

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 2, 2025; 5:34 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

ZACH BLOXHAM, AND DAVE THOMAS

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, STEPHEN
JACKSON, MINDY HUNSAKER, WESTON
APPLONIE, ED FRAZIER, AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Councilmember Morris opened the meeting. He excused Councilmembers Bloxham and Thomas.

AGENDA:

MAYOR'S REPORT

No Mayor's report was shared.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson announced the Community Board Meeting for Communities That Care (CTC) was scheduled for Monday, October 6, 2025 and mentioned it would be a training/educational meeting. She mentioned the November meeting would also focus on additional training for recruitment efforts. She indicated she would make an announcement during the regular meeting regarding the Community Resource Center associated with MyHometown for some of the classes and programming offered by CTC. She also indicated she and Councilmember Morris had attended the Utah League of Cities and Towns (ULCT) Annual Conference Wednesday, October 1 and Thursday, October 2, 2025.

Councilmember Roberts mentioned Sylver Gowans, Parks Department, had applied for and received grant funding for a Monarch Butterfly program to provide various plantings which contribute to butterfly habitat at Sand Ridge Park.

Councilmember Smith Edmondson reminded City Staff to extend invitations to its elected delegation (Representatives and Senators) to various City events in an effort to foster positive relationships.

Councilmember Morris stated he had participated in ULCT Meetings this week with Councilmember Smith Edmondson and announced the City had received the designation of Healthy City Utah recognition. He had also attended a caucus meeting for cities of the First and Second Class designation and reported the main topic applicable to these cities during the Legislative Session would be Property Taxes and the Truth in Taxation Process and a discussion followed. Councilmember Morris requested Stephen Jackson, Public Works Director, clarify the public comment period specific to the water fee. Mr. Jackson responded there were actually two separate water fees being discussed: the Division of Drinking Water and the Unified Water Infrastructure Plan. He mentioned the City would be participating in a meeting next week regarding the latter topic. A discussion followed.

Mayor Petro arrived at 5:47 PM.

Councilmember Smith Edmondson mentioned the National League of Cities and Towns (NLCT) would be holding its Annual Conference in Salt Lake City this November and Local Officials Day would be Friday, November 21, 2025.

ADOPTION OF THE TRANSPORTATION MASTER PLAN, ROADWAY IMPACT FEE FACILITIES PLAN AND TRANSPORTATION IMPACT FEE ANALYSIS – RESOLUTION 25-47

Stephen Jackson, Public Works Director, stated he didn't intend to review the Transportation Master Plan, Roadway Impact Fee Facilities Plan, and Transportation Impact Fee Analysis during this meeting as he would be reviewing it during the regular City Council Meeting. He mentioned there were three components associated with the Plan and requested the Council include language in the motion reflecting the Impact Fees wouldn't be effective until January 5, 2026, in order to meet compliance with State Statute.

He asked if there were any questions and there were none.

Councilmember Morris expressed his opinion the Plan was a great body of work and complimented Staff for its vision and foresight for the future of Layton City.

Councilmember Roberts expressed agreement with Councilmember Morris' comments.

Mr. Jackson announced once the Plan was adopted, it would be published on the City's website.

Mayor Petro mentioned the railroad crossing on Gentile Street needed to be addressed.

AMENDMENT NUMBER 1 OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-48 – ALONG 3200 WEST BETWEEN WEST HILL FIELD ROAD AND GORDON AVENUE AND ALONG WEST HILL FIELD ROAD BETWEEN 3200 WEST AND 3650 WEST

Mr. Jackson reminded the Council of the 3200 West/West Hill Field Road project and its funding source of Transportation Project Reimbursement funds. He explained due to some delays associated with the project, Davis County COG (Council of Governments) had agreed to extend the completion date of the project to June 30, 2027. He asked if there were any questions.

Councilmember Smith Edmondson requested clarification about parameters associated with the grant and Mr. Jackson indicated the restriction would be applicable to the ending date and once the extension was approved the City would meet compliance with the Agreement.

AMENDMENT NUMBER 1 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-49 – ALONG WEST HILL FIELD ROAD BETWEEN 2700 WEST AND 3200 WEST

Mr. Jackson explained the agenda item would also be an extension of time to complete the road project once property acquisition was settled and a discussion followed. He mentioned these projects would be combined for bid solicitation and construction in order to recognize cost savings and for completion of the projects. He expressed his desire bids would be accepted sometime in November with construction beginning in the early spring 2026. Mr. Jackson identified the pipeline work which needed to be completed before April 1, 2026 and coordination associated with the construction would take place once school was out for the summer.

The following items discussed by the Council were not included on the agenda:

2150 North

Alex Jensen, City Manager, announced Staff was prepared to share the following data regarding 2150 North near Fort Lane.

Mr. Jackson shared a visual illustration and informed the Council of the Staff's efforts to gather data regarding the vehicular traffic and parking along 2150 North and 50 West and shared the following data with the Council:

- Speed and count
- Vehicle classification by length

He continued to share the classification results at 23 East 2150 North and 2097 North 50 West. The findings confirmed that both roadways were dominated by passenger cars, SUV's (Sport Utility Vehicles), pickups, and single unit trucks, with larger truck traffic making up only a small fraction of the vehicular traffic.

He indicated parking along 2150 North in front of these businesses had been witnessed; however, Staff hadn't recognized spillage into the residential neighborhood. Staff's recommendation would be to paint the curbing at approaches and in front of fire hydrants and mailboxes.

Councilmember Smith Edmondson believed a larger issue was specific to the practices of the businesses which held staff meetings with employees which didn't normally work at certain businesses. Weston Applonie, Community and Economic Development Director, stated contact had been made with management of a specific business and reported that business owner had been responsive to the City's request that it have adequate parking for its employees and shouldn't be using residential on-street parking in the residential area. Mr. Jensen pointed out various City Staff had randomly driven 2150 North and hadn't witnessed anything other than what the Traffic Study suggested. He also emphasized the business owners were sensitive to the issue and expressed desire to be good neighbors.

Mr. Jackson addressed the issue regarding large delivery trucks stopping in the roadway was due to the on-street parking of vehicles too close to the driveway approaches, and the drivers were forced to park on the street and request the vehicles be moved. He identified the adequate access to ES Solar from 2150 N. Mr. Jackson stated the Traffic Study concluded the street was wide enough to accommodate delivery truck traffic.

Councilmember Morris appreciated the collaboration between businesses operating in the business park and the residents. He also expressed appreciation to Staff for the data. The discussion continued.

Mr. Jackson pointed out all businesses within the business park had been cooperative and responsive when City Staff had expressed concerns. The discussion continued regarding other business operations within the business park. Mr. Jensen responded City Staff had investigated those concerns and concluded the businesses were operating in the manner in which they were approved.

Mr. Jensen indicated Staff would provide the conclusion from the Traffic Study and changes to the on-street parking to members of the public.

Development on South Main

Councilmember Smith Edmondson expressed concern about the neglect of the existing Cedarwood Mobile Home Park and Mayor Petro requested an update on future development of the property. Mr. Applonie responded communication had taken place with new property owners specific to what would be needed for development to move forward. Discussion regarding the development along South Main took place.

The meeting adjourned at 6:38 p.m.

Kimberly S Read, City Recorder