

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

DECEMBER 19, 2024; 5:30 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, CLINT DRAKE, CHAD
WILKINSON, STEPHEN JACKSON, DAVID
PRICE, KIMBERLY ZYGMANT, 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 of a program she had learned about, 'My Hometown' and stated a discussion would take place during a future work meeting.

COUNCILMEMBER'S REPORTS

Councilmember Thomas mentioned the Sub-for-Santa program this past Christmas had concluded and reported the Youth Council had participated this year by shopping for a family. Their efforts were phenomenal and recognized their involvement this year. He also recognized the significant contribution from the Vietnam Veterans Association to the Program which contributed to its success.

Councilmember Smith Edmondson mentioned the CTC (Communities That Care) meeting held last week and indicated a follow-up with Executive Committee had taken place earlier today in preparation of the retreat scheduled for Thursday, January 23, 2025, 12:00 noon-4:00 PM. She mentioned this would be a good opportunity to not only recruit interested individuals; but recruit those willing to actively participate and be committed to the required work. She expressed excitement regarding the continued connection with the schools. She mentioned members of the Community Board consisted of those individuals currently serving on schools' Community Council's and continued to express excitement for upcoming projects and activities which she believed would benefit from the resources and assistance.

Councilmember Morris stated he had attended the ULCT (Utah League of Cities and Towns) Board Meeting in preparation for the 2025 Legislative Session. He reported ULCT leadership had met with the Speaker whose focus centered upon housing, housing, and housing with an anecdote that City approvals were too slow for permitting, approvals, and inspections. He expressed frustration certain cities were bad actors; however, those particular cities were never mentioned; however, their behavior seemed to drive policy. He mentioned Representative Tom Peterson, State Building Official, reported complaints were never received related to Layton, Sandy, and South Jordan Cities. Councilmember Morris complimented City Staff for streamlining the City's process.

Mayor Petro reported she had participated in a phone call with Congressman Blake Moore and politely requested his assistance with the trains and blowing of horns at the railroad crossings.

She reported his office had assured her a letter had been sent and was in contact with the Federal Railroad Administration regarding the issue. She believed his office, and the entire federal delegation would continue to work on the City's behalf.

PRESENTATION – DAVIS ARTS COUNCIL

Nancy George, Board Chair, Ross Marshall, Vice Chair, and Kristin Wojciechowski, Interim Executive Director, with Davis Arts Council (DAC) were present to share a visual presentation. Ms. George reviewed the City's history and timeline associated with DAC and identified the community impact and mentioned it not only benefitted Layton City and northern Utah but patrons came from all over the State and Western Region. She shared the accomplishments and statistics from the 2024 programming and highlighted the following:

- Over 100 volunteers volunteered 5,000 hours
- 80% of programming events were free to the public
- 40,000 patrons
- 300 artists

She mentioned the 'Summer Nights with the Stars' concert series had experienced a record nine sold out shows of the 16 and expressed appreciation for the City's support and access to the Kenley Amphitheater. She briefly reviewed the free programming events due to the generous support of RAMP (Recreation, Arts, Museum, and Parks) funding:

- Free Sunday Night Concert Series of 13 concerts
- Free Friday Film Series and highlighted the connection with Layton F.E.S.T. (Farmers, Entertainment, Shopping, Trucks) of 13 films
- Small Stage Series of 9 concerts at the Abbingdon Senior Citizen facility
- Active Pages of 137 sessions after which a hard cover book was distributed to patrons
- Snow Horse Gallery located at the Davis Conference Center and Intermountain Layton Hospital and reported 10 rotated exhibits showcased artwork from local artists. It sponsored a student art competition and exhibit showcased the artwork of 97 9th-12th grade Davis County students.

Ms. George stated DAC appreciated and valued its partnership with Layton City and expressed appreciation for the City's support with regard to the significant RAMP funding. She reviewed the various events hosted by Layton City that it provided volunteers assistance:

- 4th of July Concert
- 24th of July 'Riders in the Sky Concert'
- Voices of Liberty/Hometown Heroes Recognition
- Halloween Bash/Spooky Storytelling
- Parks and Recreation events
- Layton Heritage Museum

She mentioned the financial strain it currently experienced since it was displaced from the City's facility to make room for the City's new dispatch center.

She asked if there were any questions and there were none. The DAC provided a book, 'The Polar Express' to the Council.

Mr. Marshall mentioned 'The Polar Express' Active Pages had been a fantastic event and reported he had heard great comments from participants regarding Layton City and its light display.

Ms. Wojciechowski continued to express agreement with comments previously mentioned and the City's continued support for DAC.

DAC representatives left the meeting at 5:54 PM.

IVORY HOMES STARTER HOMES DISCUSSION

Chad Wilkinson, Community and Economic Development Director, acknowledged representatives from Ivory Homes. He mentioned recent legislation had emphasized a need for affordable housing and mentioned the Nilson Homes product in western Weber County. He added the City often received comments requesting an alternative for density other than apartments and townhomes and indicated the City would like to be able to provide a starter-home product.

Skyler Tolbert and Greg Timothy, Ivory Homes, shared a brief background specific to Ivory Homes and its presence in the State highlighting its philosophy in working with various cities as a ‘partnership’ and announced 30% of Ivory’s profits were contributed and/or donated toward charitable housing organizations within the State. He shared a visual program highlighting Ivory Homes and its operating philosophy emphasizing Ivory Homes was local to Utah and didn’t have a presence in other states. He highlighted its partnerships with South Jordan City and its Workforce Housing Program and those workers which it benefitted. He also reviewed the various entities which had partnered with Ivory Homes in providing affordable housing and identified locations of those developments.

He specifically identified the Motta property and expressed Ivory’s desire to provide a single-family home development and shared a proposal for cottage single-family development. He emphasized the City’s code currently didn’t allow for this type of development similar to the western Weber County development; however, it had been popular in the 1950’s in several areas within the State. He shared an illustration of proposed setbacks and an illustration/examples of what the homes could resemble pointing out the setbacks would allow for a future carport or garage. He added the development would also have less open space in addition to the adjusted setbacks. He indicated the lot size would be similar to what had been approved with the Jenkins development. He pointed out Ivory considered these developments as a joint venture and asked if there were any questions. A discussion followed.

Mr. Wilkinson reviewed the process to allow these types of developments and reported Staff was currently working on an ordinance which would come before the Council during a future meeting. He emphasized the developments would require a change to City code and the discussion continued. Mr. Tolbert mentioned the Motta family intended to retain the 10 acres of property to the northeast of the development to operate a co-op farm as an amenity to the development and explained what that would resemble.

Mr. Tolbert and Mr. Timothy left the meeting at 6:35 PM.

DISCUSSION REGARDING WATER FLUORIDATION

Stephen Jackson, Public Works Director, informed the Council a ruling was recently issued by the 11th Circuit Court regarding the optimum levels of fluoride being added to the drinking water. He reported that the Court ruled there was substantial and credible evidence that fluoride posed a risk to human health in children. The plaintiffs had been successful in bringing forth a preponderance of evidence that the water fluoridation level was an unreasonable risk and that the EPA (Environmental Protection Agency) was obligated to take regulatory action in response.

He emphasized Staff wasn’t taking a position on whether fluoride was good or bad for the community’s health as a water system; rather, it was obligated to provide safe drinking water. He stated the Davis County Health Department had been asked to review the new ruling in order to determine how to proceed. A discussion followed.

Alex Jensen, City Manager, expressed a desire to make the Council aware of the new ruling.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE, OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UCA 52-4-205

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:44 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Bloxham moved to open the meeting at 7:02 p.m. Councilmember Thomas seconded the motion, which passed unanimously.

The meeting adjourned at 7:02 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 **19th day of December, 2024**, was to discuss Pending or Reasonably Imminent Litigation and to Discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 6th day of February, 2024.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder