

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

SEPTEMBER 4, 2025; 7:13 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, AND KIM READ**

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

Mayor Petro opened the meeting and welcomed the public. Councilmember Morris offered the invocation and led the Pledge of Allegiance.

MINUTES:

There were no minutes for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the next Family Recreation activity, 'Park After Dark' was scheduled for Friday, September 12, 2025 from 7:30-9:30 PM in Layton Commons Park. This event would provide fun activities, game, entertainment for the whole family, including s'mores.

Mayor Petro announced the 9/11 Day of Service would take place on Saturday, September 13, 2025. She mentioned many service project opportunities would be available and directed those interested in participating to visit the Just Serve website.

Councilmember Smith Edmondson announced the following events:

- Ridge City Community event would take place on Monday, September 15, 2025 at Northridge High School and mentioned Layton Communities That Care would be participating.
- Wednesday, September 24, 2025 the Layton Fire Station Open House would take place at Station 54.
- October 6-8, 2025 (Monday-Wednesday) had been designated Prevention Week and encouraged the public to follow Communities That Care on various social platforms to become aware of future events and also to register and participate in those events.
- Born to Succeed Youth Summit for students in Grades 9-11 at North Layton Jr. High on Saturday, October 11, 2025. This was a free activity; however, registration was required and directed those interested to the www.dbhutah.org website. She mentioned the Layton Communities That Care had partnered with North Davis and Central Davis Chapters to host the event.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

There were no citizen comments.

CONSENT AGENDA:

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 and Economic Development Specialist, introduced the agenda item and explained the purpose of the MyHometown initiative and philosophy. He stated it was a community driven program to help revitalize neighborhoods, fostering collaboration among residents, local governments, faith-based organizations, non-profits, businesses, and volunteers. The core philosophy with MyHometown was neighbors helping neighbors by improving housing, building social connections, providing educational opportunities, creating residual communities where people want to invest time, money, and efforts. He emphasized this wouldn't be a one-time clean-up effort but a long-term approach by combining resources such as City equipment, church facilities for classes, and volunteer labor. The program addressed issues without a religious agenda with community activities provided by missionaries from the Church of Jesus Christ of Latter-day Saints (LDS) with a focus on empowerment rather than charity handouts. The two key components of MyHometown were: days of service – weekend events during which volunteers would take on home and public improvements with the City providing equipment and materials. The second component would be a Community Resource Center (CRC) housed in an LDS church meetinghouse on weekdays to provide educational opportunities. He reviewed some of the various classes which could be offered. He recognized the LDS service missionaries, Steve and Lori Randall, in the audience.

Staff recommended approval and asked if there were any questions.

Councilmember Smith Edmondson suggested the initiative could help supplement various services and programs already being provided by the City via CDBG funding. Mr. Cloward expressed agreement and mentioned the City had already partnered with Habitat for Humanity and this initiative could possibly extend the use of CDBG funding for various improvement projects. Additionally, she pointed out the initiative could support or bolster participation in classes offered via the Communities That Care CTC programming.

Mr. Cloward believed once City representatives met with community volunteers those efforts might be identified and recognized.

Mayor Petro expressed appreciation to everyone involved with the implementation of the MyHometown Program thus far and expressed excitement to finally move forward in providing service.

PROPOSAL BID AWARD – INTERSECTION AND TRAIL CROSSING STUDY – METHODS CONSULTING – RESOLUTION 25-43 – CURRENTLY LOCATED ON GENTILE STREET BETWEEN SUGAR STREET AND ANGEL STREET

Stephen Jackson, Public Works Director, introduced the agenda item and identified the location for the proposed intersection study; Sugar, Angel, and Gentile Streets. He explained the proposed road realignment would improve safety in this general area. He emphasized the proposal would contract with Methods Consulting provide services associated with completing the study and to deliver recommendations on the design of the intersection, as well as the re-routing of the D&RGW (Denver and Rio Grande Western) Trail to provide a safe crossing for pedestrians and cyclists.

He announced the City solicited proposals from three consultants with Methods Consulting submitting the only proposal on July 23, 2025. The City deemed this was the lowest responsive, responsible bid in the amount of \$48,850 for the services. Staff recommended approval and asked if there were any questions.

Councilmember Thomas inquired about the road realignment in relation to the new warehouse currently under construction and Mr. Jackson responded the City would avoid impacts to that property with the road realignment.

Councilmember Bloxham inquired if the initial drawings illustrated what the City desired for that intersection and whether the study would identify whether that aligned with what professionals within the industry would recommend. Mr. Jackson responded the consultant might provide more innovative methods associated with the trail crossing. He suggested this was generally the standard; however, the consultant would provide results from pedestrian and traffic counts. Councilmember Bloxham expressed his desire the study would provide new ideas for consideration.

Councilmember Morris inquired about the possibility of an underpass for the trail crossing at that location and Mr. Jackson indicated that had been considered and identified the challenges with that proposal at that particular location. He suggested discussions considering all options would take place.

Mayor Petro and Councilmember Bloxham both pointed out safety concerns in that area and emphasized the road realignment was necessary.

