalties. Alex Jensen, City Manager, responded the City didn't have a penalty structure in place; however, once City Staff was made aware of outdoor watering outside of the guidelines, contact would be made requesting compliance with conservation efforts. A discussion followed regarding water use by other entities or water companies and whether the City should put forth another educational campaign encouraging water conservation.

Councilmember Smith Edmondson arrived at 5:36 PM

Councilmember Smith Edmondson mentioned a snack drive would be conducted by CTC (Communities That Care) for summer school programs within the City. Donations would be collected through the month of May in the City's Parks and Recreation Office. She also mentioned a survey was available for parents to complete via QR Code. She announced the prevention conference was scheduled to take place in Bryce Canyon June 10-12, 2026.

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

Tracy Probert, Finance Director, reviewed highlights of the FY2026-2027 proposed budget:

- General Fund budget was just over \$49.8 million
- Included a Market, Cost of Living, and Merit adjustments for officers and employees
- \$26 million had been appropriated for Capital Projects, including \$5 million for street projects. He

specifically mentioned the East Gentile project would be completed by funding from Davis County Prop 1 and Davis County Council of Government (COG).

- Sales Tax revenue was anticipated to be slightly higher than previous years
- \$3.3 million had been appropriated for Capital Equipment, which included the following:
 - Fire Ladder Truck partial funding
 - Parks projects – funded by both the City and RAMP (Recreation, Arts, Museum, and Parks) Tax
 - Street maintenance and projects
 - Utility projects

He continued to review City Revenue and Expenditures.

He reminded the Council of the City's proposed Sewer Fund Rate Increase of \$3.00 for this year and also identified additional rate increases implemented by NDSD (North Davis Sewer District) for sewer. He also identified the proposed rate increases to benefit the Refuse Fund specific to increases by both Wasatch Integrated Waste Management District (WIWMD) and Waste Management.

He indicated there hadn't been significant changes to the proposed budget since the Budget Meeting of Tuesday, March 17, 2026.

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

Stephen Jackson, Public Works Director, shared a visual presentation and explained Kihomac would be building a new facility on Lot 5 near its current location and shared an illustration. He also shared an illustration which represented the proposed extension of Fairfield Road which included a roundabout. The illustration identified property the City would need to acquire from Kihomac in order to complete the road extension project. Additionally, Kihomac needed to acquire water exaction credits in order to construct its proposed new building. During discussion, Kihomac had expressed interest in conveying the property to the City in exchange for the required water exaction credits. He indicated the raw ground, approximately 0.41 acres, and the water exaction credits, up to 12 ACFT (Acre Feet), were roughly the same value and stated this agreement would accommodate the needs for both parties.

He asked if there were any questions.

Councilmember Bloxham inquired whether the water rights were more important than the dollar figure for the City to outright purchase the property needed for the road extension. He suggested even if the dollar value was equivalent the water shares could be more valuable beyond a dollar value. Mr. Jackson responded the City held water shares to use them for needed purposes and believed this met that criteria. He believed the water rights were more important to Kihomac than the raw ground because its expansion benefited the community as much as it benefited its business operations.

Councilmember Kolendrianos requested clarification if these were water rights or water shares. Mr. Jackson responded the transaction would be a water exaction credit. The City held shares and water rights which could be used to assign the 12 acre feet to that specific priority. He added the water shares wouldn't actually be transferred to Kihomac, the City would continue to hold the water shares and rights; the City would agree that the 12 acre feet of water would be allotted to Kihomac for its use.

Councilmember Kolendrianos inquired whether the water would be used in manufacturing or for landscape purposes. Mr. Jackson responded the current facility didn't have significant landscaping and would have to be compliant with the City's outdoor landscaping ordinance and surmised most of the water would be used with its manufacturing processes.

Councilmember Smith Edmondson inquired who initiated the request and Mr. Jackson responded the City initiated discussions about the property before it identified plans to construct a new facility. As discussions continued it was determined this was a solution which mutually benefited both parties and added Kihomac had been seeking the needed water shares and rights for its expansion.

Mayor Petro expressed her opinion the agreement was a win-win for both entities.

Mr. Jackson added Kihomac recycled most of the water it used during its production processes.

DISCUSSION OF POSSIBLE ORDINANCE REFINEMENTS ON WATER CONSERVATION STANDARDS FOR NEW, SINGLE-FAMILY, PRUD HOMES

Weston Applonie, Community and Economic Development Director, reminded the Council of previous discussions associated with the PRUD (Planned Residential Unit Development) and Water-wise Landscaping Ordinance. He stated Staff viewed the PRUD Ordinance as a tool intended to create flexible development which included measurable benefits for a community.

Alex Jensen, City Manager, emphasized Staff had drafted proposed language for the ordinance, based on its experience, as a starting point allowing the Council to add additional language.

Mr. Applonie reviewed Staff's proposed amendments to the PRUD ordinance and shared pictures which illustrated his points :

1. Density bonuses
2. Update baseline design requirements
3. Creating a density bonus point system
4. Remove the Design Review Committee from reviewing PRUD's
5. Require developers to install park strips and front yards
6. Strengthen language for usable open space
7. Add criteria for front-loaded townhomes
8. Code cleanup

He shared a PRUD comparison which identified various zoning districts and respective densities and four common questions and/or comments about how a PRUD would impact schools, traffic, and who would live in the development. He continued to point out benefits of a PRUD and highlighted the following:

Benefits to Developers

- Increased density
- Flexibility in setbacks
- Housing variety
- Ability to cluster homes
- Market shift, lower maintenance lifestyle

Benefits to City

- City parks and trails
- Connections to trails
- Clustering development for sensitive lands
- Housing variety
- Recreational open space
- Internal trails that benefit the neighborhood
- Increased quality exterior building materials and site design
- Market shift, lower maintenance lifestyle

He shared examples of developments within the City which illustrated some of the benefits:

- Harmony Place PRUD
- East Ridge Park PRUD

- Kayscreek Estates & Hill Farms

A discussion followed about the park associated with the Kayscreek Estates development. Mr. Applonie also addressed rear-loaded housing and identified those benefits.

- Limits pedestrian and vehicular conflicts
- Decreases conflicts associated with utilities
- Provides character and increased design of the neighborhood
- Smaller lots better accommodate rear-loaded housing

He continued to review density bonus options.

Councilmember Smith Edmondson inquired whether the AG (Agriculture)-Heritage overlay application in conjunction with the PRUD Ordinance had been considered and suggested identify parameters or expectations about the meaning of the AG-Heritage overlay application. Mr. Applonie responded Staff would be receptive to direction and feedback from the Council with how to proceed specific to the AG-Heritage overlay and a discussion followed.

Mr. Applonie announced the City needed to update a Water-wise Ordinance if it desired to become compliant with Weber Basin Water Lawn Exchange requirements and reviewed what would need to be included in the update:

- Limit turf grass to not exceed 35% for all front and side yards
- Turf grass shall not be placed in areas less than eight feet wide, including park strips

He informed the Council residents were currently eligible for the \$1.25 per square foot incentive for the lawn exchange and if the new ordinance was implemented, residents would then become eligible for the \$2.50 per square foot incentive. He clarified this would only be applicable to new single-family development. He added the PRUD and Commercial zoned properties already included the criteria.

Mr. Jensen requested direction from the Council regarding whether it would be in favor of the proposed Water-wise Ordinance for new single-family development.

A discussion took place regarding the PRUD Ordinance.

CLOSED MEETING:

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:35 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Kolendrianos seconded the motion, which passed unanimously.

MOTION: Councilmember Kolendrianos moved to open the meeting at 7:04 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:04 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **7th day of May, 2026**, was to discuss the Purchase, Sale, Exchange or Lease of Real Property including any form of a water right or water shares AND to discuss the Character and/or Competency of an Individual(s).

Dated this 20th day of August, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder