

**WORK 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 Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on May 7, 2026**.

AGENDA ITEMS:

1. Mayor's Report
2. Councilmembers' Reports
3. Adopt the Tentative Budget for Fiscal Year 2026-2027 and Set a Date for a Public Hearing – Resolution 26-25
4. Approval of a Water Exaction Credit and Land Conveyance Agreement Between Layton City and Kihomac, Inc. – Resolution 26-24 – Approximately 3700 North Fairfield Road
5. Discussion of Possible Ordinance Refinements on Water Conservation Standards for New, Single-family, PRUD Homes
6. 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

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and 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/, the Layton City website 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.

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

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

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

Item Number: 2.

Subject:

Councilmembers' Reports

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 3.

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.

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

Item Number: 4.

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.

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

Item Number: 5.

Subject:

Discussion of Possible Ordinance Refinements on Water Conservation Standards for New, Single-family, PRUD Homes

Background:

Weston Applonie, Community and Economic Development Director, will speak on water conservation standards for new, single-family, PRUD homes and possible ordinance refinements.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 6.

Subject:

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

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS



Community • Prosperity • Choice



2027 Proposed Budget

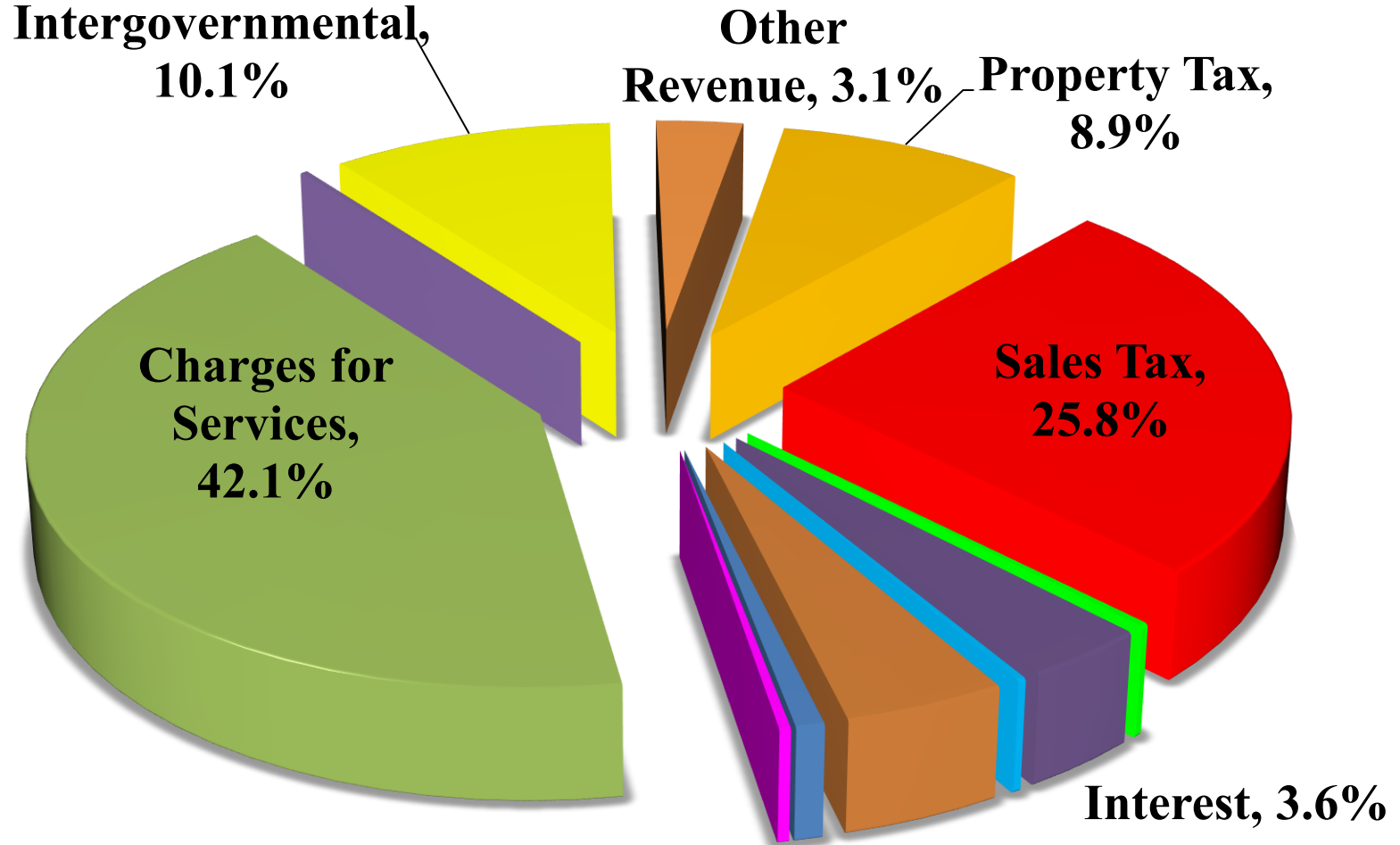
The Fiscal Year 2026-2027 Budget proposes:

- General Fund budget just over \$49,824,768
- Total City-Wide budget just over \$140,510,568
- Market, Cost of living and Merit adjustments for officers and employees
- \$3,391,825 in capital equipment
- \$26,090,516 in capital projects (Utilities, Streets, Parks, Dispatch, etc.)
- Sales tax revenue is anticipated to be slightly higher than previous years

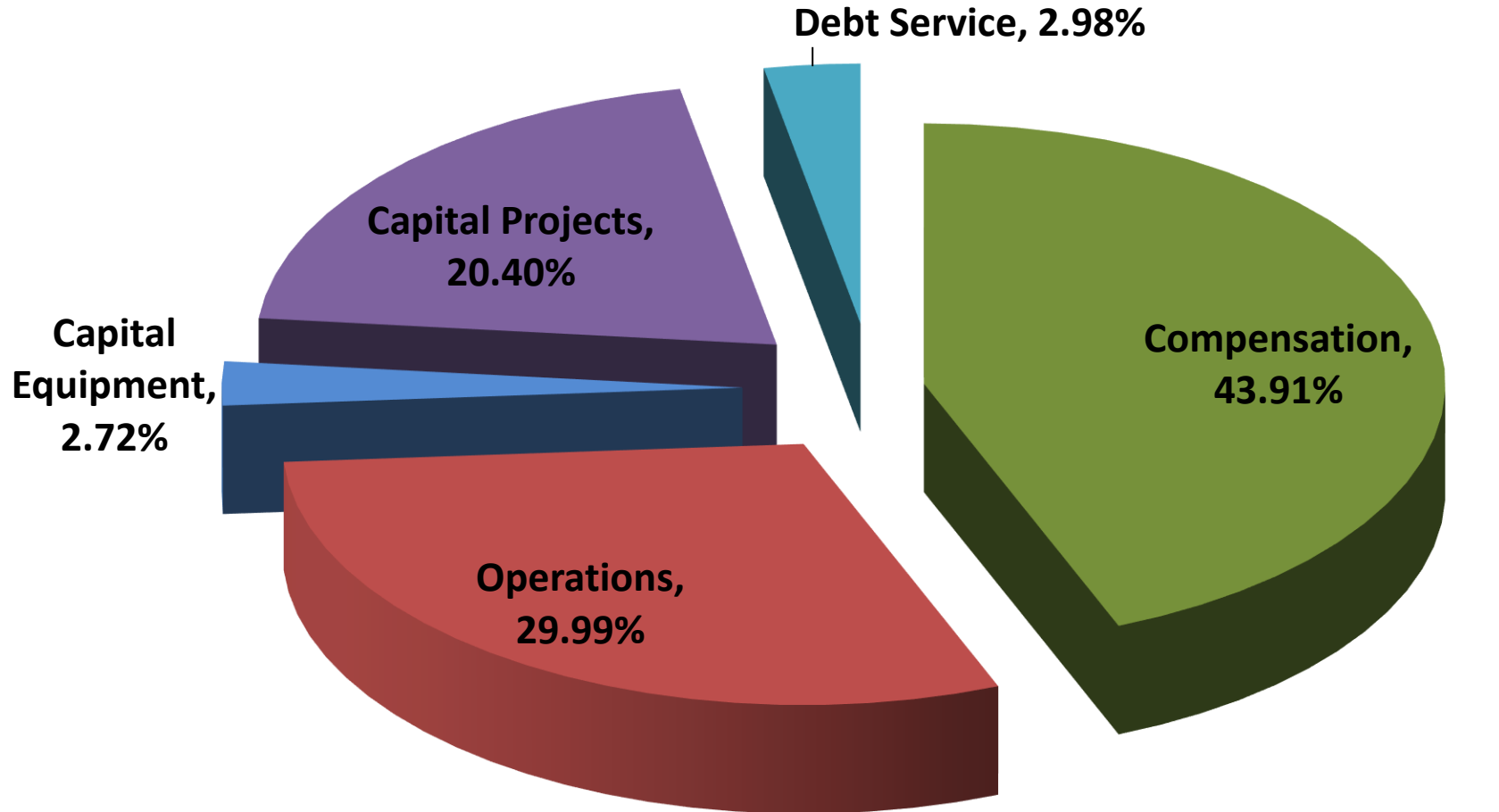
Major projects include:

- Fire Ladder Truck – partial funding
- Ambulance
- Parks projects – City and RAMP funded
- Street maintenance and projects
- Utility projects, including secondary waterline projects that are partially grant funded

City Revenue FY 2027



City Expenditures FY 2027



■ Compensation

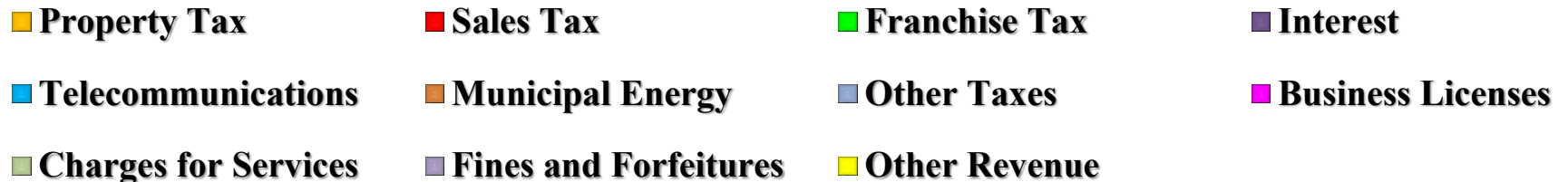
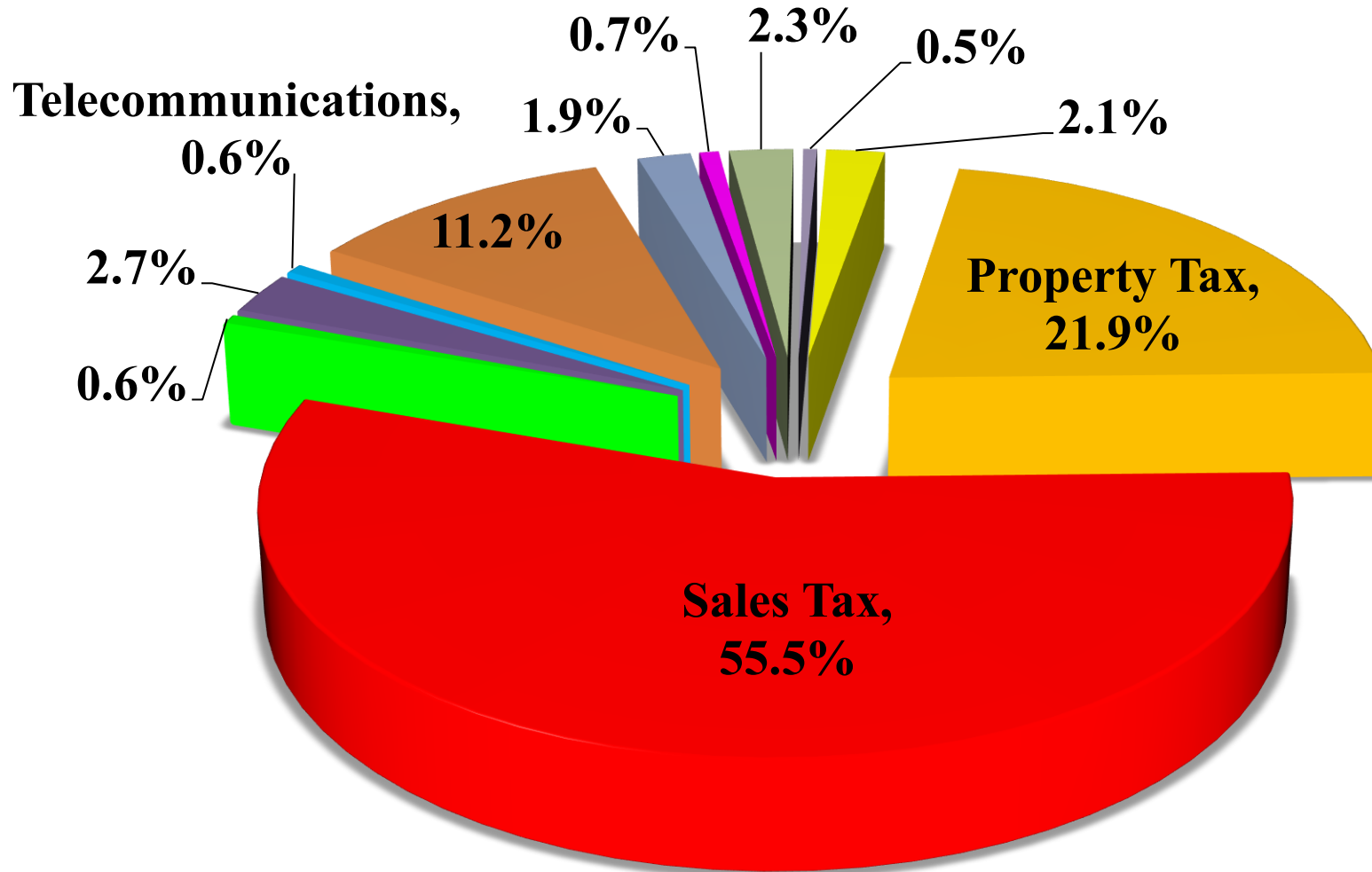
■ Operations

■ Capital Equipment

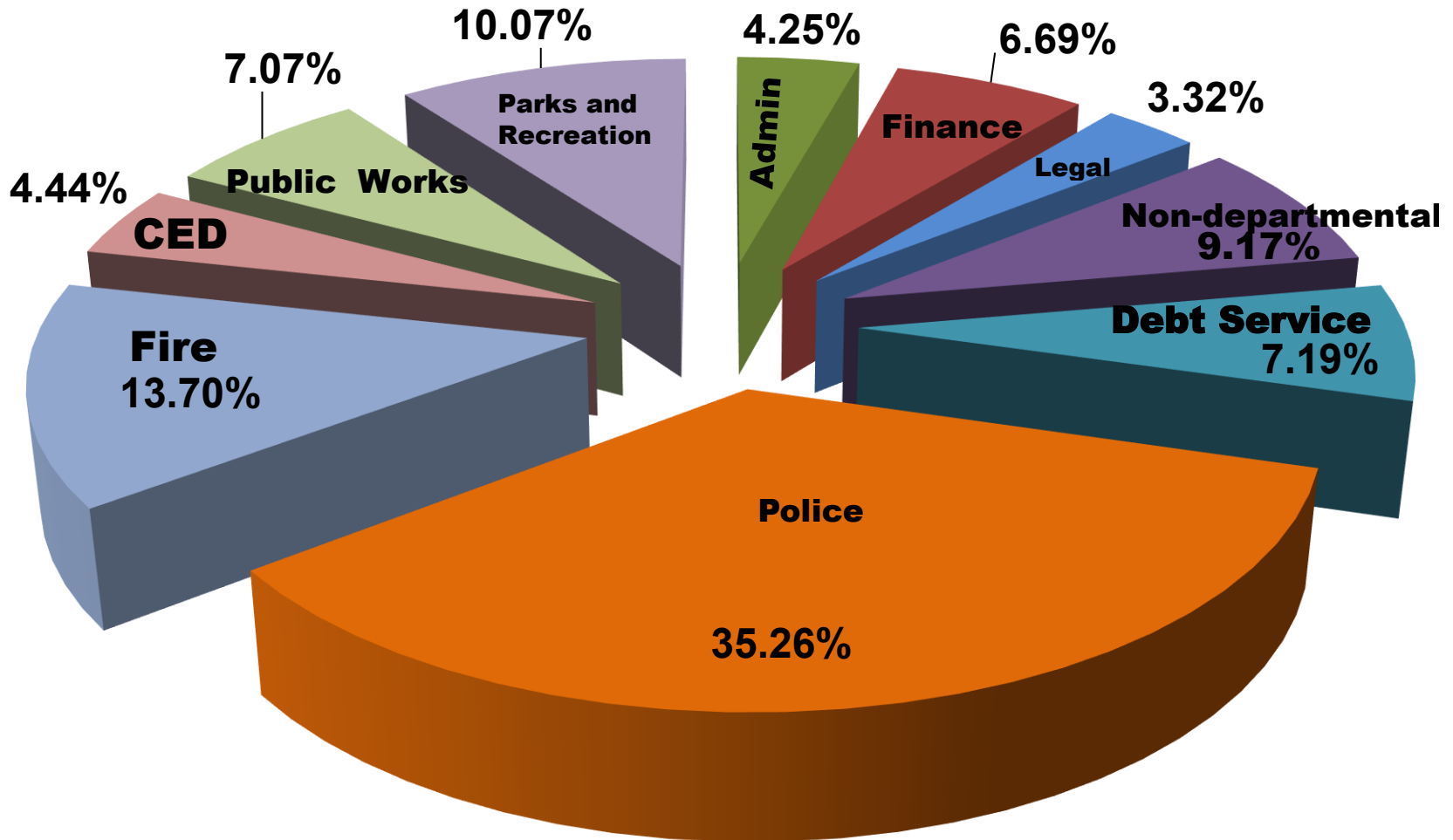
■ Capital Projects

■ Debt Service

General Fund Revenue FY 2027



General Fund Expenditures 2027



Administration Finance Legal Non-Departmental Debt service
Police Fire CED Public Works Parks and Rec

Sewer Fund

Proposed Rate Increase

Sewer Rate Increase - North Davis Sewer District and Layton City Master Plan

	July 1, 2026		July 1, 2026		July 1, 2027		July 1, 2027		July 1, 2028		July 1, 2028	
	<i>Increase</i>		<i>Rate</i>		<i>Increase</i>		<i>Rate</i>		<i>Increase</i>		<i>Rate</i>	
	<i>FY 27</i>		<i>FY 27</i>		<i>FY 28</i>		<i>FY 28</i>		<i>FY 29</i>		<i>FY 29</i>	
North Davis Rate	\$	-	\$	24.00	\$	2.50	\$	26.50	\$	-	\$	26.50
City Rate	\$	3.00	\$	16.00	\$	0.60	\$	16.60	\$	0.60	\$	17.20
	\$	3.00	\$	40.00	\$	3.10	\$	43.10	\$	0.60	\$	43.70
Layton City %	8.1%				7.8%				1.4%			

Refuse Fund

Proposed Rate Increase

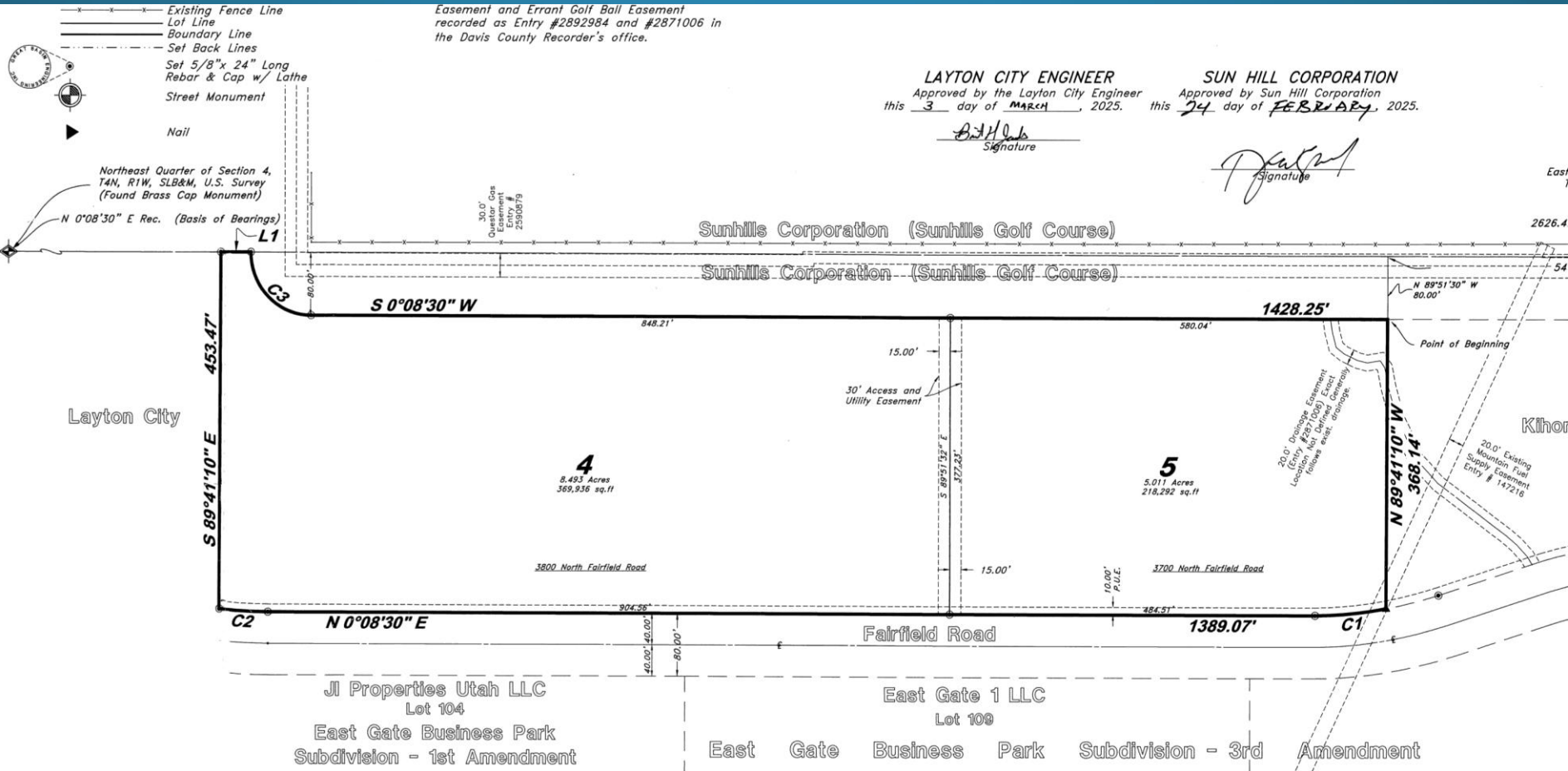
Proposed per can increase

	Wasatch		Waste		
	Integrated		Management		Total
1st Can	\$	1.00	\$	1.35	\$ 2.35
2nd Can	\$	1.00	\$	0.75	\$ 1.75
Recycle Can	\$	-	\$	0.50	\$ 0.50

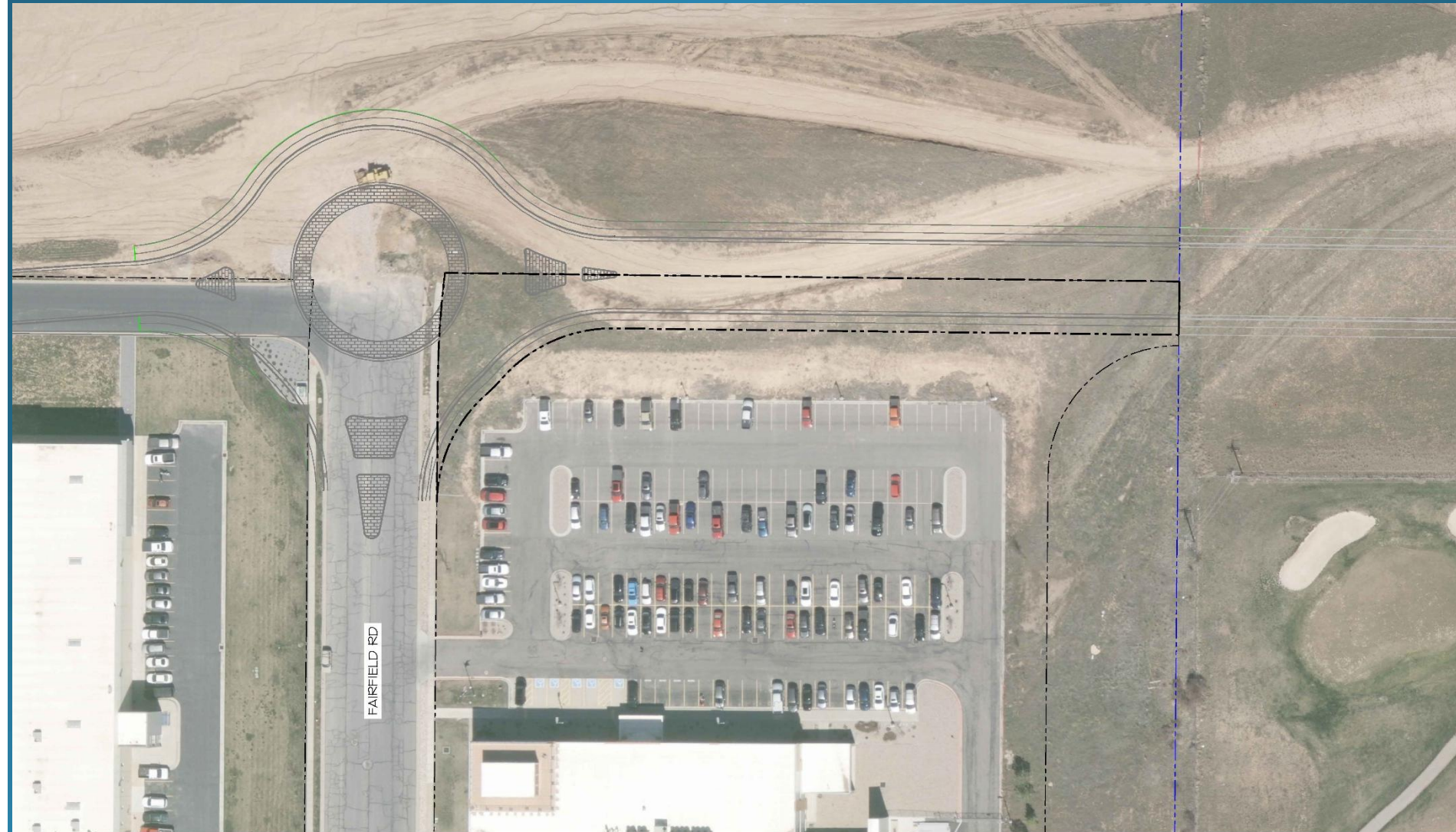
	Cans	FY 2026		Rates	
Residential 1st can	19683	\$	13.65	\$	16.00
Residential 2nd can	7949	\$	10.95	\$	12.70
Commercial 1st Can	2382	\$	13.65	\$	16.00
Commercial 2nd can	125	\$	10.95	\$	12.70
Residential Recycle	6156	\$	7.50	\$	8.00
Commercial Recycle	297	\$	7.50	\$	8.00

4. Water Exaction Credit and Land Conveyance Agreement Resolution 26-24

Development Property



Conveyed Property



Agreement

- KIHOMAC
 - Convey property for extension of Fairfield Road
 - 17,891.08 SQFT (0.41 ACRES)
- Layton City
 - Credit up to 12 ACFT to the water exaction requirement for the Development Property

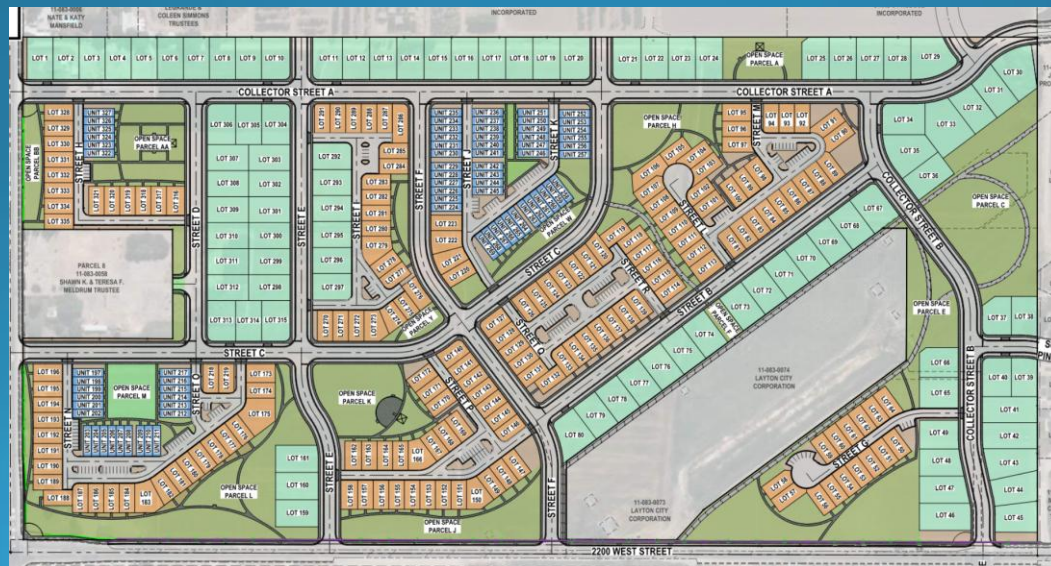


May 7, 2026

PRUD &
Water-Wise Landscaping Review

Purpose of a PRUD

- PRUD's are intended to provide flexibility with measurable community benefits, such as superior site design and enhanced amenities that cannot easily be achieved through conventional zoning.



PRUD Proposed Amendments

1. Remove density bonuses for 2-car garage (10%) & perimeter fencing (5%)
2. Update baseline design requirements density bonus
3. Create density bonus point system
 - a. Removes ambiguity in code review
 - b. Speeds up review times
4. Remove Design Review Committee from reviewing PRUD's
 - a. No longer needed with clear standards
5. Require developer to install park strips & front yards
6. Strengthen language for usable open space
7. Add criteria for front-loaded townhomes
8. Code cleanup
 - a. Consolidate and clarify design standards
 - b. Remove redundant and unnecessary requirements



Porch Standard

- 7'x7' Porch Requirement



PRUD Comparison

Zoning District	Base Density	Potential Density with 40% Bonus
A	1 unit per acre	1.4 units per acre
R-S	2.5 units per acre	3.5 units per acre
R-1-10	3.5 units per acre	4.9 units per acre
R-1-8	4 units per acre	5.6 units per acre
R-1-6	5.5 units per acre	7.7 units per acre

1. It's too dense.
2. How will the PRUD affect schools?
3. How will the PRUD affect traffic?
4. Who will live there?



R-1-10 Standard Sub. Vs PRUD

36 Acre Site Example

Zones	Density	Unit Count	School Aged Children	Children per Grade
R-1-10	3.5	126	101	8 to 9
R-1-10 (PRUD)	4.9	176	141	11 to 12
Difference	1.4	50	40	3 to 4

Average Household Size for Layton: 2.98

Davis School District Student Rates

Single Family Homes: .080

Townhomes: .5

Apartments: .10



R-1-10 Standard Sub. Vs PRUD

36 Acre Site Example

Zones	Unit Count	Average Daily Trips
R-1-10	126	1188
R-1-10 (PRUD)	176	1380
Difference	50	192

Average Daily Trips

192 Average Daily Trips = 1 additional vehicle every 3 to 4 minutes



R-1-10 Standard Sub. Vs PRUD

36 Acre Site Example

Zone	Average Home Price*	Income Required	Median Household Income	Downpayment Required**
R-1-10	\$893,000	\$250,000	\$102,480	\$540,000
R-1-10 (PRUD)	\$589,000	\$166,000		\$240,000
Difference	\$304,000			

* Average home price is based data from Redfin.com, 100 homes within the

R-1-10 and R-1-10 PRUD zones.

** Downpayment required for someone making the median household income



Benefits of a PRUD

Developers

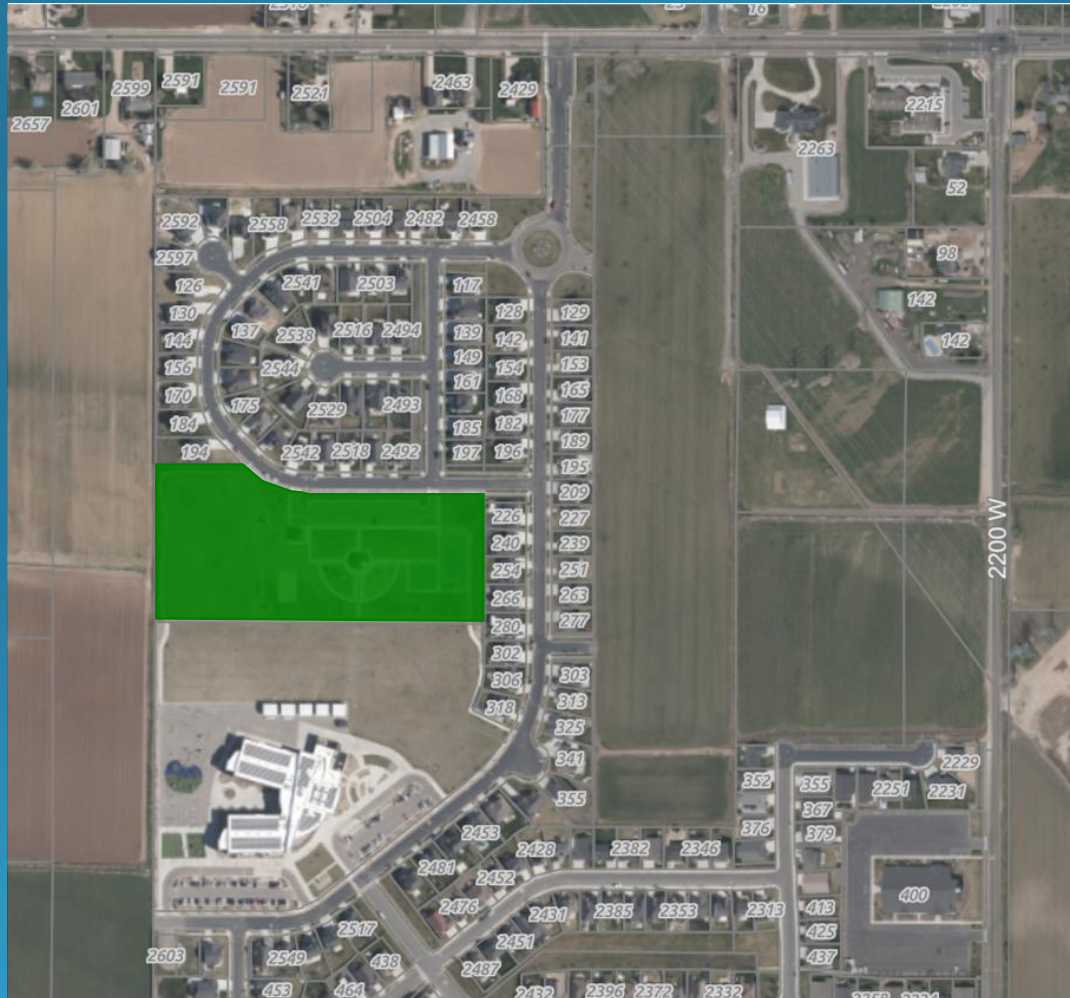
- Increased Density
- Flexibility in setbacks
- Housing variety
- Ability to cluster homes
- Market shift, lower maintenance lifestyle

City

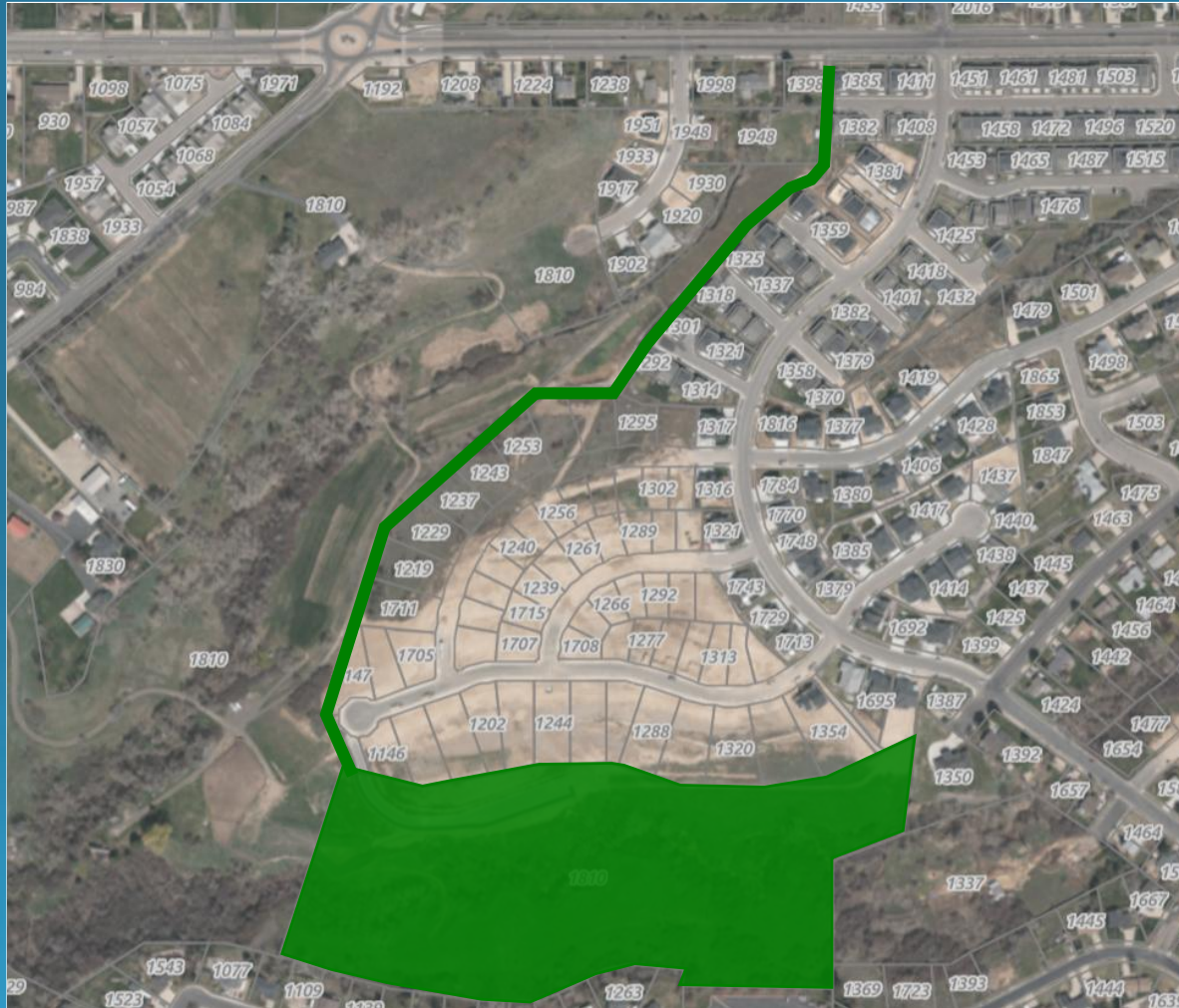
- City parks & trails
- Connections to trails
- Clustering development for sensitive lands
- Housing variety
- Recreational open space
- Internal trails that benefit neighborhood
- Increased quality exterior building materials & site design
- Market shift, lower maintenance lifestyle



Harmony Place PRUD

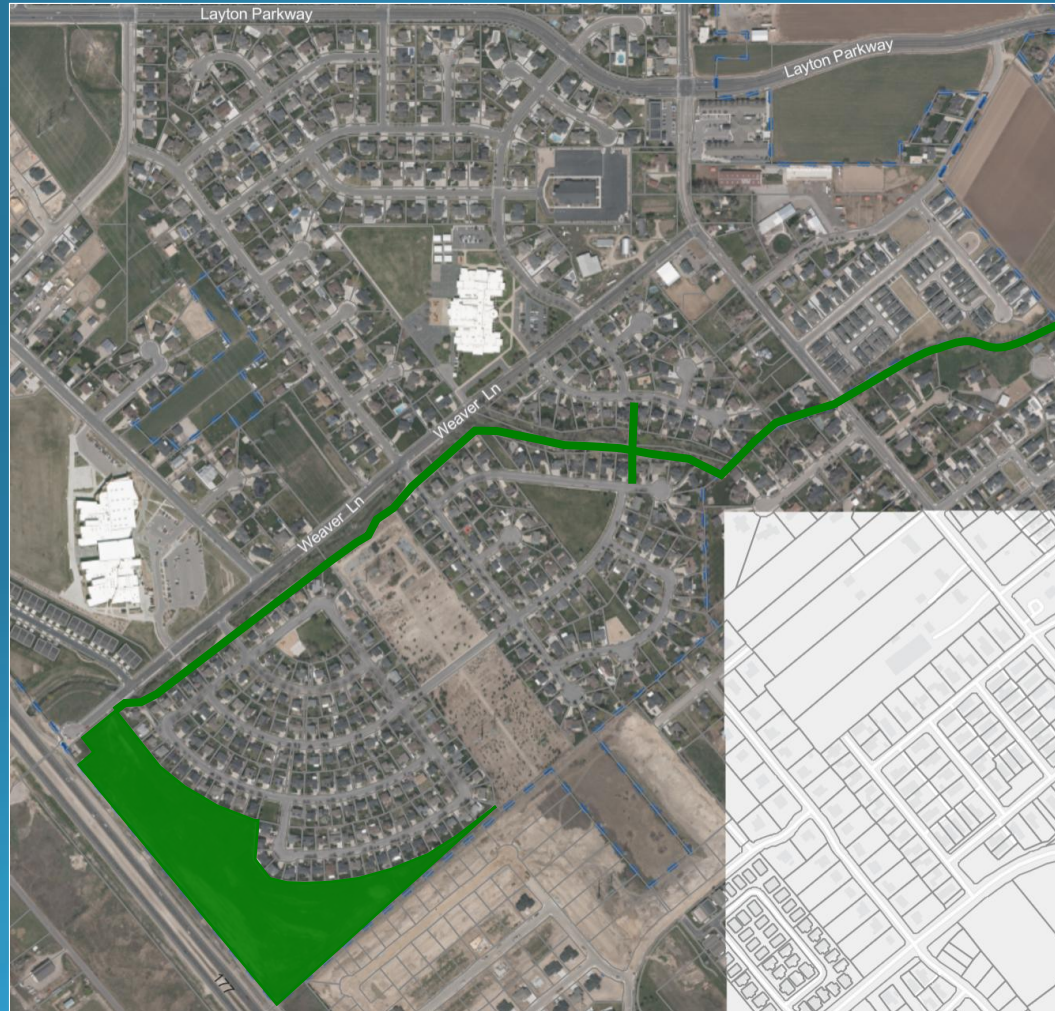


East Ridge Park PRUD



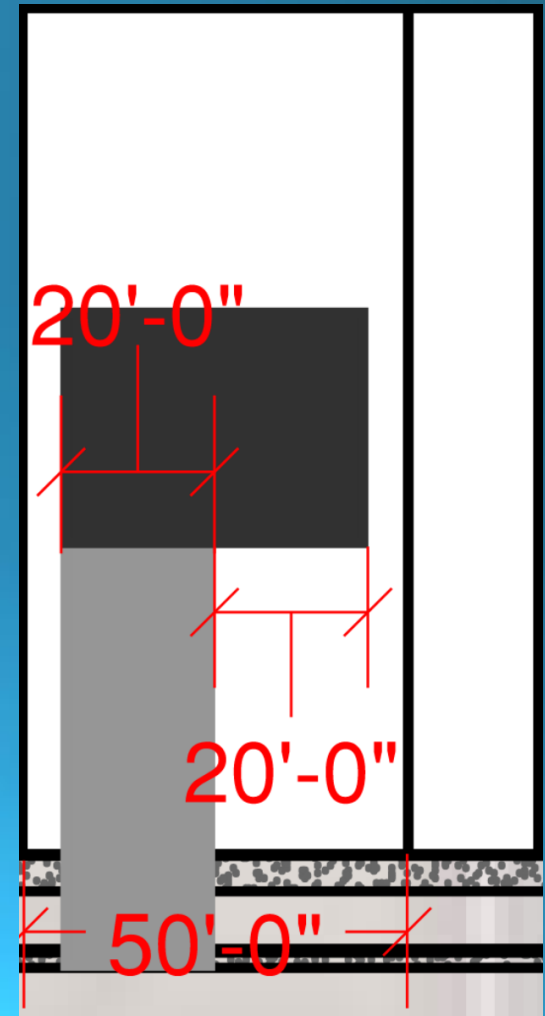
Community & Economic Development Department

Kays Creek Estates & Hill Farms



Rear Loaded Housing

- Limits pedestrian and vehicular conflicts
 - Reduces curb cuts allow for safer walking experience
- Provides character and increased design of the neighborhood
- Lots smaller than 50' should be rear loaded
 - Water and sewer lines required to be 10' apart



Density Bonus Options	Points
Elevations	
50% brick, stone, and/or cementitious siding on Front, street side and street rear facing elevations	5
100% brick, stone, and/or cementitious siding on all facades	10
Site Design	
Architectural theme for development (required)	3
Office, professional services, and neighborhood-scale retail	5
Open Space	
Additional 2.5% open space	5
Installation of warm seasoned grass for open space areas	8
Trail connections to city/regional trails	5
Installation of City trail	8
Park/recreation land/trail dedication	10

Density Points		Density Bonus
10 Points	=	10% Density
15 Points	=	15% Density
20 Points	=	20% Density
25 Points	=	25% Density
30 Points	=	30% Density
35 Points	=	35% Density
40 Points	=	40% Density



Density Bonus Options	Points
Recreational Amenities	
Tot lot playground	2
Playground for X-X age (older kids)	3
Pavilion 20x20 with table/bench	2
Pickelball/tennis, basketball, or volleyball court (Points distributed for each facility, maximum up to 3 points)	3
Horseshoe Pit	2
Compacted gravel bike trail network	3
Community gardens	3
Community orchards	3
splash pad	4
Natural play areas (logs, boulders designed as climbing features)	4
Pool	4
Clubhouse	4
(4) Benches distributed throughout development (8 Points Maximum Allowed)	2
Outdoor fitness station / circuit training areas	2
Dog park	4
Bike repair stations	1
Requested additional amenities	

Density Points	Density Bonus
10 Points	= 10% Density
15 Points	= 15% Density
20 Points	= 20% Density
25 Points	= 25% Density
30 Points	= 30% Density
35 Points	= 35% Density
40 Points	= 40% Density





Water-Wise Landscaping

Water-wise ordinance changes

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

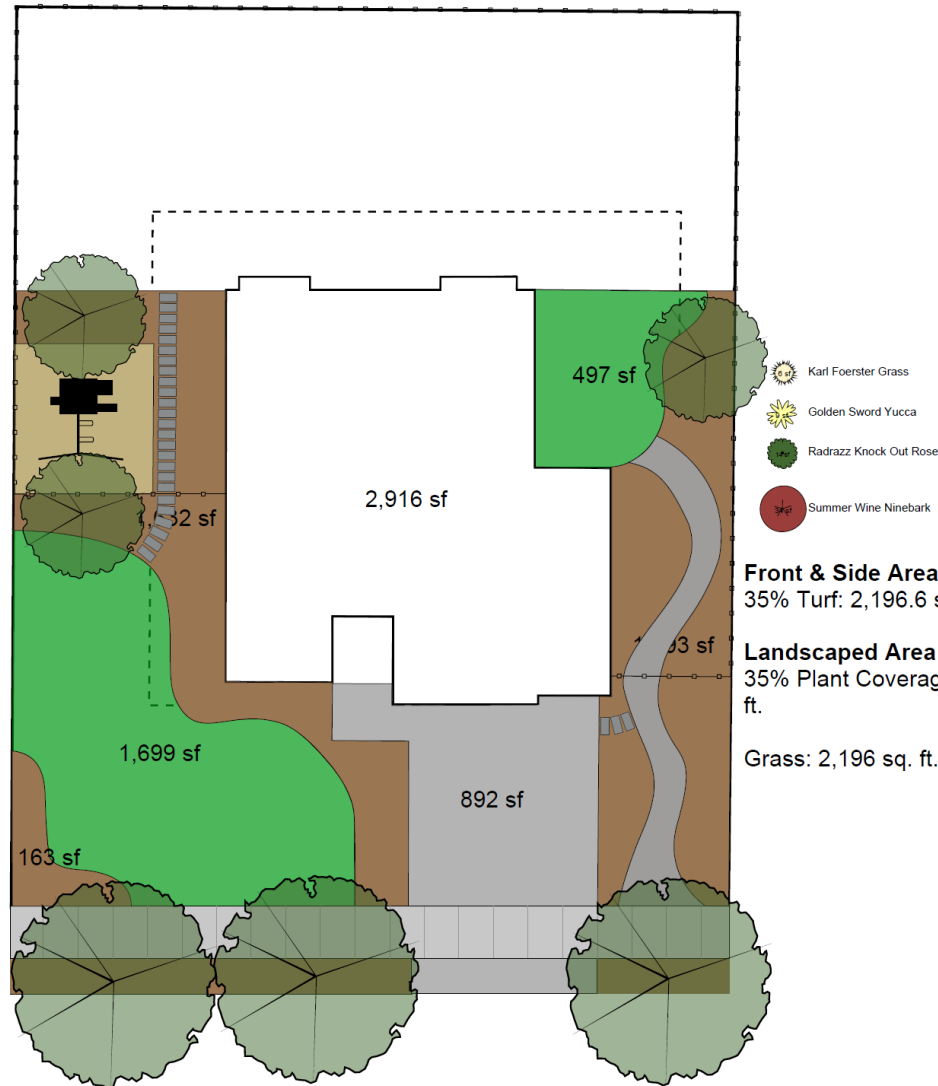
Weber Basin Water Lawn Exchange
Incentive

\$2.50 per sq. ft.

\$1.25 per sq. ft.



35% Plant Coverage of Landscaped Area



Front & Side Area: 6,276 sq. ft.
 35% Turf: 2,196.6 sq. ft.

Landscaped Area: 5,384 sq. ft.
 35% Plant Coverage: 1,884 sq. ft.

Grass: 2,196 sq. ft.

Additional Considerations

- Expand waterwise plant list to include other water district plant lists within the 6b to 7a USDA hardiness zone.
- On commercial property, when landscaping dies, require it to be replaced with water-wise landscaping.
- Strengthen and clarify code compliancy for commercial landscaping.
- Require pool covers.
- Limit size of pools.
- Restrict water-intensive land uses, water-resort subdivisions and data centers.



