

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JUNE 5, 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, STEPHEN JACKSON, TRACY PROBERT, BRAD MCILRATH, DAVID PRICE, 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 the retirement social for Nathan Rich, Executive Director, and Juli McIntosh, Clerk, for Wasatch Integrated Waste Management District.

She also announced North Davis Sewer District's (NDSD) Board meeting was scheduled for next week and informed the Council the Marriott property in northern Weber County currently accepting the bio solids, had been 'earmarked' as part of the Inland Port. Due to that fact the District was in the process of acquiring property for this purpose.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham mentioned he would be attending a UTOPIA Board meeting on Monday, June 9, 2025.

Councilmember Roberts announced Parks and Recreation was busy with various summer activities including Liberty Days, the City's Fourth of July celebration. He mentioned the Parks and Recreation Commission had some new members and were anxious to become involved. He announced the Voices of Liberty concert was scheduled for Sunday, June 29, 2025, in the Kenley Amphitheater.

Mayor Petro reminded the Council it would be involved with recognizing and honoring the selected Hometown Heroes on Monday, June 16, and Tuesday, June 17, 2025.

Councilmember Smith Edmondson informed the Council she would be attending the prevention conference in conjunction with the Layton Communities That Care (CTC) next week in Bryce Canyon. She anticipated she would have an update to share after that. She also announced the Faces and Places Initiative highlighted by Utah League of Cities and Towns (ULCT) and suggested this would be a great opportunity to promote the City and connect with the legislative delegation.

Mayor Petro mentioned she, and Alex Jensen, City Manager, had attended Governor Cox's event on housing and a discussion followed.

ADOPTION OF THE FISCAL YEAR 2025-2026 BUDGET AND PROPERTY TAX RATE

Tracy Probert, Finance Director, shared a visual presentation specific to the proposed budget and stated there would be two public hearings. He pointed out the Council wasn't being asked to adopt the budget tonight, but accept comments during the public hearing, continue the public hearing until Thursday, June 19, 2025, and adopt the budget during that meeting. This process allowed the public to express concerns and allow time for the Council and/or Staff to address those and make any necessary adjustments.

He reviewed the following highlights of the proposed budget:

- No property tax increase was proposed; although the Certified Tax Rate wasn't yet known. He stated that would be published prior to the meeting on June 19, 2025.
- Sewer rate increase by North Davis Sewer District (NDSD) (\$2.50) and the City (\$2.64) for a total increase to residents of \$5.14. The City would also be proposing an increase of approximately the same amount in next year's budget and the following year the NDSD would propose another increase of \$2.50.

He briefly reviewed changes to the Tentative Budget:

- General Fund wages increase in the Fire Department for overtime and promotions for Staff associated with the opening of Station 54.
- Emergency Management funds moved out of Management Services to Fire Department
- Election cost increase due to new State Law
- Pool dome project from General Fund to the RAMP (Recreation, Arts, Museum, and Parks) Fund
- CDBG (Community Development Block Grant) was more than originally anticipated
- Wave Machine moved from FY26 Budget to FY25 Budget to allow that to be ordered and installed before fall

He explained the second public hearing associated with the budget was due to new legislation which required a separate public hearing specific to Municipal Executive Compensation Increases and reviewed those positions. He pointed out the compensation for these employees were adjusted in the same manner as all other City employees; based on an annual market analysis, cost of living adjustment, and a merit adjustment. A discussion followed.

There were no additional questions from the Council.

SUPPORT FROM THE MAYOR AND CITY COUNCIL FOR THE PLACEMENT OF AN OPINION QUESTION ON THE NOVEMBER 4, 2025, GENERAL ELECTION BALLOT REGARDING A RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) TAX TO LAYTON CITY RESIDENTS – RESOLUTION 25-37

David Price, Parks and Recreation Director, and Kimberly Zygmant, Assistant Parks and Recreation Director, shared a visual presentation regarding the proposed resolution. Mr. Price explained Resolution 25-37 would allow the City to place the opinion question on the General Election ballot in November. He directed the Council to the proposed ballot language included within the resolution and reviewed it with the Council. He indicated a public hearing would take place during a future meeting in September or October allowing the public to make comment on the proposed RAMP tax.

Councilmember Morris inquired what would happen if Davis County chose to impose a RAMP Tax. Mr. Price responded statute wouldn't allow Davis County and Layton City to both impose a RAMP Tax and explained Davis County had chosen to allow cities the opportunity to impose the RAMP Tax.

Kimberly Zygmant shared a visual presentation illustrating how RAMP had benefitted Layton City and highlighted the number of grants, dollar amount of grants, and various projects funded by the RAMP Tax.

A discussion followed regarding the differences of the allocated amount to recipients from year to year.

REZONE REQUEST – REZONE FROM CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) AND R-S (RESIDENTIAL SUBURBAN) TO A (AGRICULTURE) – ORDINANCE 25-10 – APPROXIMATELY 1313 NORTH 2625 EAST

Brad McIlrath, City Planner, informed the Council the rezone was applicable to the Gordon Avenue/Highway 89 Town Center properties. He explained UDOT (Utah Department of Transportation) had received directive to dispose of properties, the City had previously negotiated wouldn't take place until the City had zoning designation already in place. The City was still in the process of establishing and designating what that zone would resemble. As a result of UDOT's sudden interest to sell the parcels, the current zoning had been evaluated, as well as the significant work put forth in creating the Town Center Master Plan identified in the General Plan. Staff concluded the best route moving forward would be to rezone the properties to that of the larger parcel, Agriculture, and reviewed what that could allow. He shared an illustration which identified the parcels proposed to be rezoned, highlighted in yellow.

He clarified the rezone should be considered an interim step until the properties were developed as a future Town Center and shared an overview which identified what the rezone would include:

- Layton Forward General Plan which designated the area for a Town Center
- Gordon Avenue and Highway 89 – Town Center Master Plan was adopted in March 2024
- Rezoning of all UDOT properties to Agriculture
- City Staff would be drafting a TC-1 (Neighborhood Town Center) Zone for future development of a Town Center.

He mentioned Staff had been in the process of drafting a Development Agreement with UDOT specific to the parcels prior to the City learning of UDOT's decision to dispose of the parcels. He further explained as part of the auctioning of the parcels, UDOT requested a letter be provided by the City identifying its intentions for the development and expectations of the developer. He emphasized the letter would address the timing of commercial and residential development to ensure the commercial component was initially developed and completed prior to the residential.

Councilmember Morris inquired about UDOT's decision to no longer be willing to proceed with being a party in a development agreement as opposed to a letter stating the City's intent. Mr. McIlrath responded attorneys from the Attorney General's Office had indicated UDOT didn't participate in land use decisions nor land development. A discussion regarding the sale of the parcels followed.

Clint Drake, City Attorney, suggested the zoning designation and letter of expectations was the closest thing to a development agreement which provided direction for the property to be uniformly developed. He pointed out the opportunity to the developer to be a participant with crafting the zoning designation. Councilmember Bloxham expressed concern the developer could potentially sell small parcels after acquiring the property and developing only a portion. Mr. Drake responded the developer would be required to enter into a development agreement in conjunction with the rezone for development which would address that scenario. The discussion continued.

REZONE REQUEST WITH CONCEPT PLAN AND DEVELOPMENT AGREEMENT – HOBBS CREEK VILLAS PRUD – REZONE FROM R-S (RESIDENTIAL SUBURBAN) TO R-1-10 PRUD (SINGLE FAMILY RESIDENTIAL, PLANNED RESIDENTIAL UNIT DEVELOPMENT) – RESOLUTION 25-16 AND ORDINANCE 25-08 – APPROXIMATELY 3265 NORTH HOBBS CREEK DRIVE

Mr. McIlrath introduced the agenda item and informed the Council of the developer's modifications to the proposed development since the last meeting of Thursday, May 15, 2025. He reported Staff had visited the site and shared an illustration which provided context for lot lines in comparison to the location of the downslope from the corners of lots, which reflected the area was relatively flat land. He shared visual illustrations which identified the modifications for specific lots within the proposed development and explained how homes would be constructed on the various lots. He also shared illustrations of foundation

examples which provided additional clarification with how the homes could be safely constructed on the various lots. A discussion followed.

Mr. Jensen pointed out removing the corners for the proposed constructed homes forced the homes to be further away from the slope, as the Council had requested. He concluded this small positive change wouldn't compromise the quality or cohesiveness for the proposed subdivision. The discussion continued.

Stephen Jackson, Public Works Director, explained the development had met all standard of care and factors of safety for slab on grade homes, and additionally the homes with requested basements, based upon engineering standards. Mr. Jensen believed the developer had been very responsive to the Council's requests and the discussion continued.

Councilmember Smith Edmondson requested Staff share the LiDAR image of the entire area proposed for construction of homes and the adjacent areas as a matter of comparison specific to the existing slopes. Mr. McIlrath responded that illustration could be shared during the City Council Meeting scheduled to immediately follow the Work Meeting. Councilmember Smith Edmondson believed it would be advantageous to compare the two different LiDAR illustrations, as well as the other visual representations of Staff during the site visit.

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 6:46 p.m. 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 Bloxham moved to open the meeting at 6:54 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 6:57 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 **5th day of June, 2025**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 6th day of November, 2025.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder