

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 4, 2025; 5:31 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, MORGAN CLOWARD, STEPHEN
JACKSON, 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 she had attended the Wasatch Integrated Waste Management District Board Meeting and mentioned she had received an electronic agenda packet. She expressed her opinion Preston Lee, Executive Director, was leading the District in a positive direction.

She also attended the Davis Chamber of Commerce's Legislative Affairs Meeting earlier today and Beth Holbrook, UTA, (Utah Transit Authority) had shared a presentation and highlighted its intentions with the Olympics. She also mentioned Davis County Commissioner Bob Stevenson also spoke and alluded to a possible tax increase for operations and a discussion followed.

COUNCILMEMBER'S REPORTS

Councilmember Thomas mentioned the Employee Appreciation Luncheon which took place on Wednesday, September 3, 2025, and complimented Staff for organizing and planning the event. He expressed his opinion it went well.

Councilmember Smith Edmondson mentioned an email she received from a resident regarding chickens/hens and inquired whether there was any inclination to revisit the issue of farm animals/livestock in certain residential zones. A discussion followed and the Council concluded it wasn't inclined to reconsider the current ordinance.

Councilmember Bloxham mentioned he had received emails regarding lack of access to secondary water and Stephen Jackson, Public Works Director, responded that specific situation was due to a leak in Weber Basin Water's infrastructure. He mentioned although access hadn't been available for a few days in one particular subdivision, it occurred following two separate rain storms.

Councilmember Bloxham also mentioned concern had been expressed regarding a crosswalk on Antelope Drive in the eastern portion of the City and suggested the City consider options such as the use of fluorescent flags for pedestrians using that crossing and a discussion followed. Mr. Jackson informed the Council there were specific restrictions associated with crosswalks and requested Councilmember Bloxham forward the email to him.

Councilmember Smith Edmondson requested clarification with the Council's decision regarding the use of electric scooters and golf carts within the City. She mentioned she had become aware of cities which had

recently implemented ordinances for these uses within just the past two weeks. She requested clarification whether Staff had been given specific direction and Mayor Petro couldn't recall direction to Staff regarding that issue. She suggested the City might want to be pro-active regarding the issue and a discussion followed.

ADOPT THE MYHOMETOWN LAYTON COMMUNITY INITIATIVE COOPERATION AGREEMENT BETWEEN LAYTON CITY AND THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS – RESOLUTION 25-44

Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, reminded the Council of the My Hometown initiative and philosophy and emphasized the City would be committing to a long-term program. He pointed out although MyHometown was affiliated with The Church of Jesus Christ of Latter-day Saints, religion would not be a focus. He identified how the service projects would be carried out with the City providing equipment, and homeowners would supply materials, and all labor would be free via volunteers. He explained the Agreement set forth the responsibilities of both parties relative to aspects of the Agreement to help revitalize neighborhoods by refurbishing homes and buildings, renewing landscapes, and adding new educational opportunities through Community Resource Centers. He identified a meetinghouse which could be designated as the Community Resource Center for ESL (English as Second Language) with piano lessons and computer classes being offered at that location.

Councilmember Thomas requested clarification how piano lessons came to be a component of the Program and expressed concern this could be unfair to private instructors within the community which offered these services as a job opportunity. Weston Applonie, Community and Economic Development Director, mentioned this would be providing a service to individuals who would otherwise not have that opportunity.

Mr. Cloward inquired if there were any other questions.

Councilmember Smith Edmondson suggested Communities That Care could also partner with My Hometown to provide a location for some of its classes. Mayor Petro believed this would be an opportunity for both organizations to partner.

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 FOR SINGLE AND TWO-FAMILY DWELLINGS – ORDINANCE 25-19

Mr. Applonie shared a visual presentation and reminded the Council this had been tabled from the August 21, 2025 City Council Meeting. He summarized the changes proposed in the ordinance:

- Front façade would have to face toward the street
- Front door would provide access into habitable space
- Required a pathway from front door to nearest public or private sidewalk

He explained the real purpose addressed the following points:

- Public Safety – police and fire personnel could easily identify how to access the home
- Community Development – orienting the front doors toward the street and to determine the correct setbacks for the future of the home and placement of any accessory structures

He shared an illustration which identified challenges with a side orientation of a home respective to the location of the front door and the lack of a pathway connection. He continued to explain issues regarding the designated address and the possibility of the designated rear yard resembling that of a front yard. He emphasized situations similar with the example didn't happen often; however, when they do occur it created frustration within the neighborhood.

He continued to reference the illustration pointing out the six-foot high fence which functioned as the side and rear yard; however, based upon how the home was approved this was designated as the front yard, which wasn't allowed by City code. He indicated the proposed ordinance would provide specific clarification for a front yard which would determine where accessory structures could be allowed avoiding these to be constructed in what resembled a random location. A discussion followed.

Councilmember Morris inquired the process of designating the address for a home on a corner lot. Mr. Applonie responded corner lots currently had the choice to determine how the home would be platted and that would designate the address. He continued to explain the example in the illustration used what had originally been designated as the side yard to be the front yard and used that for the address. He clarified the ordinance would require the home to be addressed off the front façade and the discussion continued.

Councilmember Smith Edmondson requested clarification whether the proposed ordinance was Staff initiated. Clint Drake, City Attorney, indicated the proposed ordinance was the result of a citizen complaint. He continued to speak to the difficulties with issues referencing the shared illustration. The discussion continued.

Councilmember Roberts inquired whether corner building lots had a designated address prior to the construction of the home and Mr. Applonie responded generally those lots had the option to determine which street would be designated on the building permit for the address. Councilmember Roberts suggested the City determine the front of the house, based upon the setbacks and have that determine the address, without designating a location for the front door. Mr. Applonie responded that was an option the Council could consider and pointed out the proposed ordinance was Staff's recommendation.

Councilmember Smith Edmondson responded she would be concerned about the setbacks and the impact allowing future accessory structures in different areas and believed there was wisdom with planning ahead to avoid unintended consequences. She suggested language in the ordinance could be focused on the setbacks.

Councilmember Morris expressed concern regarding the safety issue with emergency personnel not easily identifying how to access a home without a visible front door fronting the street. Mr. Applonie shared an illustration of a proposed subdivision and continued to explain how the potential homeowner desired to orient the home and placement of the front door, which would be different from the street which accessed the garage. A discussion took place during which he continued to identify potential challenges of inconsistency without implementation of the proposed ordinance.

Councilmember Bloxham expressed his opinion the proposed ordinance was a common sense solution and approval of ordinance wouldn't be heavy-handed. He believed this was part of belonging to a community and being a good neighbor; that private property rights weren't absolute. He indicated he was supportive of the current iteration. The discussion regarding the referenced illustration continued with Mr. Drake explaining how the adjacent homes could be inconsistent with their respective designated front of the home under the current ordinance.

Mr. Drake reported other cities within the State had a similar ordinance and suggested its implementation had avoided situations specific to ADU's as they were older, built-out cities near large universities. He believed the proposed ordinance would be advantageous to Layton City.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:21 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, which passed unanimously.

MOTION: Councilmember Smith Edmondson moved to open the meeting at 7:11 p.m. Councilmember

Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:11 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 **4th day of September, 2025**, was 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