

## **Dayton City and Franklin County Commissioners**

### **November 6, 2025 at 5:30 p.m.**

Attendance: Commissioner Chair Robert Swainston, Commissioner Zan Bowles, and Commissioner Zach Stewart, and Clerk Camille Larsen. Mayor Troy Moser, Council Member Zane Hendrickson, Councilmember Brett Hyde, and Councilmember Dee Beckstead via phone.

#### **Dayton City Impact Area - Discussion**

Dayton City Mayor Troy Moser reviewed the Impact Area Documents. It is mandated by the State to adopt by December 31, 2025 or a Judge will decide. Troy Moser read the purpose. Troy Moser asked Commissioners how to ensure protection of the wellhead. Robert Swainston said to use the best knowledge in front of us, cannot ensure everything, and do the best we know how. The majority of concerns is the wellhead protection zone. Commissioners proposed to hammer out the area of impact zone first and wellhead protection zone later. Zach Stewart said it is misunderstood what an area of impact really is, it not creating a mote around the city and the city has control, theocratically it is for future annexation. Troy Moser asked Aaron Beutler to highlight the main areas of concern; the ground water movement comes from the hills and past the wells; Dayton has no sewer system; propose to increase lots sizes to help with septic systems; recommend to have Millville, Utah come talk to the Commissioners; invited the Commissioners go up the hill; and why change from 40 acres to 5 acres. Robert Swainston stated it is DEQ recommendations in the wellhead protection to have a minimum lot size of 5 acre lots. Robert Swainston suggested to have a nutrient pathogen study to get the science to know the size of the lots that will work. Troy Moser stated there will not be a decision made tonight and the impact area needs to follow parcel lines. Robert Swainston stated the goal was to keep on section lines. Robert Swainston suggested to pull out the wellhead protection section because of the deadline and have a deadline for the March or April for the wellhead protection. If cannot come to an agreement, the area of impact will have to go in front of a judge and either party may not like the decision the judge makes.

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Attest, Camille Larsen

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Robert Swainston, Chair