

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 16, 2023; 5:31 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, CLINT
MORRIS, TYSON ROBERTS, BETTINA SMITH
EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, DARREN CURTIS,
CHAD WILKINSON, STEPHEN JACKSON,
TERRY COBURN, AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

**CLOSED MEETING TO DISCUSS PURCHASE, EXCHANGE OR LEASE OF REAL
PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES**

CLOSED MEETING:

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 5:31 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Thomas seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 6:43 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

Gary Crane, City Attorney, left the work meeting at 6:43 p.m.

The Work Meeting reconvened at 6:44 p.m.

**PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE, TITLE 19 ZONING;
CHAPTER 19.16 LANDSCAPING AND FENCING; TO ESTABLISH APPROPRIATE
LANDSCAPING APPLICATION REQUIREMENT STANDARDS FOR DEVELOPMENT
PROJECTS IN LAYTON CITY – ORDINANCE 23-01**

Chad Wilkinson, Community and Economic Development Director, reminded the Council of previous discussions regarding the trigger when landscape compliance would be required to the City. He mentioned the landscape ordinance adopted in 2021 reflected a threshold of \$75,000 for improvements to the property would require compliance to the new ordinance. He pointed out the ordinance adopted in 2021 had been well received there were no issues of non-compliance; however, Staff had identified the need for proportionality between the improvements. He reported Staff had completed analysis over the previous three years used to identify the proposed amendments and reviewed the following:

- New development – full compliance would still be required
- Addition/Expansion (adding square footage or expanding a parking lot) – tiered structure
 - 15% - 19.9% comply with park strip landscaping requirements
 - 20% and over full compliance with landscaping standards (20% of the building value)

- Remodel/Construction
 - 15% -19% comply with park strip landscaping requirements
 - 20% - 50.9% proportional compliance to the expansion
 - 51% and over full compliance with landscaping standards

He reviewed the exceptions in which the ordinance wouldn't apply. He believed the proposed ordinance would contribute compliance and wouldn't disproportionately impact the property owner and suggested the ordinance was proportional to the investment. He informed the Council the ordinance had been reviewed by the Planning Commission during two meetings and it was extremely supportive and recommended approval.

The Council requested clarification how the proposed amendments to the ordinance would be implemented in different scenarios.

COUNCILMEMBER REPORT

No Councilmember Reports were shared.

MAYOR'S REPORT

Mayor Petro announced a recruitment to fill two vacancies on the Planning Commission and stated interviews were scheduled for Thursday, February 23, 2023.

The meeting adjourned at 6:57 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **16th day of March, 2023**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 16th day of March, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder