

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

AUGUST 21, 2025; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

DAVE THOMAS

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, JADYN
APPLONIE, WESTON APPLONIE, STEPHEN
JACKSON, CLINT BOBROWSKI, 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 stated she didn't have any updates to share.

COUNCILMEMBER'S REPORTS

Councilmember Morris informed the Council the RAMP (Recreation, Arts, Museum, and Parks) Commission had met on Monday, August 19, 2025, and indicated it was preparing for the upcoming grant applications. He stated the PIC (Public Information Committee) had attended and invited members of the RAMP Commission to participate on that Committee. He mentioned its next meeting was scheduled for Tuesday, August 19, 2025, 5:30 PM at OPPA (On Pitch Performing Arts). Mayor Petro added any members of the City Council could also participate on the PIC. Councilmember Morris stated the Utah League of Cities and Towns (ULCT) Board had met and was preparing for the upcoming Legislative Session and reported it was working on two specific issues: detached ADU's (Accessory Dwelling Units) and the Transportation and Utility Fees.

Councilmember Bloxham commented about the motorcade honoring the fallen Garland/Tremonton Police Officers that proceeded through the City.

Councilmember Smith Edmondson informed the Council that Layton Youth Court Recognition and Awards event was scheduled for Friday, August 22, 2025 from 6:00-7:30 PM in the Layton City Council Chambers. She extended an invitation to members of the Council to attend and support the Youth Council.

Councilmember Bloxham also expressed appreciation to City Staff for the election information placed on the City's website to educate voters regarding the Primary Election.

UTOPIA UPDATE

Roger Timmerman, UTOPIA, shared an update with the Council. He reminded the Council of the history regarding the creation of UTOPIA and shared a timeline highlighting the following:

- Largest open access network in the United States
- Over 250 locations

- Fastest speeds in United States (10 Gbps residential, 100 Gbps business)
- Most competitive open-access network in United States
- Awardee from 2021-2025 Utah Education Network (350+ new school circuit)
- Provider of Air quality Sensors in Utah (100+ active monitoring stations)
- Provider of Smart City Solutions in Utah (wildfire detection, public Wi-Fi, air quality, etc.)
- Net Promoter Score (+63)
- Google Rating Score (4.6 stars)
- Smart 50 Award from Smart Cities Connect Foundation and US Ignite

He explained the benefits to UTOPIA providing the direct service to each residence compared to other fiber networks providing a shared connection to a neighborhood.

He also identified the economic benefit to not only Layton City, but its residents and businesses. He shared graph illustrations which identified the subscribership for participating entities, as well as Layton's subscribers. He identified new/future technology plans.

He shared a short video of a recent fire in Utah County to illustrate the Smart City application and spoke to the infrared intensity benefits.

Mr. Timmerman explained UTOPIA's financial structure and expressed his opinion UTOPIA would be able to make payments to the 10 original cities due to the progress of the network.

He expressed appreciation to Alex Jensen, City Manager, and Councilmember Bloxham for their participation on the UTOPIA Board.

APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN CLEARFIELD CITY, CLINTON CITY, LAYTON CITY, NORTH SALT LAKE CITY, SUNSET CITY, SYRACUSE CITY, AND DAVIS COUNTY TO FORMALIZE THE RELATIONSHIP OF THE ENTITIES WITHIN DAVIS COUNTY PARTICIPATING IN THE NORTH DAVIS METRO SWAT TEAM (SWAT TEAM) – RESOLUTION 25-42

Clint Bobrowski, Lieutenant, explained the Resolution would authorize an update to the current Interlocal Cooperation Agreement and identified the specific changes:

- Addition of the Davis County Sheriff's Department as a participating entity and identified the other participating entities.
- Created a specific budget and explained all participating cities would equally contribute toward operation costs, which Layton City had previously accommodated and briefly mentioned some of those costs.
- Established an Executive Board consisting of representatives from participating entities.

He reviewed how the funding costs had been calculated for participating entities and pointed out Layton City would continue to be the fiscal agent over the SWAT Team. He added a separate assessment would be paid by those entities not providing an officer to the SWAT Team. A discussion took place regarding the reasons of why Davis County hadn't previously participated with the SWAT Team.

A discussion took place specific to the creation of the Governing Board.

Lt. Bobrowski expressed appreciation to Jadyn Applonie, Deputy Attorney, for drafting the Agreement. He also expressed appreciation to the Council for its support of the SWAT Team.

REZONE REQUEST – ELEVATED PROPERTY MAINTENANCE – REZONE FROM C-H (PLANNED HIGHWAY COMMERCIAL) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCE 25-20 – APPROXIMATELY 1131 EAST HIGHWAY 193

Weston Applonie, Community and Economic Development Director, explained the applicant was seeking a rezone in order to meet compliance with the current zoning designation. He stated the proposed rezone would be compliant with the General Plan designation for the property. The rezone would allow for the use of the property as a contractor storage yard for the applicant's company, Elevated Property Maintenance. This would also allow the applicant to obtain a business license. He added the commercial/retail use toward the front of the building would still be permitted and able to operate under the limitations of the M-1 zone, which allowed up to 40% of the building's square footage to be occupied by a retail use. Elevated Property Maintenance would operate from the rear northern portion of the building.

He reported the Planning Commission reviewed the item during its meeting on Tuesday, July 22, 2025, and unanimously approved the request.

Councilmember Bloxham inquired whether the request came about as a result of a Code Enforcement violation and Mr. Applonie responded in the affirmative. He added the applicant and business owner had been positive to work with.

CLOSED MEETING:

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:26 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Bloxham seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Roberts, Smith Edmondson, Bloxham, and Morris. Voting NO – None.** Councilmember Thomas was not present for the vote.

MOTION: Councilmember Smith Edmondson moved to open the meeting at 7:04 p.m. Councilmember Roberts seconded the motion, which passed unanimously. **Councilmember Thomas was not present for the vote.**

The meeting adjourned at 7:04 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 **21st day of August, 2025**, was to discuss Pending or Reasonably Imminent Litigation and/or 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