

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 20, 2025; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

PARTICIPATING ELECTRONICALLY: ZACH BLOXHAM

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, STEPHEN
JACKSON, LON CROWELL, KEM WEAVER,
DAVID PRICE, ED FRAZIER, AND TORI
CAMPBELL**

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 she had attended the North Davis Sewer District Board Meeting regarding its proposed rate increases. She indicated the initial proposal was to implement a \$2.00 rate increase for three consecutive years. Following a discussion the Board concluded to propose a rate increase of \$2.50 for the year 2025, no additional increase in 2026, followed by a \$2.50 rate increase in 2027. She announced the public hearing regarding the rate increases would be posted to receive public comment during a future meeting.

She mentioned a bill passed in 2024 applicable to micro schools. She mentioned SB272 would refine the previous legislation and explained micro schools allowed residents to home school up to 100 students. She continued the proposed bill would eliminate the square footage of a home or building and would also exclude micro schools from the definition of a 'school'; and therefore wouldn't be required to follow regulations of a regular school. She expressed concern regarding the legislation and suggested support for local school districts. Councilmember Smith Edmondson inquired whether this bill was related to the Utah Fits All Scholarship and Mayor Petro mentioned that was a possibility.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson announced the Layton CTC, (Communities That Care) coordinator Megan Crain, had been selected to oversee all CTC chapters within the local area. Following a recruiting process Tiffany Lanning was selected as the new coordinator. She clarified Megan would be present and involved during the transition and mentioned this change would allow her to implement and carry out events at a county level.

Councilmember Morris spoke of bills, which were stopped in the legislative process, one of them proposed allowing ADU's (Accessory Dwelling Units) to be located anywhere without City regulations. He clarified Layton City allowed both internal and external ADU's and mentioned the safety regulations and setbacks required. He expressed concern the proposed bill was the result of some unnamed cities which had cumbersome policies and regulations for these types of uses. He also mentioned the proposed 'small lot' legislation and Municipal General Plan legislation.

Clint Drake, City Attorney, commented on the proposed attorney-client privilege bill and clarified ULCT (Utah League of Cities and Towns) opposed the original bill and believed some substitutes were looking better.

PRESENTATION – UTAH TRANSIT AUTHORITY

Beth Holbrook, UTA (Utah Transit Authority) Trustee, distributed a handout which identified changes to various Davis County bus routes and explained the respective justification. She announced the end of April 2025 was the designated change date for the Snowbasin ski bus route. She introduced the new Government Relations Manager, Chandler Beutler. She reviewed some route changes with the Council pointing out changes to the following would take place:

- Route 470 and Route 455
- Route 628
- Midtown Trolley would be replaced with regular bus service in conjunction with Route 628
- Route 600
- Bus Rapid Transit from Farmington to University of Utah/Research Park/Downtown Salt Lake City
- Route 609
- Route 473

She distributed a flyer of key projects proposed to be completed prior to the 2034 Olympics and emphasized they weren't necessarily for the Olympics. She clarified all UTA modifications were growth related; not Olympics related, with the exception of FrontRunner. She briefly identified statistics and expansion projects associated with FrontRunner and TRAX service.

Councilmember Smith Edmondson clarified the free trolley would no longer be available after April 2025 and would be replaced by the 628, which would require a fee. Ms. Holbrook responded in the affirmative and continued to explain discounted fares were available through a number of service agencies for qualifying individuals.

PRESENTATION – DAVIS EDUCATION FOUNDATION AND SWITCHPOINT

Jodi Lunt, Davis Education Foundation, introduced Carol Hallowell, Switchpoint Executive Director, addressed the Council regarding the new teen center that opened in Layton. She reported 12 teens had been housed since opening in September 2024, with the average stay being four months, and currently housed nine students: four seniors, three juniors, and two sophomores. She added the seniors had completed the FAFSA (Free Application for Federal Student Aid), three had been accepted to college, two had received scholarships, and two were taking classes at DTC (Davis Technical College). Three of the students were currently employed and two were in the process of receiving job trained certificates. She continued to share other successes of other student residents and emphasized all residents recently tested 'drug-free', which 50% failed upon arriving to live at the teen center. She pointed out the residents were privately insured through Medicaid and had access to SNAP (Supplemental Nutrition Assistance Program) benefits. She reviewed the various community taught education classes attended by the students. She announced Mark Miller Subaru had donated a van to the center, which would help out tremendously.

Mayor Petro asked how donations could be made to the teen center and Ms. Hallowell responded she would be willing to provide a form to the City for this purpose.

Councilmember Roberts inquired whether participants had the opportunity to attend the Davis Catalyst Center and Ms. Hallowell responded in the affirmative and added a personal one-on-one counselor was provided.

Ms. Hallowell shared some examples of how holidays were celebrated at the teen center.

Ms. Lunt shared an experience in which the ‘community family’ supported one of its members by attending a sporting event a member participated in. She also shared a few positive experiences of those living at the Center.

Councilmember Morris requested clarification between the difference with this Center and the teen centers located within local high schools. Ms. Lunt clarified this Center was considered a home environment, all participating students hailed from Davis County, and explained how the students were referred to the Center.

Ms. Lunt explained how the Davis Education Foundation planned to move forward in the future once needs outgrew this current facility.

REZONE WITH CONCEPT PLAN AND DEVELOPMENT AGREEMENT – FROM A (AGRICULTURE) AND R-S (RESIDENTIAL SUBURBAN) TO R-1-8 PRUD (SINGLE FAMILY RESIDENTIAL, PLANNED RESIDENTIAL UNIT DEVELOPMENT) – SEBOYA FARMS PRUD – RESOLUTION 25-03 AND ORDINANCE 25-02 – APPROXIMATELY 1275 WEST GENTILE STREET

Lon Crowell, Community and Economic Development Department Deputy Director, introduced the agenda item to the Mayor and Council and briefly reviewed the history associated with the proposed development and reminded the Council following a denial recommendation by the Planning Commission, the developer withdrew the application and it never came before the City Council.

The applicant had since developed a tennis academy on a portion of the property, leaving 15.94 acres for the proposed PRUD (Planned Residential Unit Development) which was proposed to consist of 61 single family homes and 26 townhomes. He identified adjacent land uses and zoning to the proposed development. The proposed amenities within the PRUD included pickleball courts, playground area, walking trails, and gathering places with seating areas and a pavilion. The PRUD’s internal walking trails would also provide a connection to the Denver and Rio Grande Western Rail Trail. He pointed out the developer would need to proceed through the density bonus process with the Planning Commission.

A Development Agreement accompanied the rezone request which identified requirements of the developer by the City.

He reported the request came before the Planning Commission during its meeting on Tuesday, January 28, 2025 and unanimously forwarded a positive recommendation to the Council for both the rezone and concept plan. He asked if there were any questions.

A discussion took place regarding the 55 and older requirement in order to live within the development and Mr. Crowell clarified the criteria and enforcement would be the responsibility of the developer.

Mayor Petro added it would be governed by the HOA (Homeowner’s Association) rules and bylaws. Clint Drake, City Attorney, believed there would be a certain allowance for those not aged 55; however, historically these communities generally stayed true to that.

Councilmember Morris mentioned language in the Development Agreement specific to the water table and land drains based upon a geotech report and inquired whether that had been completed. Kem Weaver, City Planner, responded that would be part of the preliminary plat approval. Stephen Jackson, Public Works Department Director, added that was very common for development on the western portion of the City.

KAYSCREEK SIDEWALK PROJECT UPDATE

Mr. Jackson shared an update from the meeting of Wednesday, February 5, 2025, with the homeowners in the Kayscreek subdivision during which the majority of those in attendance requested the City consider additional options rather than removing the trees.

He shared a visual presentation and reviewed the following suggestions of residents:

- Boardwalk
- Flexible Sidewalk Tiles
- Rerouting of the Sidewalk
- Grinding the Sidewalk
- Cutting or Grinding Tree Roots

He spoke to the proposed various alternatives explaining why they wouldn't work for the Kayscreek sidewalk/tree project. He stated homeowners had the option to remove their tree(s), in an effort to recognize a cost savings however, there were conditions associated with that option including the shared costs of grinding the stump. He added the City would work with residents on extending the payment deadline to September 1, 2025, on a case-by-case basis.

He identified next steps in moving forward with the project:

- A second resident meeting was scheduled for the week of March 10, 2025
- The City would create an agreement for each property owner specific to their respective parcel
- Deliver a project notice flyer to all homes within the subdivision at least two weeks prior to construction commencement
- Project would begin the first of April

Mr. Jackson mentioned the Chapel Park sidewalk repair project completed around 2019 and informed the Council those sidewalks were beginning to lift; therefore, that practice would no longer be used because it had proven to not be a sustainable solution.

Councilmember Smith Edmondson asked how similar issues were addressed in other parts of the City. Mr. Jackson explained sidewalk projects were completed every year throughout various areas of the City during which the resident was required to remove trees responsible for damaging sidewalk. He explained a letter would be sent to the resident informing them the tree needed to be removed at their own cost, followed by the City's sidewalk contractor replacing the sidewalk.

Alex Jensen, City Manager, said this project was a matter of prioritization out of sequence because of the scope and severity within this particular area. He mentioned other areas would be addressed in the future. The discussion continued.

Councilmember Roberts inquired whether the proposed agreement would be available to the residents prior to the next meeting. Mayor Petro suggested language in the agreement should also address costs and any proposed payment plan. Mr. Jackson pointed out residents had already received a letter which identified their respective costs.

Mr. Jensen addressed the homeowners explaining if desired removal of any additional trees, other than what had been identified by the City, would need to be communicated with Staff beforehand. Mayor Petro suggested City Staff clearly identify what trees will be removed to avoid removal of an incorrect tree. Mr. Jackson added City Staff would be willing to meet any homeowner at the property for any clarification.

Councilmember Morris mentioned his subdivision had an active HOA and inquired why the HOA didn't have any responsibility in assisting with the project. Mr. Jackson responded the HOA's CC&R's (Covenants, Codes, and Restrictions) governed its responsibilities. He clarified the original CC&R's explicitly stated the homeowner's were responsible for the trees; however, the revised CC&R's

mentioned occasionally trees would be identified for replacement and the architectural board would determine the variety of the new tree.

Councilmember Roberts inquired when the City adopted its approved tree list. Mr. Jackson responded it was originally adopted in 2015 and Mayor Petro pointed out that had been revised in 2020 with the new landscape ordinance. The discussion continued.

Councilmember Roberts commented although the trees were beautiful in the neighborhood he believed this would be the right thing to do in order to ensure safety within the neighborhood and to protect future homeowners to the neighborhood.

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 6:51 p.m. to discuss Pending or Reasonably Imminent Litigation. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 7:06 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:06 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 **20th day of February, 2025**, was to discuss Pending or Reasonably Imminent Litigation.

Dated this 5th day of June, 2025.

ATTEST:

JOY PETRO, Mayor

TORI CAMPBELL, Deputy City Recorder