

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 6, 2025; 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, STEPHEN JACKSON, WESTON APPLONIE, 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 Wasatch Integrated Waste Management District held a Board meeting on Monday, February 5, 2025 and indicated several items were on the agenda. She informed the Council the proposed rate increase of \$1 for household waste and 100% increase for out of district collection. The \$1 increase would be postponed until January 2026; however, the out of district collection rate would be effective July 1, 2025. She mentioned there wasn't much discussion regarding the City's request; although it had been reflected on the agenda.

She also indicated North Davis Sewer District would be having a Board meeting next week and mentioned it would be discussing a proposed rate increases of \$2.50 annually for the next three years. She requested direction from each councilmember regarding her vote.

She provided an update regarding the following:

- SB195 – transportation amendments and expressed her concern how this would affect cities. She briefly described the bill would place the burden on cities to provide access at any road crossing over a canal or open water. She concluded this would be an unfunded mandate.
- HB290 – regarding bicycle safety lanes and allowing the ticketing to vehicles traveling in those designated bicycle lanes.

COUNCILMEMBER'S REPORTS

Councilmember Roberts provided a legislative update highlighting the following:

- HB151 – prohibiting the sale of homes to an investor for the purpose of renting and a discussion following. A discussion followed regarding this bill and HB149. Clint Drake, City Attorney, indicated ULCT (Utah League of Cities and Towns) had not yet taken a position on either Bill. A discussion followed regarding both bills. He briefly mentioned HB 274 and indicated a substitute bill would be forthcoming.
- The Parks and Recreation Commission met earlier in the week and there were several citizens which expressed comments regarding an ice rink complex in northern Davis County and dog park proponents. A discussion took place regarding the trapping of animals within City limits and Mr. Drake indicated an ordinance would be coming before the Council during a future meeting.

Councilmember Smith Edmondson reported CTC (Communities that Care) recently held its retreat a few weeks ago. She mentioned the Community Schools Program would be available in three schools within

Layton City and explained why this program would be offered in lieu of the Big Brothers/Big Sisters program. She briefly explained the Community Schools Program and mentioned it would be beneficial for the Council to witness a full presentation during a future work meeting.

Councilmember Bloxham mentioned SB165 proposed to establish requirements and limitations for municipalities providing broadband service. He indicated he would be attending a UTOPIA Board Meeting on Monday and believed more information would be provided at that time. He believed the City's position and action would be 'grandfathered' and a discussion followed. Councilmember Morris explained how the use of Revenue Bonding would be included within the Bill and how it could affect municipalities.

COMMITMENT WITH DAVIS COUNTY TO ADMINISTER LAYTON CITY'S 2025 ELECTION

Kimberly Read, City Recorder, reminded the Council the 2025 Municipal Election would take place this year and the Davis County Clerk's Office had requested commitment from the City whether it planned to enter into a contract with that office for the administration of the election. She reviewed proposed costs with the Council, which was similar to election costs in 2023. She mentioned the County was currently participating in a bid process for a printer to print the ballots and envelopes and indicated that would affect the election costs to the City. She mentioned due to the Presidential Election in 2024, the City's registered voters had significantly increased, which would also impact election costs. She reminded the Council the RAMP (Recreation, Arts, Museum, and Parks) opinion question would also appear on the ballot. If the Council was in agreement to move forward with Davis County for administering the election, she would complete requested paperwork from the clerk's office. She explained the difficulty with managing an election without the assistance of Davis County due to the size of Layton City.

COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2025-2026

Weston Applonie, Community and Development Director, explained this would be the first public hearing to gather information and requests from the public. He shared the current CDBG (Community Development Block Grant) Activities and Requests, pointing out these entities had been funded in previous years. He believed representatives from these organizations would be present during the City Council Meeting to address the Council. The Council discussed the activities and programming.

STREET VACATION OF RIGHT-OF-WAY – HOLMES SHORES ESTATES SUBDIVISION, PORTION OF EAST GENTILE STREET – ORDINANCE 25-04 – APPROXIMATELY 2855 EAST GENTILE STREET

Mr. Applonie shared a visual presentation which identified the cul-de-sac at the east end of Gentile Street, which was created by the Highway 89 project. The applicant submitted a proposal to vacate a portion of the cul-de-sac and the right-of-way to facilitate the development of a single-family home. He reported the request had already received preliminary and final plat approval. He emphasized the City would be reimbursed at fair market value for the parcel and Mr. Drake explained how the fair market value would be determined. The Council discussed the request.

PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE, TITLE 19 ZONING, CHAPTER 19.02 DEFINITIONS, 19.06 LAND USE REGULATIONS, SECTION 19.06.000, TABLE OF LAND USE REGULATIONS, TABLES 6-1, 6-2, AND 6-3 TO ADD PERMANENT COSMETICS AS A LAND USE AND ESTABLISH DEFINITIONS – ORDINANCE 25-01

Mr. Applonie reported Staff had prepared proposed definitions for Permanent Cosmetics and Tattooing and shared those definitions with the Council. He reminded the Council of the Planning Commission's recommendation during its meeting from Tuesday, December 10, 2024 to not adopt the proposed amendment brought to that body; but rather adopt a definition of 'body art' which would include both

tattooing and permanent cosmetics, allow 'body art' to be included in the same zones currently allowed for permanent cosmetics, with exception to the PB (Professional Office) zone. Staff recommended adoption. There were no questions from the Council.

MAYOR'S REPORT

Mayor Petro continued her report and shared what had taken place during a citizen meeting from Wednesday, February 5, 2025, regarding the City's proposal to remove trees and replace sidewalks in the Kayscreek subdivision. She suggested the City consider the financial aspect of the project to residents and recommended a payment plan.

Councilmember Roberts indicated suggestions had been made by some residents which could be considered and requested Staff respond to some of the expressed concerns.

Alex Jensen, City Manager, indicated Staff would compile a list of the expressed concerns and suggestions; have Staff consider all options and based upon data and be prepared to report to the Council during a future meeting.

Mayor Petro pointed out the safety concern with the school children being required to walk in the streets on their way to and from school since the schools were within walking distance to both an elementary school and junior high. Mr. Jensen explained how the proposal to remove the trees and re-construct the sidewalks construction process would take place in order to minimize the impact as it related to pedestrians.

Councilmember Morris complimented Staff for their efforts in preparation of the meeting. He suggested an additional meeting with residents should be scheduled following the Staff's research in an effort to keep residents informed. He also believed the City should consider payment options to the impacted residents.

Mr. Drake informed the Council of the federal law should a complaint be made due to an ADA (Americans with Disability Act) violation. A discussion followed regarding the implementation of a payment plan and also how the project would proceed with utilities in the right-of-way.

Councilmember Roberts added Gabby Bridges, Parks and Recreation, was in the process of assembling committees for the Fourth of July events.

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 UTAH CODE 52-4-205.

CLOSED MEETING:

MOTION: Councilmember Roberts moved to adjourn the meeting and convene in a closed meeting at 6:31 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares and to discuss Pending or Reasonably Imminent Litigation. Councilmember Bloxham seconded the motion, which passed unanimously.

MOTION: Councilmember Bloxham moved to open the meeting at 7:09 p.m. Councilmember Thomas seconded the motion, which passed unanimously.

The meeting adjourned at 7:09 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 **6th day of February, 2025**, was to discuss the Purchase, Sale, Exchange or Lease of Real Property, including Water Rights or Shares and to discuss Pending or Reasonably Imminent Litigation.

Dated this 15th day of May, 2025.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder