

Layton City Council Faces “Legalized Bribery” Allegations After Controversial Rezoning Vote



Layton, Utah Jun 11, 2025 ([Issuewire.com](https://www.issuewire.com)) - A new report from the Consumer Protection Agency of Utah (CFPAU.org) raises urgent concerns about Layton City Council’s recent decision to approve a high-

density housing project, despite overwhelming public opposition and serious safety warnings. The June 5, 2025 vote came on the heels of a public offer from the project's developer to pay for council members' children's future education, a gesture widely perceived by residents and watchdog groups as an attempt to improperly influence the council's decision.

The CFPAU report details the 4-1 vote by council members Clint Morris, Tyson Roberts, Bettina Smith Edmonson, and Dave Thomas to greenlight the "Hobbs Creek Villas PRUD" project, rezoning a sensitive, sloped area at 3265 North Hobbs Creek Drive. Residents and safety experts had warned that this move would worsen traffic at an already hazardous intersection where UDOT officials have refused to install a traffic signal.

A Public Offer Raises Alarms

According to public records and video evidence, the developer, Adam Anderson of Goldcrest Homes, publicly offered to fund the future education of council members' children during a council meeting. While we do not know if any money or benefits were exchanged before the vote, this public gesture—captured on video—has been widely perceived by community members and the CFPAU as a textbook example of what watchdogs call "legalized bribery" and a "pay-to-play" arrangement. The council's decision to move forward with the project in this context has deeply shaken public trust.

Citizens reported to CFPAU.org that in the Council Meetings related to this proposal that it appeared that the builder/ developer seemed entitled and certain that the Layton City Council would pass his requested high density zoning change. Several stated that these meetings seemed to have a non-disclosed builder hired area engineer popping up to comment after neighbor comments to discredit their concerns and even humiliate one of them personally to discourage them and other neighborhood residents from expressing their zone change opposition. In addition to those comments, it appeared to them that two of Layton City employees were invited by the councilmen to speak and provide highly biased sales pitches in the meeting to promote the passage of the builder's proposal, while also discounting the community representatives valid safety concern comments.

"The council ignored documented safety risks, their own General Plan, and the unified voice of their constituents. To do so after being publicly offered a valuable gratuity is, in our view, an outrageous breach of public trust," said a CFPAU spokesperson. "This isn't just poor governance; it sets a dangerous precedent for every community in Utah."

Pattern of Favoring Developers

Although many council members campaigned on promises to keep developers at arm's length, their voting records have shown a pattern of favoring developer-driven projects, raising further questions about their commitment to the community's interests.

Legal Loopholes and Public Outcry

The Consumer Alert & Warning Report connects the council's actions to last year's U.S. Supreme Court decision in *Snyder v. United States*, which critics argue has created a loophole allowing officials to accept gratuities for past actions. CFPAU.org asserts that this case demonstrates the ruling's dangerous real-world consequences, with officials now able to accept lucrative rewards for votes that may endanger public safety.

Community Impact and Call to Action

The developer could have built profitable, lower-density housing under existing city zoning. Instead, the approved high-density plan primarily serves to quadruple the developer's profits at the expense of community safety and neighborhood character. Notably, Goldcrest Homes has confidently advertised the unapproved high-density development as "coming soon" on its website months before the official vote, suggesting the outcome was expected.

This report can be viewed at <https://cfpau.org/consumer-alert-warning-layton-city-council/> The Consumer Protection Agency of Utah is urging the Utah Attorney General and State Auditor's Office and others to launch a formal investigation into the circumstances surrounding this Layton City Council approval with the builder/developer's offer to fund their children's education.

About the Consumer Protection Agency of Utah (CFPAU.org)

The Consumer Protection Agency of Utah is a non-profit watchdog organization dedicated to investigating and exposing potential corruption, consumer fraud, and actions that harm public trust.

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