MINUTES OF LAYTON CITY COUNCIL WORK MEETING | **AUGUST 7, 2025; 5:33 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, WESTON APPLONIE, TRACY PROBERT, STEPHEN JACKSON, ALLEN SWANSON, SCOTT MAUGHAN, JEREMY STELL, 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 she had attended a legislative affairs meeting earlier in the day during which Congressman Moore spoke regarding taxes, budget, and immigration. President Stuart Adams was also present and he shared a message regarding housing.

She mentioned Primary Election candidates had participated in Layton F.E.S.T. (Farmers, Entertainment, Shopping, and Trucks) and believed that had been an excellent forum. She reported all candidates had also been invited to a neighborhood meeting regarding commercial businesses impacting an adjacent residential neighborhood. She informed the Council of the situation and shared concerns expressed by residents with the Council.

Alex Jensen, City Manager, stated he would discuss the concerns with respective City Staff.

COUNCILMEMBER'S REPORTS

Councilmember Roberts informed the Council West Nile Virus had been detected in Davis County and indicated Mosquito Abatement District would be aggressively mitigating the issue.

Councilmember Smith Edmondson announced she had participated in a CTC (Communities That Care) meeting and stated she would announce the events during the regular City Council Meeting. She suggested adding language on the utility bill announcing City Council Meeting dates and how they can watch the livestreaming.

Mayor Petro mentioned the My Hometown project was progressing and would like to begin programming at the Resource Center in January 2026. She also suggested a service project in the fall.

FIRE DEPARTMENT LADDER TRUCK PURCHASE

Mr. Jensen informed the Council fire trucks were extremely expensive and spoke to challenges specific to supply chain issues and the delay of up to four years for obtaining fire truck apparatus and how the City proposed to finance the purchase.

Scott Maughan, Assistant Fire Chief, shared a brief background regarding the new fire truck purchase and announced the cost for the Pierce Enforcer 107' Aerial fire truck apparatus was for $1.8 million. He informed the Council, the City would receive the apparatus in approximately four years from the time it was ordered and identified the payment options for the purchase. Discussions regarding the payment options had taken place with Tracy Probert, Finance Director, Mr. Jensen, and pertinent Fire Staff, resulting in the City proposing a cash installment option over three a year time period. The cash option proposed by City Staff would recognize a savings of approximately $180,000. Staff recommended approval for the truck.

Councilmember Morris inquired if the City currently had a ladder truck. Chief Maughan responded in the affirmative which was in reserve status and explained the differences between the two ladder trucks.

Jeremy Stell, Battalion Chief, informed the Council the current ladder truck was beyond its service life and Chief Maughan identified features associated with the proposed new truck apparatus. A discussion took place regarding the height of new structures within the City which justified the need for a ladder truck.

A discussion then followed regarding delays for various other vehicles.

Mr. Jensen indicated if there was no objection from the Council, he would sign the agreement and move forward with the purchase. There was no objection from the Council.
Councilmember Roberts asked if this had been included in the budget and Chief Maughan responded the timeline didn't change and clarified Staff had appropriated $600,000 in this year's budget toward the purchase.

The Council directed Staff to proceed with the cash option purchase.

DAVIS ARTS COUNCIL AGREEMENT UPDATE

Clint Drake, City Attorney, reminded the Council of previous discussions regarding the agreement with Davis Arts Council (DAC). Mr. Jensen informed the Council, Community Development Staff had completed an analysis regarding costs for available office space within the City. He shared the results of that analysis; anywhere from $11.50 - $17.00 per square foot, and stated the size of the office space being made available to DAC was 384 square feet. He had also requested Staff identify other in-kind costs for services, other than the office space, being provided to DAC. A discussion followed regarding other arts organizations associated with municipalities.

Councilmember Thomas shared a brief history regarding the DAC and the partnership with the amphitheater. He expressed his opinion this organization had done more for Layton City than any other entity and believed its success had been advantageous to Layton City. He suggested the Council be kind when considering the future relationship with DAC.

Councilmember Bloxham asked Mr. Jensen if Councilmember Thomas' recollection of the gentleman's agreement between the City and DAC for the office space was correct. Mr. Jensen responded he hadn't been involved with those discussions, those had taken place between DAC and elected officials. He pointed out the office space being offered at this time would be considered 'temporary' since the City believed it would have a future need for the office space. He suggested additional options would present themselves in the future. Councilmember Bloxham indicated he could be supportive of Councilmember Thomas' recollection of the gentlemen's agreement.

Councilmember Morris also expressed concern about any significant economic impact to DAC given the contribution provided to the City.

Councilmember Roberts expressed appreciation to Community Development Staff for the analysis and stated he would be in favor of a five-year agreement with the same lease amount as was offered for the previous facility.

Councilmember Smith Edmondson expressed appreciation for the new written agreement between the City and DAC and would also be in agreement with the five-year agreement.

Mr. Jensen informed the Council, City Staff had determined it wasn't interested in providing IT services. He mentioned DAC had its own provider for those services in the past and was prepared to continue with that in the future.

DISCUSSION REGARDING MOTORIZED VEHICLES IN SUBDIVISIONS

Mayor Petro reminded the Council of previous discussions regarding electronic scooters within the City and pointed out the significant increase of users of these including e-bikes, and golf carts.

Allen Swanson, Police Chief, informed the Council, State Statute had granted municipalities the authority to determine its own ordinances allowing golf carts to be driven on public roadways, and indicated those laws would fall under the general category as bicycles. He shared the intent of the law; a public road needed to be crossed by a golf cart to continue play on a golf course and stated Layton City didn't have any golf courses which abutted public roads. He expressed his opinion there was no reason for the City to allow this use. He clarified all electric scooters, electric bikes, and golf carts fell under the same jurisdiction as a bicycle and a discussion followed.

Councilmember Thomas expressed concern about young children driving these apparatus' at a high rate of speed and a discussion followed.

Mayor Petro inquired whether there was any intention of the Council to place any regulations on these types of vehicles, and if so, future discussions would be needed to determine requirements and the discussion continued.

Councilmember Smith Edmondson suggested using a public service announcement/messaging as an educational tool to inform residents those vehicles were regulated as a bicycle and the discussion continued.

The Council was in agreement an educational campaign was needed and the discussion continued.

Councilmember Roberts inquired whether a police officer had the ability to enforce unsafe operation of a vehicle and Chief Swanson responded in the affirmative. He pointed out the statute reflected language 'a reasonable speed' which would generally be 15 mph and had to yield to pedestrians.

Mayor Petro suggested those facts should be included in the public service announcement/educational campaign.

PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE, TITLE 19 ZONING, CHAPTER 19.02 DEFINITIONS, AND CHAPTER 19.13 DEVELOPMENT PLAN REQUIREMENT FOR NEW CONSTRUCTION OF A SINGLE OR TWO-FAMILY DWELLING IN LAYTON CITY TO ESTABLISH A DEFINITION AND DESIGN STANDARDS FOR ORIENTATION OF THE FRONT FAÇADE AND LOCATION OF A FRONT DOOR – ORDINANCE 25-19

Weston Applonie, Community and Economic Development Director, introduced the agenda item and shared a visual illustration. He stated this was an issue which Staff didn't see too often; however, once it became an issue it caused significant issues. He referenced illustrations of examples of structures not reflecting a front door. He emphasized the proposed text amendment would designate the front façade of a home and clarifying a front door needed to exist on the front façade, and the front door couldn't lead to an uninhabitable space, and a pathway leading to the front door. He continued to explain situations in which a home had been constructed and situated on a corner lot, not clearly identifying the front of the home for the front door for the purpose of taking advantage of setbacks and explained the challenges when an accessory structure was required to be constructed in the future. He pointed out the advantage of uniform consistency of homes in a neighborhood.

Councilmember Morris requested Mr. Applonie address the Planning Commission's unanimous recommendation of denial to the City Council. Mr. Applonie responded Staff was surprised by the Planning Commission's recommendation; however, Staff still believed an adjustment was needed and the discussion continued. Mr. Applonie informed the Council the Planning Commission believed the proposed ordinance could potentially negatively impact the small home builder.

Chief Maughan emphasized emergency Staff always assumed the front door would be on the front façade of a home.

Mr. Jensen pointed out the layout of a traditional subdivision could reflect all front doors faced the front street and a future homeowner could then determine the location of the front of the home simply by the positioning of the home and pointed out backyards could essentially front the street without any screening or fencing. He suggested this practice was disruptive to subdivisions.

Councilmember Smith Edmondson inquired how many homes like this were currently in existence within the City and whether there were potentially any adverse effects should this ordinance be adopted. Mr. Applonie clarified the City had no intention of designating any homes as non-conforming and clarified those would be based on however they were approved. He suggested Staff would be seeing more of these requests as more individuals were parceling off their properties for infill development. He mentioned those two examples were identified within the last six months. He added the corner lot situation frequently came up.

Councilmember Smith Edmondson expressed her desire that any unintended circumstances would not result by approving the proposed text amendment.

Councilmember Roberts' shared a personal situation in which the path to the front of the home and the address identified the side of a home due to a street realignment. Mr. Applonie responded the intent was for the pathway to the front door would be connected to the driveway; however, he understood exceptions would need to be made when the necessitated change was initiated by a governmental agency.

Councilmember Roberts inquired if this would impact flag lots and Mr. Applonie indicated flag lots were a great example when Staff identified building lots had been turned askew and believed this would further clarify the situational placement of the home on the flag lot.

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 6:30 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 Smith Edmondson moved to open the meeting at 7:03 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:03 p.m.

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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 **7th day of August, 2025**, was to discuss Pending or Reasonably Imminent Litigation and to discuss the Purchase, Exchange or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 18th day of September, 2025.

ATTEST:

JOY PETRO, Mayor	KIMBERLY S READ, City Recorder