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 August 6, 2026.**

AGENDA ITEMS:

1. **CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:**
   A. Minutes of Layton City Council Work Meeting - March 19, 2026
   B. Minutes of Layton City Council Work Meeting - April 2, 2026
   C. Minutes of Layton City Council Meeting - May 7, 2026
   D. Minutes of Layton City Council Meeting - July 2, 2026
   E. Minutes of Layton City Council Work Meeting - July 16, 2026
   F. Minutes of Layton City Council Meeting - July 16, 2026
2. **MUNICIPAL EVENT ANNOUNCEMENTS:**
3. **VERBAL PETITIONS AND PRESENTATIONS:**
   A. Years of Service Recognition
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.)
6. **PUBLIC HEARINGS:**
   A. Rezone Request – Amber Lane – A (Agriculture) to R-S (Residential Suburban) – Ordinance 26-24 – Approximately 75 North 1550 West
7. **UNFINISHED BUSINESS:**

ADJOURN:
Notice is hereby given that:

- A Work Meeting will be held at 6:30 PM to discuss miscellaneous matters.
- 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.laytoncityutah.gov, 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 801-336-3820.

D R A F T

MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **MARCH 19, 2026; 5:33 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, BRAD MCILRATH, LON CROWELL, TRACY PROBERT, DAVID PRICE, ALLEN SWANSON, GRAYSON OBLENDER, NICHOLAS HANSEN, CODY BOWMAN, AND KIM READ**

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

Mayor Petro opened the meeting.

Mayor Petro announced Councilmember Bloxham was not currently present and might possibly join the meeting later.

AGENDA:

MAYOR'S REPORT

Mayor Petro stated it had been announced during the most recent COG (Council of Government) Meeting that UTA (Utah Transit Authority) would be restructuring in an effort to allow more representation from within the State. The new Board would consist of volunteers which could not hold an elected office. She also mentioned Davis County would be seeking input on its General Plan, which would include a county-wide water plan. She reported the third quarter transportation grant fund period was now open and would close Friday, April 17, 2026. She mentioned the City would need to commit to a 20% match to receive this grant funding.

COUNCILMEMBER'S REPORTS

Councilmember Thomas announced the following specific to Parks and Recreation:

- Family Night at the Library was scheduled for Friday, March 20, 2026. This would be a free event.
- Layton Heritage Museum would be hatching and growing baby chicks. They would remain at the

museum for two weeks after hatching.

- Easter egg dive was scheduled for Saturday, March 21, 2026 at Surf 'n Swim, admission would be $3 per child, 14 years and under. He reviewed the various age groups and restrictions for participants. Admission allowed for swimming following the egg dive.
- He announced the available spring/summer sports registrations.
- He referenced the America250 handout reflecting the calendar of events.

Councilmember Kolendrianos reported he had attended the Open Doors Board Meeting. He mentioned it would be relocating to a new facility and would be partnering with the Bountiful Food Pantry, which would be re-branded as the Davis Food Pantry.

Mayor Petro mentioned the Open Doors food panty had ran short on food during the Federal Government shutdown and reported she had contacted Pastor Beickel, Faith Baptist Church, which quickly orchestrated a food drive and had been successful in gathering over 4,000 pounds of food. She expressed appreciation to the residents and businesses of Layton City for stepping up to meet the needs within the community.

Councilmember Smith Edmondson inquired whether the food panty would be re-located in Layton City. Mayor Petro shared directions to where the new Open Doors facility would be relocated within Clearfield City. Councilmember Kolendrianos mentioned the organization was trying to logistically work things out for food distribution associated with the food pantry.

Councilmember Morris reported the RAMP (Recreation, Arts, Museum, and Parks) Commission had met and made recommendations. He informed the Council about the landscaping benefit of $1.25 per square foot offered by Weber Basin Water Conservancy.

Councilmember Smith Edmondson expressed appreciation to Staff for providing necessary documentation need for a grant submission to Tiffany Lanning, Davis Behavioral Health, associated with CTC (Communities That Care).

TC-1 (NEIGHBORHOOD TOWN CENTER) ZONE

Weston Applonie, Community and Economic Development Director, stated Brad McIlrath, City Planner, would be sharing the presentation to the Council and expressed appreciation for his work with creating the TC-1 (Neighborhood Town Center) Zone. He distributed a draft of the ordinance and indicated it would come before the Council for approval sometime in April, following a Planning Commission Meeting and

its subsequent recommendation. Mr. McIlrath explained the text proposed for the zoning designation had been deliberately drafted for a 'Town Center'; not only the Gordon/Highway 89 Town Center, but could also be applicable to the West Layton Town Center.

He reviewed the draft for the TC-1 Zone with the Council highlighting the following:

- Application Process
- A new title would be created with various sub-districts and reviewed each of those. He pointed out the identified sub-districts were aligned with the Master Plan.
- Land-Uses associated with each sub-district were identified in its own table specific to this zone and reviewed it. He pointed out this Land-Use table reflected not only 'permitted' uses, but also included uses permitted with 'development standards'.
- Land-Use Development Standards which identified placement for specific establishments within the development and a discussion followed.
- Building Façade and Materials Standards
- Building Design Standards and Architectural Styles
- Streetscape Standards including streetlights, street trees, bicycle lanes, on-street parking, etc. A discussion followed specific to options for the street types bike lanes within the development. Various street types would be compliant with the City's Active Transportation Plan.
- Landscaping Standards
- Parking Standards
- Sign Standards

The Council continued to discuss the proposed new zoning district. Mr. McIlrath pointed out the City would require a Development Agreement along with the request for the Town Center rezone. He added the development plan would be approved via the Planning Commission.

UPDATE ON EAST GATE DEVELOPMENT

Lon Crowell, Community and Economic Development Deputy Director, reviewed the history associated with the property designated for the East Gate Development EDA (Economic Development Area). He identified current development projects taking place as well as projected development in the East Gate area.

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, reminded the Council of the presentation shared by the Police Department and subsequent discussion from the February 19, 2026, City Council Meeting, which resulted in the Council directing Staff to proceed in drafting an ordinance to prohibit cryptocurrency ATM's (automated teller machines) within Layton City.

He briefly reviewed specifics identified in the proposed ordinance:

- It would be unlawful to host, allow, operate, or locate a virtual currency kiosk in any place accessible to the public.
- Allows a 60-day timeframe to remove existing virtual currency kiosks and provides penalties for not removing the kiosk.
- The ordinance was not meant to restrict personal transactions of virtual currency via personal cell phone, computer, or other technical device.

He asked if there were any questions and a discussion followed.

He mentioned the proposed ordinance mirrored other ordinances adopted by other entities throughout the Country.

The meeting adjourned at 6:40 p.m.

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Kimberly S Read, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **APRIL 2, 2026; 5:30 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, TRACY PROBERT, SCOTT MAUGHAN, 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 announced she had attended an operations meeting at Wasatch Integrated Waste Management District and informed the Council the agency would be considering its long-range viability for its facility and the incorporation of a transfer facility.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson stated a key leader meeting for CTC (Communities That Care) had taken place this past Monday, March 30, 2026. She announced it would be sponsoring a parent survey in conjunction with Davis Behavioral Health in order to obtain input from parents on how to best support the coalitions within Davis County.

Councilmember Thomas announced the Parks Department would be closing the restrooms at Andy Adams Park while the new restrooms were being constructed and indicated portable restrooms would be available. The department was also hiring teens 14 years and older for the summer months and reviewed some of the employment opportunities.

Councilmember Kolendrianos commented on the following:

- Informed the Council he had received a phone call from Tyson Roberts, Farm Bureau Vice

President, regarding an ordinance exemption for pumpkin sales/stands and explained more about the needed request. He mentioned an email had also been sent to Weston Applonie, Community Development Director regarding the request. Mayor Petro mentioned she had received a similar request from another resident and would be in favor of honoring the request.

- Mentioned the East Gate presentation shared by Lon Crowell, Economic Development, during the March 19, 2026, City Council Work Meeting, and provided a more extensive history associated with that property and area of the City.
- Requested an update be provided by Staff regarding the Council's goals and priorities expressed during a previous meeting.
- Informed the Council the Planning Commission Meeting had been brief.

Mayor Petro requested Scott Maughan, update the Council on promotions within the Fire Department.

Alex Jensen, City Manager, commented regarding the Council's priorities. Although each Councilmember had identified their respective priorities, no direction had been given to Staff regarding those which needed to move forward and begin implementation.

A discussion took place specific to some of the Council's identified priorities from the previous meeting:

- PRUD (Planned Residential Unit Development) Ordinance
- ADA (American Disability Access) access to the City building and in Council Chambers
- Sound system and microphones in Council Chambers

Mr. Jensen also provided an update regarding the Gordon/Highway 89 Town Center property.

BUDGET DISCUSSION

Tracy Probert, Finance Director, reminded the Council of the previous Property Tax discussion which took place during the all day budget meeting on Tuesday, March 17, 2026. He informed the Council of recent legislation which would affect the timeline associated with a Property Tax Rate increase and shared a visual illustration which reflected language of the legislation and reviewed the process required with the new legislation.

He pointed out if the City chose to proceed with a Property Tax Rate increase, it wouldn't be associated with any specific project or department; rather, the funds would lessen the amount of Reserve Funds used to balance the budget. He pointed out if the Council desired to consider a Property Tax Rate increase for

Fiscal Year 2027, that decision would need to be made prior to the Council adopting the Tentative Budget during the meeting on Thursday, May 7, 2026. A discussion regarding a possible Property Tax Rate increase followed and the Council determined it wouldn't be in favor of increasing the tax rate as long as the City had adequate reserves or until such time that a specific project was identified.

Mr. Probert reviewed the following Enterprise Funds with the Council:

- Water Fund - he shared information specific to water consumption
- Storm Water Fund
- Sewer Fund – he reminded the Council of the City's proposed rate increase and also mentioned rate increases by North Davis Sewer District (NDSD)
- Street Lighting Fund
- Refuse Fund – he reviewed the proposed rate increase
- Emergency Medical Fund

He mentioned the Pool Fund and Secondary Water Fund would be presented during a later meeting.

WATER CONSERVATION DISCUSSION

Stephen Jackson, Public Works Director, shared a visual presentation provided by Weber Basin Water Conservancy District with the Council and reviewed precipitation statistics. He continued to share statistics related to snow water equivalent projections, soil moisture, runoff forecasts, and current reservoir storage. He announced Weber Basin's recommendation of a 20% reduction in water use this water season and delaying the secondary water system until May 15, 2026 and shutting down the system on September 15, 2026. He shared a summary of incentives to residents which included the following:

- Landscape lawn exchange
- Low flow toilet rebate
- Smart water timer/controllers
- Irrigation products

He shared statistics specific to Layton City and pointed out City residents weren't eligible, until recently, for the landscape lawn exchange incentive and suggested it would now have a significant effect.

He continued to share specifics for links, resources, and available opportunities for water savings and informed the Council that two-thirds of all water used in Layton City was used for outdoor landscape irrigation and residents were consistently using 30%-40% above the landscape need, based on obtained

information from meters. He reviewed the program requirements and restrictions associated with the landscape lawn exchange program pointing out City residents were eligible for $1.25, instead of the $2.50, because the City hadn't yet adopted an approved ordinance. He pointed out this program encouraged residents to remove lawn and replace with low-water landscape materials, including plants; alternatives to grass landscapes and emphasized it didn't allow for rock-scapes. He reviewed qualifications required to be included in the ordinance in order for residents to receive the higher incentive. A discussion took place.

Mr. Jensen requested clarification if the requirements were applicable to all residents and Mr. Jackson responded they would be applicable to only new construction. Mr. Jackson continued to explain the City didn't currently require the first three requirements for single-family residential homes not included in a PRUD (Planned Residential Unit Development). He stated that reason alone was why City residents weren't currently eligible for the rebate incentive. Additionally, if the City needed to contract with Weber Basin for new water, the City would be required to have an ordinance in place which identified and included these same requirements. A discussion followed and Mr. Jackson clarified the initial $1.25 was provided by Weber Basin and the additional $1.25 would be provided by the State of Utah. The discussion continued and the Council directed Staff to bring back a proposed ordinance, which included requirements, in order to allow residents to qualify to receive the $2.50 incentive.

Mr. Jackson informed the Council, the City would be required to bill every secondary connection via the meter by 2030, therefore, the flat rate for water usage would no longer be allowed and surmised residents with a lot of turf would be paying more for water. He added the next Water Master Plan update would reflect a rate structure and the City would also be required to provide monthly consumption information to its users.

Councilmember Smith Edmondson requested Staff provide the Council with areas still available for single-family residential development within the City.

Councilmember Bloxham inquired whether the ordinance could allow for a 'hardship' or exception allowing a resident to install a significant amount of turf associated with landscaping. He stated he would be in favor of allowing for an extenuating circumstance.

Councilmember Kolendrianos inquired whether the ordinance would be applicable to commercial properties and Mr. Jackson responded there were incentives for commercial properties.

Mayor Petro expressed her appreciation for Staff bringing an ordinance to the Council for consideration.

SAFE STREETS FOR ALL GRANT – WASATCH FRONT REGIONAL COUNCIL – PEDESTRIAN OVERPASS AT 2200 WEST

Mr. Jackson informed the Council this project had been identified in 2021 and shared a visual presentation regarding the proposed 2200 West Railroad Crossing Active Transportation Bridge. He stated Mindy Hunsaker, Traffic Engineer, had done an exceptional job in securing significant grant funding for this project and announced the City had received grant funding from the United States Department of Transportation in December. He reviewed the project background with the Council and reported this project had received the highest on every safety metric associated with every funding source.

He reviewed the various alternatives for this project:

- At-grade pedestrian crossing
- Pedestrian overpass
- Full grade separated crossing
- Close the crossing altogether

He announced the recommendation would be to pursue a pedestrian overpass across 2200 West at the railroad location and shared an illustration. He continued to review the scope of the project.

He continued to identify other available funding sources available to the City for the project and announced funding had been secured for $9,908,000 and the City needed to match $2,477,000, and mentioned the City had reached out to other potential partners in an effort to receive additional support for the match: a neighboring City, Davis County, and UDOT (Utah Department of Transportation).

He pointed out the City needed to execute an agreement within 12 months of the award (December 2026) and the project must be completed within 5 years of executing the grant agreement. He continued to review the three phases associated with receiving the grant:

- Base phase: Pre-NEPA (National Environmental Policy Act) – environmental effects
- Final Design
- Construction

He reviewed a tentative schedule associated with the project and anticipated completion by mid-year 2029.

He expressed his opinion this was a rare situation to receive this amount of grant funding for one project.

The meeting adjourned at 7:00 p.m.

