

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JULY 17, 2025; 5:39 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, WESTON APPOLONIE, BRAD
MCILRATH, LON CROWELL, SCOTT
MAUGHAN, 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 informed the Council she attended the most recent NDSD (North Davis Sewer District) Board Meeting and announced it had made an offer on some property, which had been accepted by the seller, and the District would be moving forward with that purchase.

She reported she had also attended the WIWMD (Wasatch Integrated Waste Management District) Board Meeting during which Preston Lee, the newly appointed Director, conducted.

She provided a brief update regarding the homeless committee and indicated Davis County needed to meet its obligation of creating a plan beyond providing warming shelters and designating a location for a more permanent facility or shelter and believed a good option had been identified.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham referenced a letter the City received from UTOPIA which identified the revenue payment to the City. He complimented the management Staff and Board at UTOPIA for their leadership resulting in the financial success of UTOPIA.

Councilmember Smith Edmondson informed the Council the CTC (Communities that Care) Board Meeting took place earlier this week with a continued focus on various ways of involving more members of the community. She mentioned it would be involved with F.E.S.T. (Farmers, Entertainment, Shopping, and Trucks) and other events. She announced future Community Board Meetings would be moved to the first Mondays of every month from 12:00 noon to 1:30 PM. She reported the new coordinator was doing a great job.

She expressed appreciation to the Parks and Recreation Staff for its dog park presentation to the Council and would appreciate further discussion during a future work meeting.

She also suggested the Council review processes associated with the RAMP (Recreation, Arts, Museum, and Parks) Committee in light of the RAMP ballot opinion question.

Councilmember Roberts informed the Council Davis County Mosquito Abatement met every second Thursday of the month if anyone was interested in attending. He identified the various abatement activities implemented by Staff and mentioned residents had the opportunity to request fogging prior to a personal outdoor event.

Councilmember Thomas mentioned the concert benefitting the Sub for Santa program was scheduled for Saturday, August 2, 2025, at the amphitheater beginning at 7:00 PM.

Councilmember Morris shared an update specific to ULCT (Utah Cities and Towns). He stated he had been attending those Board Meetings and items being discussed for this upcoming legislative session were detached ADU's (Accessory Dwelling Units), uniformity of construction standards, permit time, water, transportation, and utility fees, and nuclear energy would also be a focus.

DESTINATION HOMES – STEVENSON PROJECT

Weston Applonie, Community and Economic Development Director, informed the Council, Staff had been working with representatives with Destination Homes regarding a future development within the City. He stated they had requested time before the Council to share an alternative perspective in considering PRUD's (Planned Residential Unit Development) and the City's requirements for approval.

Brandon Eames, Destination Homes and Larry H. Miller Real Estate, and Corrinne Green, Destination Homes, shared a visual illustration and requested Council's direction regarding the proposed PRUD project in West Layton. He informed the Council they had learned the history associated with the property and the Stevenson Family and intended to include that history within the development. He stated they had experienced previous success in similar development providing a broad spectrum of housing types consisting of design principles for all stages of life consisting of a variety of paseos, trails, and open space. He oriented the Council to the location of the property indicated the parcel was currently advancing through the annexation process and shared a visual illustration which identified the location and configuration of the proposed development.

Ms. Green shared the company's philosophy in creating a variety of homes and suggested Destination Homes would continue to follow guiding principles to ensure City Codes were being met. She mentioned Destination Homes' building philosophy with following design and architectural patterns in the pattern book would allow the builder flexibility to construct homes without requiring the builder committing to specific options years in advance. She mentioned this principle had been used in developments in other cities and reviewed the architectural patterns and critical components, of the different housing styles with the Council. She explained how the style of the house would be reflected on the building permit ensuring certain elements would be present with the completed housing product. She suggested this philosophy allowed flexibility for the homebuyer and builder.

Mr. Eames announced the development would contribute to a smooth permitting process and be completed in three separate phases and identified each one.

Councilmember Morris inquired if this proposed development would be similar to Hill Farms in Kaysville City and Mr. Eames responded in the affirmative, as well as Daybreak. Ms. Green explained this development would be different; however, it would continue to have similar elements.

Mayor Petro clarified the entire development would be owner occupied and Ms. Green responded in the affirmative.

Councilmember Bloxham inquired whether there would be unique requests or an 'ask' on behalf of the developer and referenced a previous situation with a development.

Ms. Green indicated Destination Homes had been working with Staff, although there were still some things which needed to be worked out such as windows and masonry for some design styles in the pattern book.

Mr. Applonie believed Mr. Eames and Ms. Green had appropriately presented the agenda item and pointed out the City had never used a pattern book in conjunction with development, although it had been successful in other cities, and pointed out the difference between this proposal and the Trail Side Development.

Councilmember Smith Edmondson clarified the request would provide more flexibility with each home style in association with identified parameters for each architectural style. Ms. Green emphasized Destination Homes wasn't considered a 'custom' homebuilder with pre-determined options. She continued to explain how the development would force buyers to build a different style of home within a specific radius to ensure an aesthetically pleasing variety of home styles. The discussion continued.

Mayor Petro requested consideration within the development for homeowners with dogs.

FIRE DEPARTMENT AMBULANCE RE-LICENSEURE

Scott Maughan, Assistant Fire Chief, reminded the Council of the previous discussion during the June 19, 2025 City Council Work Meeting regarding the City's provider of EMS (Emergency Medical Services) services and the subsequent RFP (Request for Proposal). He expressed his opinion Layton City Fire was the obvious agency to best serve the residents of Layton City. He announced the RFP had been posted and was available for bid submissions for 10 days. He reported no bids were received from outside entities. He expressed his confidence with the services provided by Layton City Fire Department Staff to not only Layton City, Davis County, but also the State of Utah. The last thing needed to move forward with the re-licensure would be a letter signed by the Mayor and distributed a letter to the Mayor for that purpose. There were no objections from members of the Council.

APPROVE A LEASE AGREEMENT FOR THE DAVIS ARTS COUNCIL TO LEASE A PORTION OF LAYTON CITY CENTER – RESOLUTION 25-40

Clint Drake, City Attorney, reminded the Council the City-owned facility used by the Davis Arts Council (DAC) had been demolished to facilitate construction of the 911 Communications Center and since the displacement had not been able to find a permanent location. Conversations between DAC representatives and Alex Jensen, City Manager, about the possibility of leasing some space in City Hall on a temporary basis; which was reflected in a lease agreement. He reviewed some important items in the agreement for the Council to consider:

- Term of five (5) years, unless otherwise terminated
- 90-day termination notice available to either party
- Monthly rental fee, to be determined by the Council, including the calculation for interest on a late payment
- Services, utilities, and possible IT support
- Requirement to provide liability insurance
- Utilization/access of the building

He asked if there were any questions.

A discussion took place regarding the designated term of 'five' years if this was considered to be temporary location. Mr. Jensen believed the DAC Board desired something consistent while it continued seeking a more permanent solution and the discussion regarding the term and lease amount continued.

Councilmember Smith Edmondson suggested the City determine the current rate for the office space before identifying a rate for DAC.

Councilmember Thomas pointed out the City's participation with the creation of DAC 30 years ago and suggested the relationship between the two entities was reciprocal; therefore, he suggested the fee should be nominal.

Councilmember Bloxham expressed his opinion use of this facility would be temporary because they had been displaced to facilitate the new communications facility.

Councilmember Morris wasn't sure whether a five-year agreement provided any incentive for DAC to continue working toward a more permanent facility.

Councilmember Roberts suggested this be considered a partnership and didn't want to lose that relationship and believed the five-year term would be acceptable. Councilmember Smith Edmondson pointed out language in the lease agreement specifically indicated it was not to be considered a partnership and the discussion continued.

The Mayor clarified the Council was in agreement with the five-year lease agreement and there was no objection from the Council.

Councilmember Roberts suggested the Council approve the resolution authorizing the agreement with the intention the monthly rental rate and the rate for IT services could be identified at a later date. Mr. Drake stated the Council could approve the agreement in its current form and provide direction to the rental amount, costs for IT services, and percentage for any late payments.

EASEMENT VACATION – PARCEL 11-050-0108 AND LOT 1 TEZAK SUBDIVISION (CREEK BEND ESTATES) – ORDINANCE 25-17 – 876 AND 942 EAST ROSEWOOD LANE

Mr. Applonie shared a visual presentation and reminded the Council the item had been tabled from the June 19, 2025 City Council Meeting. He reminded the Council a neighboring resident had expressed concern regarding previously granted access for the purpose of maintaining the banks of the creek and the rear of her property. He informed the Council that following some research, there were no identified easements granting her that access and indicated discussions had taken place with both the developer and adjacent property owners regarding this access. He emphasized the request before the Council was to vacate these easements and asked if there were any questions.

The Council expressed appreciation for Staff in considering the residents' comments and looking further into her concerns and a discussion followed regarding continued access to the rear of her inaccessible property.

KAYSCREEK ESTATES SIDEWALK, PROJECT 24-55 – UPDATES

Stephen Jackson, Public Works Director, shared a visual illustration and reported the contractors had completed all required work associated with the sidewalk repair project in the Kayscreek Estates Subdivision. He indicated the project had been more extensive than originally anticipated and reviewed specifics associated with the project. He informed the Council the concrete repair portion of the project totaled just over \$460,000 and original anticipated costs were \$342,000; tree removal costs were \$281,000 and original estimated costs were \$401,000, if all trees were removed. He concluded the total project costs were just over \$750,000 and original estimate was approximately \$744,000. He expressed his opinion this had been a successful project.

He provided an update on the Property Owner Agreements; 69% (89 properties) had either paid or committed to pay for the repair project. He mentioned 31% (40 properties) hadn't provided any response to the original notification sent by City. He proposed sending final notifications to those that had not yet provided a response reflecting a due date of September 1, 2025. He also suggested sending a notification to approximately 40 property owners which had been granted an extension to September 1, 2025, which hadn't yet paid. He assured the Council no additional costs had been passed onto the residents. Staff was looking for direction from the Council.

Mr. Jensen explained the City's position associated with sidewalk repair projects and believed the City should consistently follow its policy. He spoke to the narratives within the neighborhood that the project

might not go forward or the cost impact to residents might go away which might have encouraged some residents to not respond to the City's letter and/or agree to pay. He also believed recent discussions amongst the Council regarding the funding approach might had also contributed to the delay in payment. He emphasized there were residents which acknowledged the project had made an improvement to the safety and walkability within the subdivision. He pointed out there were other areas within the City in which residents were still being required to pay for sidewalk repairs in front of their property.

Councilmember Bloxham clarified it wasn't the Council's recommendation to share the costs; rather that was the recommendation of Staff. He pointed out it was Staff's recommendation this neighborhood would be treated differently than any other neighborhood with a sidewalk repair project. Mr. Jensen clarified his comments were specific to the cost-sharing aspect and would appreciate direction from the Council with how Staff should proceed.

Councilmember Thomas pointed out the residents were all aware of the deal proposed by the City and believed the City should send a bill to those residents which still needed to pay.

Councilmember Roberts would be in agreement with sending out the notices; however, he requested the City be willing to work with the residents via payment arrangements.

Councilmember Smith Edmondson pointed out since 70% had already paid and the City had paid the additional costs; she expressed agreement with Councilmember Roberts' recommendation the notice be sent and work with those that need assistance. She added she might have been in favor of approaching a similar situation differently in the future.

Councilmember Morris expressed agreement with sending the notice.

The meeting adjourned at 7:04 p.m.

Kimberly S Read, City Recorder