LETTER OF AGREEMENT BETWEEN LAYTON CITY AND DAVIS BEHAVIORAL HEALTH, INC. REGARDING THE HANDLING OF CULINARY WATER IMPACT FEES AND WATER EXACTION REQUIREMENTS – RESOLUTION 25-45 – APPROXIMATELY 850 SOUTH MAIN STREET

Mr. Jackson shared a visual illustration and reminded the Council, Davis Behavioral Health (DBH) would be constructing a new facility along South Main Street. In conjunction with the project DBH would be installing a 3-inch master meter which would service all of the buildings on its property, including the two additional buildings to the south. The costs for the 3-inch meter wouldn't accurately reflect the demand for the initial phase. The Letter of Agreement stated DBH would understand it would be charged for the actual and existing demand and impact for the current project and would be assessed fees for the additional impact on those structures proposed to be completed with the future phase. He clarified the facility and infrastructure near the road would be installed at this time. The proposal; impact fees and water exaction requirements would be based on the meter size, based on the fixture units in the first phase; followed by those additional fees associated with the second phase.

Staff recommended approval of the Letter of Agreement with Davis Behavioral Health and asked if there were any questions.

Councilmember Thomas requested clarification the 3-inch pipe installed now would accommodate future needs and Mr. Jackson responded in the affirmative. He continued to explain the advantage of installing the 3-inch meter compared to a 2-inch meter.

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

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

Weston Applonie, Community and Economic Development Director, shared a visual illustration and explained the current code didn't regulate the orientation of a home on a specific lot. In some situations, property owners had chosen to orient the front of the home towards the side or rear of the property. These circumstances usually present themselves on corner lots, infill lots in existing subdivisions, or flag lots. This can create situations with how the property was regulated; the designation of the front yard would determine the location of the

sides and rear yards, which affect how accessory structures, pools, fencing, and other improvements could be placed on the property. Additionally, orienting the front of the home to the side or rear of the property, even in limited circumstances, the home then becomes inconsistent with the development pattern and characteristics of the existing neighborhood and could also create safety concerns with not having a front visible door easily accessible for emergency services.

The proposed amendment covered the following three points:

- Front of home would face towards the street
- Front door would open into habitable space
- Requires pathway from front door to nearest public or private sidewalk

The Council reviewed this item during its meeting on Thursday, August 7, 2025, at which time it had been tabled to this meeting. Staff recommended adoption.

Mayor Petro called for additional comments or questions.

Councilmember Roberts requested clarification regarding the pathway from front door to driveway requirement and Mr. Applonie responded it wasn't the City's intent to be heavy-handed with this requirement.

Councilmember Thomas shared a scenario and requested clarification with how the ordinance would be applied and Mr. Applonie indicated this particular situation would be appropriate and allowed since the property would be accessed from a side yard.

Councilmember Smith Edmondson expressed appreciation and clarification during the work meeting regarding how the proposed ordinance had come about; via resident complaint. Mr. Applonie responded once Staff began research it identified issues either with regulation by the City or frustration by the neighborhood.

Councilmember Smith Edmondson stated wasn't so much concerned about corner lots; but rather the possible consequences for additional structures constructed sometime in the future. She pointed out the difference between what would determine the 'front' compared to what 'front' looked like and suggested there was value with consistency in its application. She expressed appreciation for the clarification provided during the Work Meeting.

Mayor Petro opened the public hearing at 7:42 p.m.

Mayor Petro called for public comment.

Michael Christensen, resident, referred to current City Code which he believed addressed appropriate setbacks for outdoor accessory structures and suggested this ordinance wasn't needed. He believed the issue was more specifically related to infill development in existing neighborhoods. He expressed his opinion the ordinance made it more difficult to provide housing which could address the current housing crisis. He suggested the proposed ordinance could potentially have an unintended consequence with the Legislature creating additional mandates.

Councilmember Bloxham requested Mr. Applonie address Mr. Christensen's comments regarding ADU (Accessory Dwelling Unit) setbacks already identified in current code. Mr. Applonie shared a visual illustration which identified an example with setbacks compliant with current code which emphasized the City's position regarding the existing home in relation to the allowance of an ADU in the front yard. He emphasized this application would create a less desirable situation for the location of the ADU.

Councilmember Smith Edmondson clarified the home in the illustration had been oriented in such a way the proposed ADU wouldn't be conducive to the neighborhood.

MOTION: Councilmember Roberts moved to close the public hearing at 7:50 PM and approve the amendments to Title 19, Definitions, and Chapter 19.13 Development Plan Requirement for New Construction

of a Single or Two-Family Dwelling and 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 as presented, Ordinance 25-19. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Roberts,**

Councilmember Bloxham pointed out the City currently had over 2,000 entitled units within Layton City which construction hadn't been pursued by the development community. He didn't believe this ordinance would have significant consequence; **Voting AYE – Councilmembers Bloxham, Morris, Smith Edmondson, and Thomas. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:52 p.m.

Kimberly S Read, City Recorder