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Kimberly S Read, City Recorder

D R A F T

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

D R A F T

MINUTES OF LAYTON CITY COUNCIL MEETING **JULY 2, 2026; 7:00 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, SCOTT MAUGHAN, 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 led the Pledge of Allegiance.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced an historical puppet show would be presented in the Kenley Amphitheater tomorrow, Friday, July 3, 2026, beginning at 6:00 PM. This would be a free event.

Councilmember Smith Edmondson informed the Council, Layton CTC (Communities That Care) would be hosting an event, 'The Teen Brain' at Layton City Hall, Wednesday, July 29 at 7:00 PM. This would be a free event, however, registration was required and provided URL addresses for registration.

Mayor Petro announced the City's Semiquincentennial celebration events had begun last week and stated there were still many activities celebrating America's250. She reviewed a few of the July 4th events and specifically mentioned the following:

- Rotary Club would be offering a breakfast in the bowery at 6:30 AM
- Flag raising ceremony was scheduled for 8:30 AM
- The Parade would begin at 10:30 AM and indicated a treat which 'screamed' America would be distributed along the parade route.
- Festivities in Commons Park
- City's fireworks display would be presented that evening

She cautioned residents about the City's fireworks restrictions.

Mayor Petro introduced London Black, Youth City Council, and Ms. Black explained why she enjoyed serving on the Youth Council; the opportunity to meet people within the community.

MINUTES:

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

Layton City Council Meeting – May 21, 2026.

The vote was unanimous to approve the minutes as written.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

There were no citizen comments.

CONSENT AGENDA:

There were no scheduled Consent Agenda items.

PUBLIC HEARINGS:

REZONE REQUEST – LAYTON FARMS – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-23 – 2000 WEST GORDON AVENUE

Weston Applonie, Community and Economic Development Director, introduced the agenda item and shared a visual illustration which reflected the location of a vacant parcel of property proposed for rezone. He oriented the Council to the vacant parcel of property and explained the purpose for rezone would be to develop a single-family subdivision under the R-1-8 zoning guidelines. The applicant had provided a concept plan consisting of 32 lots and shared it with the Council. He announced the Planning Commission reviewed this item during

its meeting on Tuesday, June 9, 2026, and unanimously forwarded a recommendation of approval to the City Council.

Councilmember Smith Edmondson inquired whether the development had a requirement for a specific size of home and Mr. Applonie responded homes would need to be lot averaged to 8,000 square feet; however, the home didn't need to be a designated size.

Councilmember Smith Edmondson requested clarification about the lots on the concept plan reflecting the pink color and Mr. Applonie responded the coloring reflected errors which would need to be corrected before advancing through the approval process.

Councilmember Kolendrianos pointed out the existing utility easement on the property near the trail and Mr. Applonie indicated specific requirements associated with the easement would be notated on the subdivision plat.

Councilmember Kolendrianos requested clarification about the storm water from the trail and Mr. Applonie responded that would be further addressed during the preliminary and final subdivision approval processes.

Mr. Applonie also pointed out the Rail Trail access/connection via the subdivision.

Mayor Petro opened the public hearing at 7:13 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Bloxham moved to close the public hearing at 7:14 p.m. and approve the rezone request – Layton Farms – A (Agriculture) to R-1-8 (Single Family Residential) – 2000 West Gordon Avenue as presented, Ordinance 26-23. Councilmember Kolendrianos seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Bloxham, Thomas, Smith Edmondson, Kolendrianos and Morris. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:15 p.m.

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Kimberly S Read, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **JULY 16, 2026; 5:33 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, JADYN SANDERS, STEPHEN JACKSON, WESTON APPLONIE, SCOTT MAUGHAN, GAVIN MOFFAT, 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 she had attended an event at the teen center on Wednesday, July 15, 2026, for the three graduating teens. She reported all three earned scholarships and an anonymous donor had also contributed additional funding. She shared personal experiences regarding the students and believed the facility was making a great contribution to the community.

COUNCILMEMBERS' REPORTS

Councilmember Thomas announced a free puppet show would be presented in the amphitheater on Monday, July 20, 2026, at 7:00 PM. He commented the previous presentation had been successful.

Councilmember Kolendrianos shared an update regarding Open Doors. He indicated the previous boardmember representing Layton City had resigned and he had been appointed as a new boardmember. He attended the meeting on Wednesday, July 15, 2026, and announced a donation had been received in the amount of $150,000. He reported a Boardmember Playbook was being developed with the intent to provide guidance to boardmembers to promote Open Doors' messaging and programming.

He informed the Council, Mayor Petro had attended the most recent Planning Commission Meeting of

Tuesday, July 14, 2026, to express appreciation to members of the Commission on behalf of the City Council and presented each with the City's America250 coin.

Councilmember Smith Edmondson announced CTC (Communities That Care) would be hosting the 'Teen Brain' free workshop in the Layton City Council Chambers on Wednesday, July 29, 2026, at 7:00 PM. She stated pre-registration was required and was still open and was hopeful additional registrations would continue. She mentioned a free family pass to Surf 'n Swim would be drawn at the conclusion of the evening.

INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY REGARDING GENTILE STREET – 2400 EAST TO 2600 EAST

Stephen Jackson, Public Works Director, shared a visual illustration of the East Gentile Street improvement project and explained Davis County had approached the City regarding the roadway near the Valley View Golf Course last year. He indicated patrons of the golf course and visitors to the reservoir were often forced to park on the dirt shoulder of the narrow roadway creating an unsafe situation to both pedestrians and vehicular traffic. During the discussion with County representatives, the City mentioned it had identified some water line and sewer line improvements which needed to be completed. The City expressed its willingness to accelerate those improvements and the County had agreed to fund a large portion of the roadway project.

He reviewed the scope of the project and referenced the illustration which reflected some on street parking. Additionally, the infrastructure would accommodate for future growth in the area.

He reviewed the costs associated with the project and identified the County's contribution, as well as costs to the City.

A discussion took place regarding Oak Hills Drive and Mr. Jackson stated UDOT (Utah Department of Transportation) owned that roadway. He continued to review how the infrastructure project would be completed.

Mr. Jackson continued to explain how the sidewalk would be accommodated with the Gentile Street road improvements and mentioned JoEllen Grandy, Assistant Parks and Recreation Director, would be working closely to determine how it could best be accommodated. A discussion took place regarding the proposed timeline followed.

REZONE REQUEST – APPROXIMATELY 2382 EAST 1200 NORTH (PARCEL ID 09-088-0161) – REZONE FROM A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-22

Weston Applonie, Community and Economic Development Director, shared a visual illustration which identified the location of the parcel proposed to be rezoned. He explained the small parcel was originally part of a larger parcel owned by Davis Schools and the City had purchased some of the property using CDBG (Community Development Block Grant) funds. The small remnant parcel became encompassed with the adjacent residential lot. The intent of the rezone would be to match the zoning of the adjacent residential property to facilitate future purchase and combination of the parcel with the existing lot to increase the backyard area for personal uses. Following approval of the rezone, the Applicant planned to submit a subdivision amendment to incorporate the parcel into the existing lot. He also indicated the other adjacent parcel would also be cleaned up by the Applicant/adjacent property owner.

Councilmember Thomas pointed out the additional triangular small parcel next to the City's parcel proposed for rezone. Mr. Applonie responded that parcel was owned by the applicant; however, the smaller parcels would be cleaned up and included in one parcel with the plat amendment following this rezone.

24TH OF JULY FIREWORKS DISCUSSION

Scott Maughan, Fire Chief, and Gavin Moffat, Fire Marshal, shared Police and Fire Department's statistics and activities which occurred over the Fourth of July holiday. He reported four citations were issued and informed the Council regarding citizen interactions during that time.

He reminded the Council of the Governor's Executive Order prior to the Fourth of July and explained it had set aside a statute regarding the discharge of fireworks in municipalities by the State Forester. The State Forester's order eliminated the discharge of fireworks from July 2 to July 5, 2026. He clarified that unless additional direction was received the City's fireworks map would revert to the City's current ordinance and referenced map. He oriented the Council and reviewed the restrictions applicable to the map.

He distributed the map implemented in conjunction with the Governor's Executive Order and reviewed those restrictions. He explained if the Governor didn't implement an Executive Order applicable to the 24th of July, the City's current ordinance would therefore be in place. Based upon the current drought, dry conditions, and high temperatures; it would be his recommendation to keep the July 4th restrictions in place

within Layton City. He stated language in the City's current ordinance allowed the Fire Chief authority to implement restrictions. He pointed out signage was already in place, Police Staff were familiar with the new restrictions, and an educational campaign had taken place with the July 4 restrictions and suggested the public would be familiar with these restrictions. He reiterated his recommendation that regardless whether the State issued any Declaration or Executive Order, the City continue with the same restrictions as were in place over the Fourth of July and a discussion followed.

Concluding the discussion, the Council expressed agreement with Chief Maughan's recommendation and indicated the City should implement this new map moving forward regarding firework restrictions within the City. Chief Maughan commented this would require the City to update its ordinance and map prior to June 1, 2027.

Chief Maughan pointed out firework vendors within the City would want to be made aware of the City's decision regarding the restrictions sooner, rather than later. Chief Maughan stated without any guidance or direction from the State of Utah, the City would be prepared to make an announcement to continue the restrictions on Monday, July 20, 2026.

Mayor Petro inquired about the City's fireworks display and mentioned other entities had presented a more significant display due to the America250 recognition and celebration. Chief Maughan pointed out the City was limited on space for a larger fireworks display and mentioned the City's current location prohibited the discharge of more and larger shells, as those needed a larger fall-out safety zone. A discussion followed.

The Mayor and City Council expressed appreciation to the Fire Department Staff for their efforts in keeping the community safe over the July 4th Holiday.

COUNCILMEMBERS' REPORTS

Councilmember Thomas shared a resident's personal observation regarding the City's Fourth of July parade and complimented City Staff.

Councilmember Smith Edmondson informed the Council she had been approached some time ago by the Northridge High School Principal, Tyler Poll, had inquired about the process to receive permission for banners/flags supporting the high schools on light poles along major corridors within the City in an effort to reflect school pride within the community.

She also mentioned Wasatch Front Regional Council's public open house regarding transportation needs and/or projects. She reported the upcoming open house was scheduled for Tuesday, July 28, 2026, from 4:30-7:00 PM at the Ogden Raptor's ballpark. A discussion followed regarding how the City informed residents of local road projects.

Alex Jensen, City Manager, responded to Councilmember Smith Edmondson's question regarding the banners and indicated UDOT (Utah Department of Transportation) would need to grant permission if the banners were placed along a UDOT roadway and added the City didn't have any ordinance restricting this type of use.

Mayor Petro mentioned the National BMX tour taking place in Syracuse City scheduled for August 6-9, 2026.

The meeting adjourned at 6:19 p.m.

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Kimberly S Read, City Recorder

D R A F T

MINUTES OF LAYTON CITY COUNCIL MEETING **JULY 16, 2026; 7:00 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, WESTON APPLONIE, 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 led the Pledge of Allegiance.

Mayor Petro recognized Brodey Hedgepeth, Youth Council, participating in the meeting. Brodey shared his experience of attending a leadership training and stated he enjoyed participating in community service.

MINUTES:

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

Layton City Council Budget Meeting – March 17, 2026.

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced the following events:

- A free puppet show performance was scheduled for Monday night, 7:00 PM at the amphitheater honoring America250.
- A free concert performed by 'Riders in the Sky' was scheduled for Friday, July 24, beginning at 7:00 PM.
- The Electric Light Parade along Wasatch Drive ending in Commons Park would begin at 10:00 PM, followed by a disco party and food trucks in Commons Park.

Councilmember Smith Edmondson announced the Layton CTC (Communities That Care) would be hosting a workshop titled 'The Teen Brain' promoting healthy teen brain development on Wednesday, July 29, 2026, 7:00 PM. This free workshop would be for both parents and teens. She provided the URL link needed to register and mentioned a family pass to Layton Surf 'n Swim would be given away at the end of the evening. There would also be free refreshments for attendees.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

Irene Hill, resident, requested clarification regarding the 6,000 gallon minimum allowed water usage and whether any unused water went to neighboring entities. She also expressed concern with the recently proposed Property Tax Rate increase being considered by Davis County in conjunction with Layton City's rate increases for utilities for those residents on a fixed income.

CONSENT AGENDA:

INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY REGARDING GENTILE STREET – 2400 EAST TO 2600 EAST, PROJECT PW25-58 – RESOLUTION 26-35 – ALONG GENTILE STREET FROM APPROXIMATELY 2400 EAST TO 2600 EAST

Stephen Jackson, Public Works Director, introduced the agenda item and explained the City had been working with Davis County to improve Gentile Street between 2400 East and 2600 East, near the Valley View Course. He reviewed the scope of the project and identified the improvements which also included infrastructure improvements needing to be completed by the City. He stated Davis County had agreed to partner with the City in completing the project by contributing $1,592,000, 80% of the expenses, toward the roadway improvements. The City would contribute $398,000, 20% of the expenses, toward the infrastructure improvements. The work would be completed on or before December 31, 2027. Staff recommended approval and he asked if there were any questions.

Councilmember Morris inquired whether this project was similar to other transportation improvement reimbursement projects from Davis County and Mr. Jackson responded the project would be completed using

Prop 1 Transportation Tax Funds.

Councilmember Smith Edmondson was grateful for the opportunity to partner with Davis County to complete the project and believed the on street parking along the roadway would be an advantage for those also visiting Hobbs Creek. She expressed appreciation to Staff for their efforts in exploring various funding sources.

Councilmember Bloxham inquired whether the City had needed to purchase property along the narrow roadway to complete the project. Mr. Jackson responded the portion in front of the golf course was currently located on City right-of-way; however, property was purchased north of the golf course in order to accommodate a six-foot wide sidewalk.

Mayor Petro believed the parking along Gentile would be of value; however, more importantly this street would tie into the City's town center to the north and suggested this would enhance the area. She was also appreciative of Davis County for its contribution which benefited both entities.

Councilmember Kolendrianos asked whether expenses associated with City Staff managing the project would be recoverable. Mr. Jackson responded that hadn't been requested since the City would be designing the project for the water line infrastructure and believed the 20% contribution would be fair. Councilmember Kolendrianos asked what the total cost to the City would be, including costs directly related to Staff. Mr. Jackson stated the total bid was roughly $2.6 million and estimated Staffs' time at approximately $20,000 to $30,000. He mentioned this figure would be normal for a project of this size.

BID AWARD – LANDMARK EXCAVATING, INC. – GENTILE STREET – 2400 EAST TO 2600 EAST, PROJECT PW25-58 – RESOLUTION 26-36 – ALONG GENTILE STREET FROM APPROXIMATELY 2400 EAST TO 2600 EAST

Mr. Jackson explained the resolution would authorize the bid award for Landmark Excavating for the Gentile Street 2400 East to 2600 East, the previous agenda item. The resolution would also authorize an agreement with Landmark Excavating for the project. He stated a bid process had been taken place and nine bids received, with Landmark submitting the lowest responsive, responsible bid in the amount of $2,679,430. The engineer's estimate was $3,500,000. Staff recommended approval and asked if there were any questions.

Councilmember Smith Edmondson clarified the City would be responsible for any remaining portion which exceeded the $1,592,000 contributed by Davis County. Mr. Jackson responded water line and sewer line funding had been included in the Budget for these appropriations and clarified funding from Davis County would be specific toward the transportation portion of the project.

Councilmember Bloxham pointed out the engineer's estimate was higher than what the City would contribute toward completing the project and suggested this would be a great investment. Mr. Jackson indicated the project had very competitive bidding.

REAPPOINTMENT TO THE PLANNING COMMISSION – TREVOR STEENBLIK, JULIE PIERCE, WESLEY FELICE, JUSTIN WHITWORTH, SCOTT CARTER, BRET NIELSEN, AND CHASE FREEBAIRN – RESOLUTION 26-30

Weston Applonie, Community and Economic Development Director, announced the resolution would authorize the reappointment of Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, and Bret Nielsen as regular members of the Planning Commission and Chase Freebairn be reappointed as an alternate member of the Planning Commission.

He expressed gratitude for continued service of the Commissioners and reported Mayor Petro had recommended the reappointments. Staff supported Mayor Petro's recommendation and asked if there were any questions.

Councilmember Bloxham mentioned members of the Planning Commission devote a significant amount of time volunteering and providing important work and service to the City Council. He expressed appreciation to each member of the Planning Commission and indicated he seriously valued recommendations received by the Body.

Councilmember Smith Edmondson requested Mr. Applonie speak to the terms for those serving on the Planning Commission and explain how the appointments were made. Mr. Applonie responded the term for each member of the Commission was three years and each member could serve for a maximum of three terms. The appointments were made by the Mayor and City Council. Applications from interested individuals were solicited by the City and the Commission was made up of nine members: seven full-time and two alternate positions. Following submissions of applications, an interview process by the Mayor would take place. He added this process usually took place every other year.

Councilmember Morris believed serving on the Planning Commission was a difficult and thankless job and also expressed his appreciation for the members' dedicated efforts. Additionally, Planning Commission Meetings, similar to City Council, take place and also expressed appreciation to Staff for their efforts. He also valued the recommendations submitted to the City Council.

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

PUBLIC HEARINGS:

REZONE REQUEST – APPROXIMATELY 2382 EAST 1200 NORTH (PARCEL ID 09-088-0161) – REZONE FROM A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-22

Mr. Applonie shared an illustration and reviewed the agenda item with the Council. He oriented the Council to the location of the property requested for rezone and explained how the small parcel became an 'insignificant parcel'; it originally belonged to Davis Schools and was originally connected to the larger parcel identified as "A" which the City had acquired. The property owner of the home and adjacent parcel had requested the rezone to match its property of R-1-10 in order to incorporate it into its plot, in addition to any other adjacent small parcels.

He reported the Planning Commission had reviewed this item during its meeting on Tuesday, June 23, 2026 and unanimously recommended approval of the rezone to the City Council.

Councilmember Morris clarified the homeowner intended to purchase the property from the City and Mr. Applonie responded in the affirmative.

Mayor Petro opened the public hearing at 7:26 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Kolendrianos moved to close the public hearing at 7:27 pm and approve the Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) Rezone from A (Agriculture) to R-1-10 (Single Family Residential) as presented, Ordinance 26-22. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris Kolendrianos, Thomas, Bloxham, and Smith Edmondson. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:28 p.m.

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Kimberly S Read, City Recorder

LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET

Item Number: 3.A.

Subject:
Years of Service Recognition

Background:
The following employees with 20 years of service or more will be recognized at the City Council Meeting. Employees with 15 years or less will be recognized in their department staff meetings.

Finance
5 – Susana Correa

Fire
5 – Tyler Kilmer
5 – Briggance Percival
10 – Wesley LeFevre
25 – Brent McFarland

Parks and Recreation
5 – Troy Dixon
5 – Anthony Hunter
5 – Rick Talamantaz
15 – Mason Vanderwood

Police
5 – Rebecca Richardson
10 – Shane Hallows
10 – Glenn Johnson
10 – Erika Leavitt
10 – Jasmine Padilla
10 – Devon Tarantino
15 – David Hasseler
15 – Scott Clarke
20 – Joshua Wheatley

Public Works
20 – Ryan Adams
25 – Jason Mott
30 – Brett Perkins

Alternatives:
N/A

Recommendation:
N/A

LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET

Item Number: 6.A.

Subject:
Rezone Request – Amber Lane – A (Agriculture) to R-S (Residential Suburban) – Ordinance 26-24 – Approximately 75 North 1550 West

Background:
Thomas Day (Applicant) is requesting a rezone of 1.73 acres from A (Agriculture) to R-S (Residential Suburban) zoning. The subject property is adjacent to R-S zoning to the west and south, with R-1-10 zoning to the north.

The proposal for the rezone is to develop a two-lot single-family residential subdivision comparable to single-family residential subdivisions to the west and north. The submitted concept plan is proposing two single-family lots under the R-S zoning designation with street connections to 75 North and Amber Lane (1550 West).

Applicant will be required to go through the subdivision process to subdivide the property into single-family residential lots and dedicate all proposed streets within the subdivision to the City. The concept plan may change with future preliminary plat reviews.

Alternatives:
Alternatives are to: 1) Adopt Ordinance 26-24 approving the rezone request from A (Agriculture) to R-S (Residential Suburban); 2) Adopt Ordinance 26-24 approving the rezone request from A (Agriculture) to R-S (Residential Suburban) with modifications; or 3) Not adopt Ordinance 26-24, denying the rezone request.

Recommendation:
On July 14, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-S (Residential Suburban).

Staff supports the Planning Commission’s recommendation.

ORDINANCE 26-24
(Amber Lane – Approximately 75 North 1550 West Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCELS 10-065-0089, 10-065-0090 AND 10-065-0091 DESCRIBED HEREIN, LOCATED AT APPROXIMATELY 75 NORTH 1550 WEST FROM A (AGRICULTURE) TO R-S (RESIDENTIAL SUBURBAN); 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 said property from A to R-S 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 A to R-S:

A part of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N89°55'40"E between the South 1/4 corner and the Southeast Corner of said Section), located in Layton City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly line of Pinehurst Place Subdivision recorded September 24, 2007 as Entry No. 2308124 in Book 4373 at Page 266 in the Davis County Recorder's Office, said point also being located N89°55'40"E 663.33 feet along the Section line and N0°04'20"W 380.81 feet from the South Quarter Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian; running thence along said plat N00°16'55"E 58.00 feet; thence N00°13'15"E 166.00 feet; thence N89°55'16"E 335.70 feet; thence S00°04'44"E 224.00 feet; thence S89°55'16"W 336.94 feet to the point of beginning.

Containing 75,330 square feet or 1.73 acres +/-

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 AUGUST 6, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro				
Zach Bloxham				
Mike Kolendrianos				
Clint Morris				
Bettina Smith Edmondson				
Dave Thomas				

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

For: CLINTON R. DRAKE, City Attorney

WESTON APPLONIE, Community & Economic Development Director

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: City Council

FROM: Kem Weaver, Planner II

DATE: August 6, 2026

RE: Rezone Request – Amber Lane – Rezone from A (Agriculture) to R-S (Residential Suburban) – Approximately 75 North 1550 West – Ordinance 26-24

LOCATION: Approximately 75 North 1550 West

CURRENT ZONING: A (Agriculture)

PROPOSED ZONING: R-S (Residential Suburban)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 1.73 acres of vacant land located in west Layton. The property is located north of Gentile Street and east of an existing R-S zone subdivision known as Pinehurst Place. The subdivision currently under construction to the north is Amber Fields with R-1-10 (Single Family Residential) zoning. Existing parcels to the south are zoned R-S and vacant land to the east is zoned A (Agriculture).

BACKGROUND INFORMATION

Thomas Day (Applicant), is requesting a rezone for the subject property. The purpose of the rezone is to develop a single-family subdivision under the R-S zoning guidelines. The applicant has provided a concept plan as an exhibit showing how the proposed subdivision would be planned. The concept plan shows the street connections of 75 North and Amber Lane (1550 West). The concept plan is proposing 2 single-family residential lots, which equates to a density of 1.15 units per acre. This meets the density requirements of the R-S zone which is a maximum of 2.5 units per acre.

Upon approval of the requested rezone, Applicant is required to go through the subdivision process to create the individual lots and dedicate all proposed roads to Layton City.

General Plan

State Code 10-20-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for low density with Neighborhood Ag Heritage Overlay. The R-S zone, as requested by the applicant, is consistent with the General Plan and constitutes a continuation of single-family development in this area as defined in the General Plan.

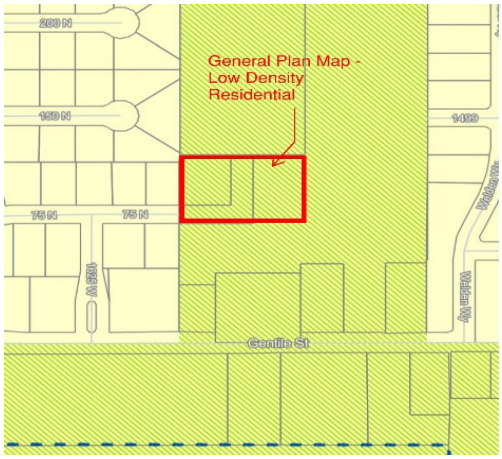


Figure 1 - Layton City General Plan Map

STAFF RECOMMENDATION

On July 14, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-S (Residential Suburban). Staff supports the Planning Commission recommendation.

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: Matt Christensen; mchristensen@focus-es.com
Thomas Day; tomday2013@gmail.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: June 1, 2026

SUBJECT: Amber Lane Rezone
75 North Amber Lane (1550 West)

I have reviewed the Rezone Petition affecting all of parcels 10-065-0089 and 10-065-0091 and a portion of parcel 10-065-0090 containing approximately 1.73 acres located at approximately 75 North Amber Lane. The applicant is requesting a zoning change from Agricultural to R-S. The Engineering Department has no concerns regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

The following is provided for informational purposes only and may not be inclusive.

Street – Connections will need to be made to 75 North and Amber Lane. A street will need to be provided to the east for future connections to 150 North in Mary's Meadows Phase 2 and Gentile Street.

There is a temporary turn-around on Lots 6 and 7 of Pinehurst Phase 1 (1583 West/1584 West 75 North). The developer shall be responsible for removing the temporary turn-around and constructing a public street with the standard cross section including any utility relocation, driveway tie-ins as well as landscape repair.

Storm Drain – There is an 18-inch to 24-inch storm drain system in an easement through the property from Amber Lane to 75 North.

The development will need to comply with Low Impact Development requirements in DG 6.14. Items of note for the LID Storm Water Quality Report:

1) This area is within a Drinking Source Protection Zone 4.
2) The feasibility to implement LID may be impacted by the geotechnical findings.
3) Infiltration tests will need to comply with the requirements outlined in DG 8.16 and are only required if infiltration is a possibility based on soil classifications and ground water levels.

Sanitary Sewer – There is an 8-inch sanitary sewer system in an easement through the property from Amber Lane to 75 North.

Culinary Water – There are 8-inch culinary water stubs in Amber Lane and 75 North.

Based on the water model and with connections to Amber Lane and 75 North, the fire flow within the project is anticipated to be 5,600 gpm with 75 psi. The fire flow will be further refined upon approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants. (DG 4.06.H)

Land Drain – There is an 8-inch land drain system in an easement through the property from Amber Lane to 75 North. A land drain system may be required as specified in a geotechnical report and as required per MC 18.40.020.

Secondary Water – Dry secondary waterlines will need to be installed within the development. The pipes within the development shall be 8-inch. (DG 15.02)

Miscellaneous –

1. Street lighting on all public roads be required upon development. A preliminary layout will be provided at the preliminary application stage of development. The final layout and street light fees will be provided at the final application stage of development. (DG 10.02 and MC 18.50.075)
2. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply. The water exaction will be based on 3 acre feet per developed acre. The final water exaction amount will be determined with the final dedication plat. The City accepts shares from Kays Creek Irrigation, Holmes Creek Irrigation, and Davis Weber Counties Canal Companies. (MC 19.23.010)
3. Payback – There is a payback to Layton City for the land drain installed with the Gentile Reconstruction project of $1,118.52 per acre.
4. The developer should be aware that a 6’ chain link fence will be required against any agricultural land. The municipal code requires that this fence be installed within 30 days of the completion of a street. (MC 18.36.180).
5. A letter from the irrigation company/user(s) will need to be submitted indicating that they are aware of the development and are working with the developer. (DG 1.06.21)

Layton
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.***

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal

RE: Amber Lane Subdivision Rezone @ 1558 W Gentile St

CC: 1) Engineering
2) Matt Christensen, mchristensen@focus-es.com
3) Thomas Day, tomday2013@gmail.com

DATE: June 17, 2026

I have reviewed the rezone request received on May 21, 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 #S26-080 District #41
Project Tracker #LAY2605203535

Parks & Recreation Department
JoEllen Grandy • City Landscape Architect
Telephone: 801.336.3926
Email: jgrandy@laytoncity.org

Memorandum

To: Matt Christensen

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, City Landscape Architect – Parks & Recreation

Date: May 27, 2026

Re: Amber Lane Subdivision Rezone, Rezone – 1558 W. Gentile St.

Review: Review 1

Amber Lane Subdivision Rezone located at 1558 West Gentile Street lies within existing Ellison Park service area. The applicant's proposed rezone from A to RS would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition submitted on May 21st and has no comments or concerns regarding approval of the rezone.

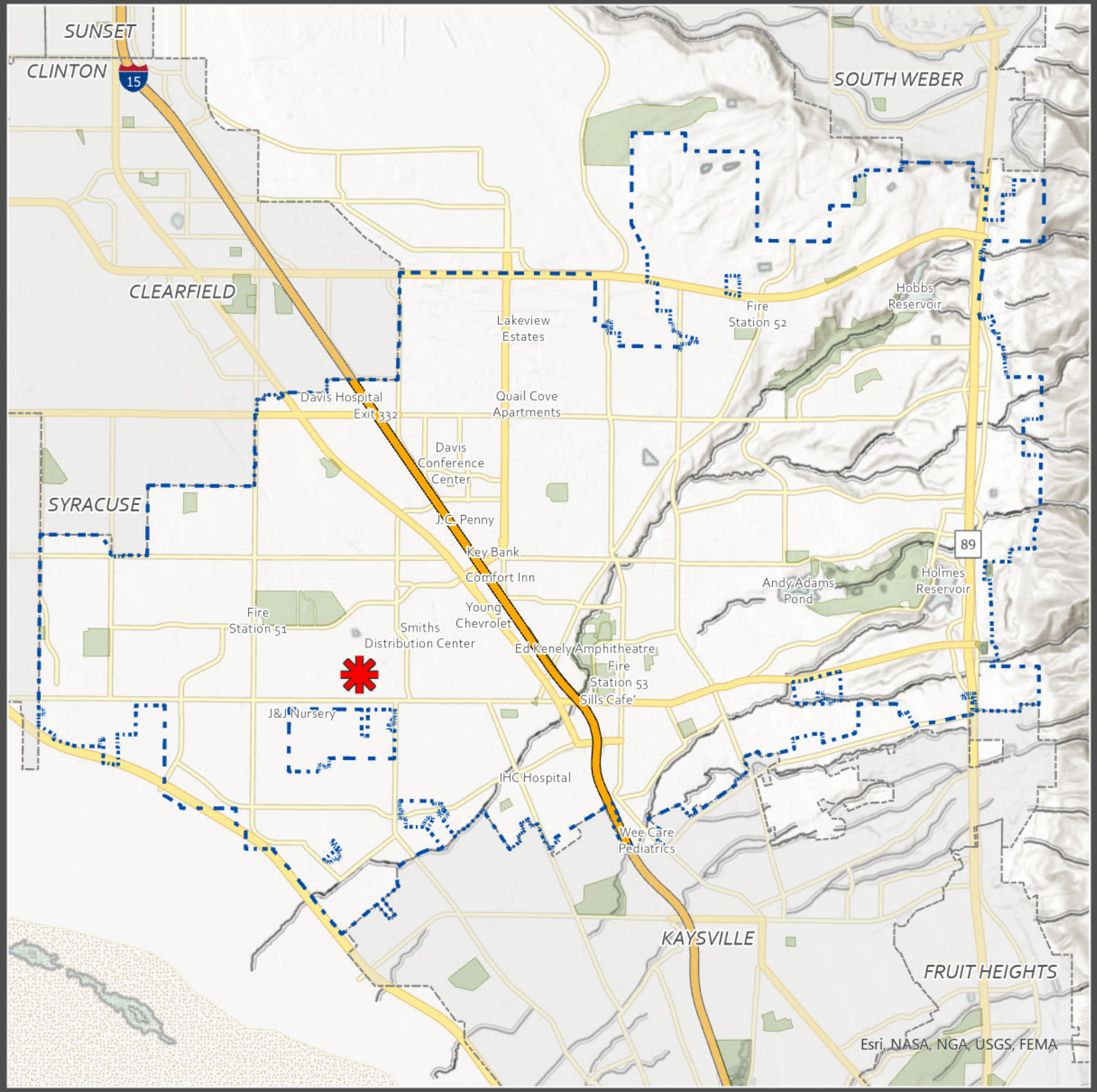
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

REZONE A TO R-S



- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

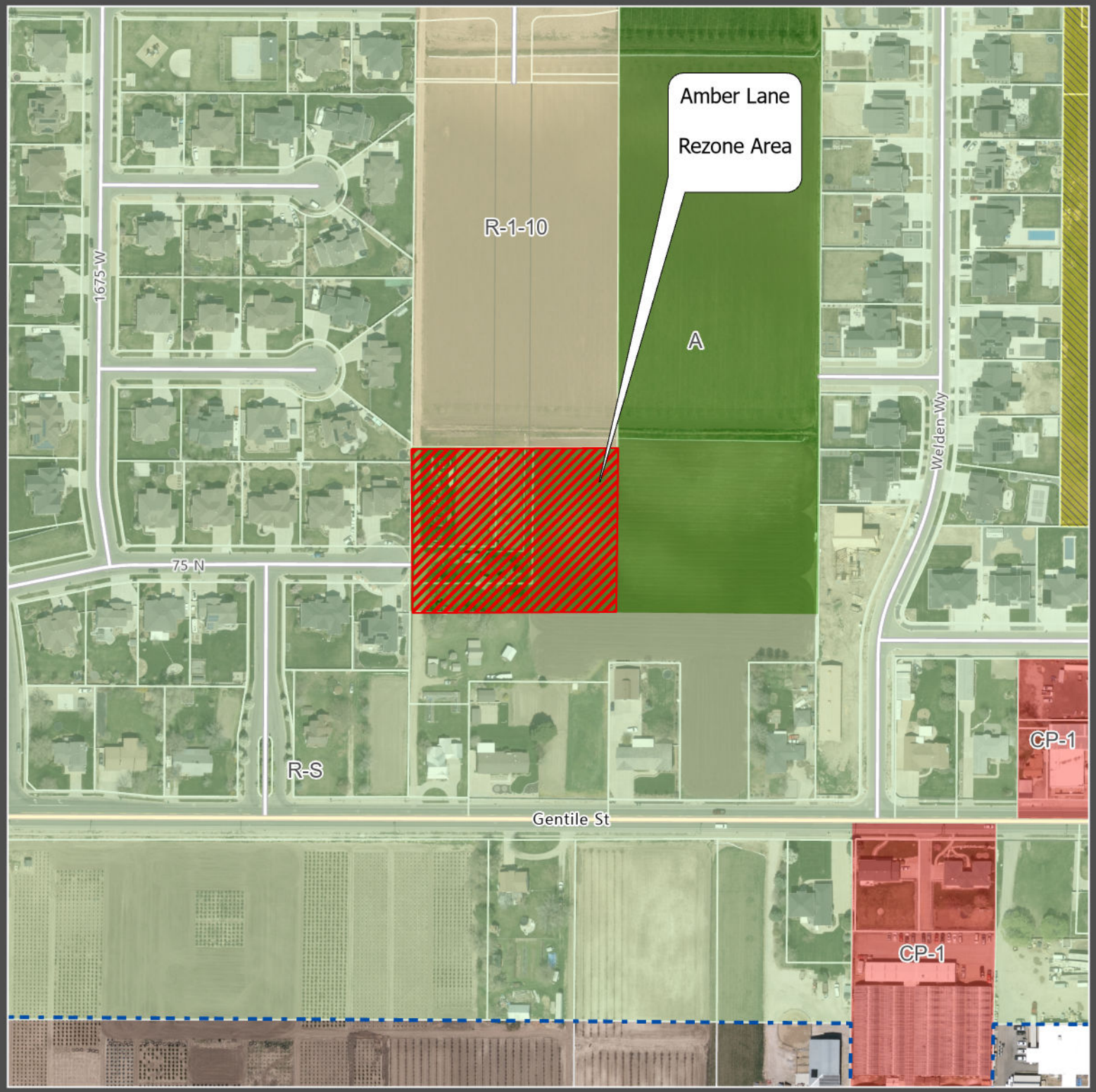
Map 1

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

REZONE A TO R-S



- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

Map 2

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

REZONE A TO R-S



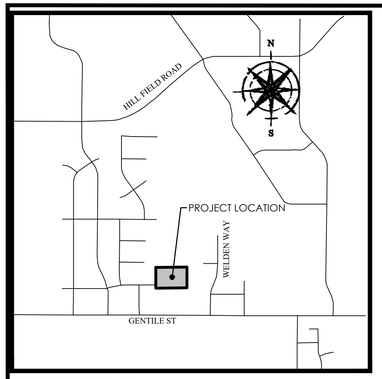
- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

Map 3

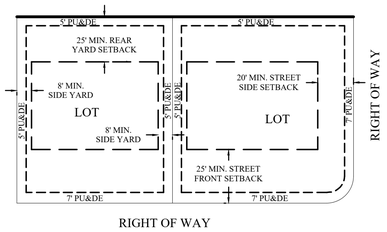
AMBER LANE

SUBDIVISION PLAT

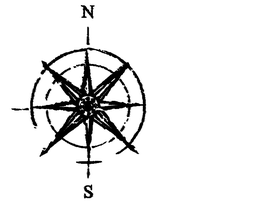
LOCATED IN THE SE 1/4 OF SECTION 19, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S



LOT BUILDING SETBACKS
N.T.S.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

AGRICULTURE OPERATION AREA

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

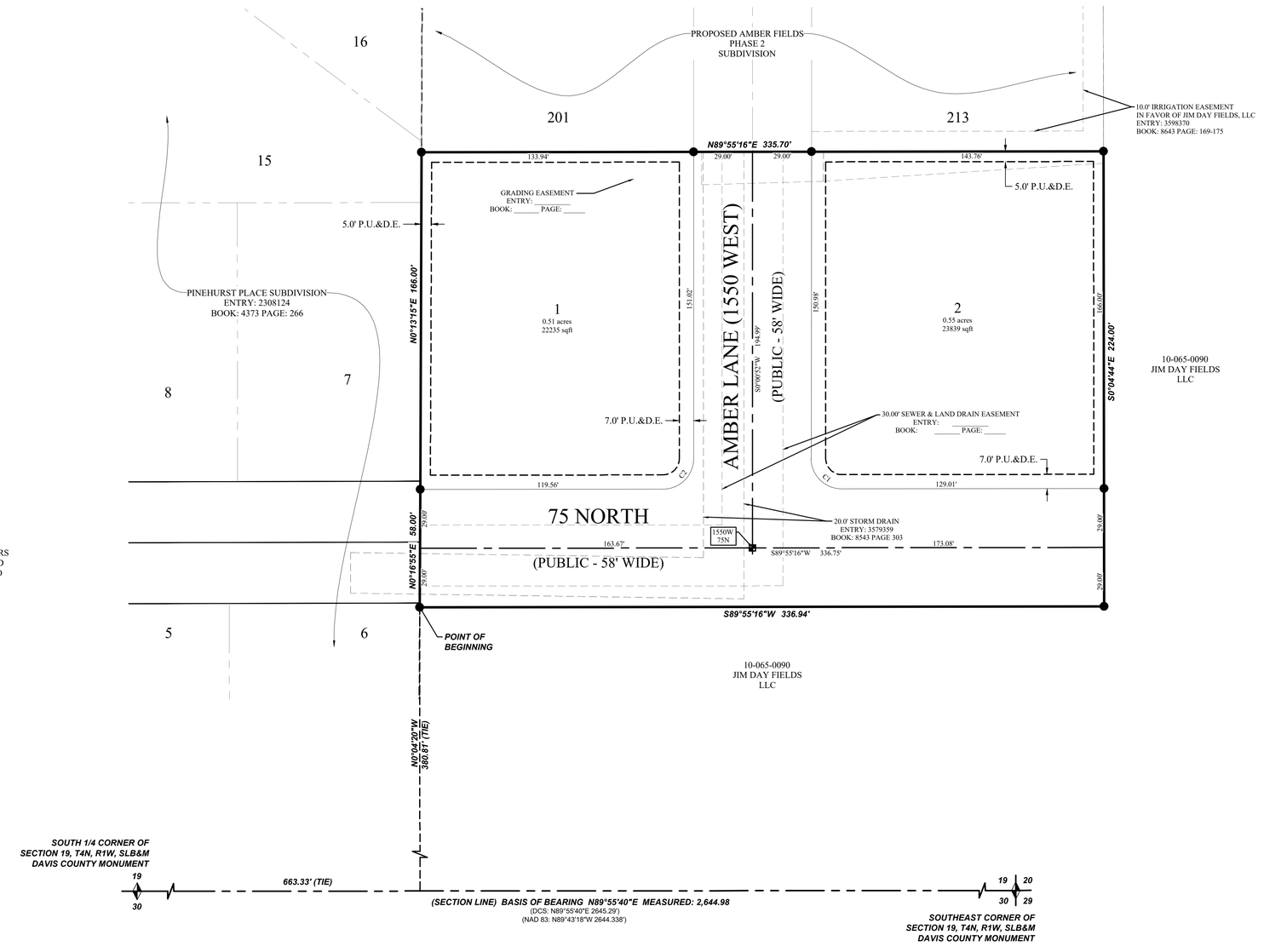
NOTES

1. CENTERLINE MONUMENT TO BE SET AS SHOWN HEREON.
2. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
3. REAR LOT BERMS ARE PART PART OF THE OVERALL GRADING AND DRAINAGE PLAN AND WILL NEED TO BE PROTECTED. CHANGES TO THE GRADING WILL NEED TO BE APPROVED BY THE CITY.

FEMA NOTE

- THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS 49011C0236E AND 49011C0228E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°05'35"	23.59	S45°01'56"E	21.23
C2	15.00	89°54'25"	23.54	N44°58'04"E	21.20



SURVEYORS CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

FOR REVIEW

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N89°55'40"E between the South 1/4 corner and the Southeast Corner of said Section), located in Layton City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly line of Pinehurst Place Subdivision recorded September 24, 2007 as Entry No. 2308124 in Book 4373 at Page 266 in the Davis County Recorder's Office, said point also being located N89°55'40"E 663.33 feet along the Section line and N0°04'20"W 380.81 feet from the South Quarter Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian; running thence along said plat N00°16'55"E 58.00 feet; thence N00°13'15"E 166.00 feet; thence N89°55'16"E 335.70 feet; thence S00°04'44"E 224.00 feet; thence S89°55'16"W 336.94 feet to the point of beginning.

Containing 75,330 square feet or 1.73 acres +/-

(Bearings in description are based on the Davis County coordinate system, rotate bearings clockwise 0°21'02" for the equivalent nad83 bearings)

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) TO HEREAFTER BE KNOWN AS

AMBER LANE
SUBDIVISION PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

SIGNED THIS _____ DAY OF _____, 20___

BY:_____ BY:_____

ITS:_____ ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC

COMMISSIONED IN _____ UTAH RESIDING IN _____
COUNTY

MY COMMISSION No._____
_____
PRINTED FULL NAME OF
NOTARY

SHEET 1 OF 1

EASEMENTS

_____
UTAH POWER AND LIGHT COMPANY DATE

_____
STEVENSON IRRIGATION CO. DATE

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PLANNING COMMISSION

APPROVED AS TO FORM THIS ____ DAY OF _____ 20____ BY THE LAYTON CITY PLANNING COMMISSION.

_____
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20____.

_____
LAYTON CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20____.

_____
LAYTON CITY ATTORNEY

LAND USE AUTHORITY

PRESENTED TO THE LAYTON CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

ATTEST:_____
CITY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

_____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE COUNTY RECORDER

Z:_2025\25-0354 Amber Lane Road Design\design 25-0354\dwg\sheets\C2.0 ROAD DEDICATION PLAT.dwg

NO

ADDITIONAL

PACKET

ATTACHMENTS