

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 15, 2025; 5:34 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, LON CROWELL, WHITTNEY BLACK, STEPHEN JACKSON, DAVID PRICE, JOELLEN GRANDY, KIMBERLY ZYGMANT, 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 Wasatch Integrated Waste Management District Board Meeting and reported its staff was working on its budget. She indicated Fred Philpot, LRB (Lewis, Robertson, and Burningham) Public Finance Advisors, presented analysis and a discussion had taken place regarding the potential financial impact to the District should Layton City move forward with leaving the 'District'. She also indicated it had completed the purchase of new trucks capable of transporting more tonnage of waste, preserving the life of the landfill. She added Ameresco had been awarded the contract for capturing the gasses/steam, which would provide a revenue stream for the District.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson reported Layton CTC (Communities That Care) recruitment social had taken place on Monday, May 12, 2025, and mentioned individuals were being reactivated in addition to new participants. She also mentioned the email from the Layton High marching band/drumline and requested Councilmember Thomas provide a brief history/background regarding the City's past involvement.

Mayor Petro indicated she had already responded via email.

UPDATE – HILL AIR FORCE BASE GROUND WATER CONTAMINATION

Jarrold Case, HAFB (Hill Air Force Base) shared a visual presentation with the Council. He identified the remediation process and shared the participating members of the Advisory Board. He emphasized no drinking water on or around HAFB was contaminated with PFAS.

HAFB representatives left the meeting at 6:00 PM.

RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) COMMISSION RECOMMENDED FUNDING

Mayor Petro acknowledged the attendance of several members of the RAMP (Recreation, Arts, Museum, and Parks) Commission and expressed appreciation for their service to the City.

Cameron Cross, RAMP Commission Chair, informed the Council the Commission had received a large number of grant requests. He shared a list of the projects the Commission recommended approval for RAMP grant funding. He asked if there were any questions from the Council.

Councilmember Smith Edmondson requested clarification as to the reasons why some of the projects received partial funding and how that amount had been determined. Mr. Cross responded the Commission was concerned about the amount of funding requests and following discussions with the applicant the scope of the project was amended in order to receive funding for the important portion of the project. Councilmember Smith Edmondson also requested clarification regarding the ‘matched’ amounts. Mr. Cross explained applicants had the opportunity to participate in some training prior to submitting the grant application which provided direction with how to document ‘matched’ funds, such as volunteer hours. Councilmember Smith Edmondson expressed her opinion the shift in the application process and the review period had been beneficial.

Councilmember Smith Edmondson inquired about any excess funding appropriated for the Davis Arts Council’s FEST (Free Elementary School Tour) if not all schools within the County participate. Mr. Cross stated all RAMP fund appropriations were a reimbursement and if there was a significant change from the application it would be reviewed by the Commission.

Mayor Petro reminded the Council of the audit process the recipients/participants had to complete in order to receive the reimbursement of RAMP Grant funding and the discussion continued. It was pointed out the RAMP Tax opinion question would be on the 2025 General Election ballot.

Mr. Cross and members of the RAMP Commission left the meeting at 6:15 PM.

APPROVE THE CONVEYANCE OF TWO SIGNIFICANT PARCELS OF REAL PROPERTY FROM LAYTON CITY TO THE REDEVELOPMENT AGENCY OF LAYTON CITY – RESOLUTION 25-05 – APPROXIMATELY 3925 AND 3945 NORTH FAIRFIELD ROAD

Lon Crowell, shared a visual illustration and mentioned development at East Gate continued to progress. He shared a visual illustration which identified the location of the two parcels owned by the City and reviewed the timeline associated with acquiring the parcels from Wasatch Integrated Waste Management District. He identified the reasons for the City purchasing the property:

- Plan the extension and construction of Fairfield Road
- Ensure an aerospace and defense employer would locate here
- Provide family sustaining career options

He indicated the conveyance of the property to the RDA (Redevelopment Agency) would provide all of those and identified benefits in conveying the parcels to the RDA.

He announced the public hearing had been appropriately noticed.

Staff recommended approval and asked if there were any questions.

Councilmember Smith Edmondson inquired about the timeframe associated with the City transferring the property to the RDA once it had been acquired. Clint Drake, City Attorney, indicated there was no timeframe required for compliance. Mr. Crowell emphasized there was a required timeframe specific to public noticing, which the City had met. Additionally, the RDA had to accept the conveyance, followed by an option agreement with the buyer.

**GENERAL PLAN AMENDMENT – LAYTON STATION AREA PLAN – RESOLUTION 25-30
AND RESOLUTION 25-31**

Whittney Black, Planner, shared a visual presentation and announced legislation required cities with a fixed guideway public transit station (FrontRunner) to complete a Station Area Plan covering a one-half mile radius extending from the center of the FrontRunner Station platform. She explained the purposes for the Station Area Plan and announced the City had been planning to define the area around the FrontRunner Station for more than 20 years, pointing out the City had already been doing what was now required by State law. She identified the various Plans which had been consolidated into the Station Area Plan and indicated those were considered the foundation of the Plan. She also identified the stakeholder and community engagement/outreach associated with the Plan. She reviewed the identified development constraints and opportunities associated with the Station Area and shared a visual illustration of a map reflecting each of those. She continued to review the Station Area goals and future five-year and ten-year priorities with the Council.

She announced a very small area of Layton City had been included in the Clearfield Station Area plan and the City proposed that particular area be identified/designated as ‘impractical’ and shared a visual illustration identifying that small area.

She asked if there were any questions.

Councilmember Roberts inquired whether there were different zoning regulations specific to ADU’s (Accessory Dwelling Units) inside the Station Area Plan and Ms. Black responded those zoning regulations were consistent throughout the entire City.

Councilmember Smith Edmondson complimented Ms. Black. She expressed her opinion the completed Station Area Plan reflected a professional appearance complete with pertinent and concise information. Weston Applonie, Community and Economic Development Director, also complimented Ms. Black and stated she was an asset to the department and the City.

**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 Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:27 p.m. 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. Councilmember Roberts seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 7:02 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 9:40 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 **15th day of May, 2025**, was to discuss Pending or Reasonably Imminent Litigation and to discuss the Purchase, Sale, Exchange, or Lease of Real Property, including any form of a Water Right or Water Shares.

Dated this 16th day of October, 2025.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder