

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**SEPTEMBER 18, 2025; 5:30 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, CLINT  
MORRIS, TYSON ROBERTS, BETTINA SMITH  
EDMONDSON, AND DAVE THOMAS**

**STAFF PRESENT:**

**TRACY PROBERT, CLINT DRAKE, STEPHEN  
JACKSON, BRIANT JACOBS, MINDY  
HUNSAKER, WESTON APPOLONIE, 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 stated she had nothing to report.

**COUNCILMEMBER'S REPORTS**

Councilmember Thomas informed the Council the Davis Arts Council (DAC) had offered intensive training for its Board and was working hard to fill the Director's position. He complimented the current Staff for their efforts.

Councilmember Roberts announced Davis County Mosquito Abatement District's proposed budget would include a tax increase and distributed a handout explaining and/or justifying the need for the additional revenue. He mentioned one of the reasons would be a new pesticide storage shed. He stated the Board requested this be placed on a future City Council Meeting agenda and indicated the Mosquito Abatement's public hearing was scheduled for Wednesday, December 10, 2025.

Councilmember Smith Edmondson mentioned a recruitment was currently taking place for Communities That Care and announced a training was scheduled for Monday, November 3, 2025, to assist board members learning how to recruit members and promote offered programs. She mentioned the community event held at Northridge High School on Monday, September 15, 2025, had been very well attended.

Councilmember Bloxham announced UIA (Utah Infrastructure Agency) held a public hearing associated with the issuance of bonds and no comments had been expressed in opposition.

Councilmember Morris announced the RAMP (Recreation, Arts, Museum, and Parks) Commission and the PIC (Political Information Committee) regarding the RAMP opinion question on the ballot, had met last night and the next steps moving forward had been discussed. He mentioned campaign signs and a flyer would be distributed. Mayor Petro complimented Councilmember Morris for his presentation. Councilmember Morris mentioned the LPC (Legislative Policy Committee) had met; however, he was unable to attend.

Clint Drake, City Attorney, announced the following:

- ULCT (Utah League of Cities and Towns) Convention was scheduled in October.
- There had been some discussion regarding revenue and property tax appropriations. He also mentioned discussions specific to the Department of Environmental Quality and water fees had also taken place. Stephen Jackson, Public Works Director, added the Division of Drinking Water would be losing significant federal grant funding associated with the Big Beautiful Bill and explained a proposed fee structure, which he believed would be inequitable, to be collected by municipalities.

Mr. Drake noted a recent court decision regarding Governmental Immunity and Public Safety for First Responders/EMT's (Emergency Medical Technicians) and how potential legislation could affect municipal governments. Discussion had also taken place regarding holding School Board elections the same year as the Municipal Election and also giving cities the authority to cancel Primary Elections, regardless of the number of candidates. He mentioned potential legislation applicable to ADU's (Accessory Dwelling Units) and short-term rentals.

A discussion took place specific to the proposed water quality legislation.

## **TRANSPORTATION MASTER PLAN**

Stephen Jackson, Public Works Director, introduced Briant Jacobs, City Engineer, and Mindy Hunsaker, Transportation Engineer, to the Council. He also introduced Jeremy Searle, Wall Consultant Group. He shared a visual presentation regarding the Transportation Master Plan which included three separate components and stated he would share a summary and explained how the Council would access the various documents. He informed the Council Horrocks Engineering completed the previous plan update in 2017.

Mr. Jackson identified the three components of the Plan and briefly explained what was included in each Plan:

- Transportation Master Plan
  - Detailed needs, plans, and projects
- Impact Fee Facilities Plan
  - Addressed anticipated growth for the next ten years and identified appropriate fees as growth occurred
- Impact Fee Analysis
  - How Impact Fees were calculated for future developments as they come to the City

He explained the documents guide the City's transportation investment through 2034 and 2050, supported the City's growth and regional mobility, and ensured safety, accessibility, and economic vitality as the City continued to grow.

He reviewed the Transportation Master Plan with the Council which addressed the following:

- Population
- Proposed buildout
- Functional road classifications
- Principal Arterial roadways – UDOT roads
- Major Arterial – City roadways
- Minor Arterial – City roadways
- Collector roads
- Minor Collector roads

He explained the travel demand model provided by the Consultant identified the level of services for the various roadway segments and mentioned this data was used by the consultant to identify the areas specific to identified conditions which concluded the City was doing well. He highlighted the illustration which reflected conditions of the various roadways for specific future years.

He mentioned some of those conditions would be identified with significant congestion if the City did nothing to its transportation network.

He briefly identified needed future intersection and roadway projects. He mentioned UDOT (Utah Department of Transportation) projects had also been identified and included in The Plan. Mayor Petro inquired whether The Plan included lanes for cyclists and Mr. Jackson responded in the affirmative. He also indicated this topic would be addressed later in the presentation. He also explained where the public transit portion, in coordination with UTA (Utah Transit Authority) of The Plan could be located by the Council. He pointed out the bike lanes were included in the Active Transportation Plan portion of the Master Plan.

A safety analysis and crash density had also been included in the Master Plan which identified crash locations and statistics. He mentioned recommendations had also been included. He informed the Council two roads within Layton City had been identified by Wasatch Front Regional Council (WFRC) to complete a safety audit.

A discussion took place regarding City roads and information included within the Transportation Master Plan document.

Mr. Jackson briefly reviewed the Impact Fee Facilities Plan with the Council and pointed out the following:

- Roadway improvements needed to accommodate anticipated development
- Existing deficiencies not included, only growth related
- Complied with State Code
- Based on the City's Transportation Master Plan (2025) for travel demand
- Focused on 10 year capital improvements (didn't include operation and maintenance)
- Projects planned through 2034
  - Maintained level of service 'D' without burdening existing residents
  - Included widening, new roads, restriping and signals to accommodate future growth

He reviewed the projected growth and service levels for most roads meeting a 'D' or better rating. He briefly highlighted and reviewed Planned Roadway Projects: 13 projects with total cost of \$71.4M and of that \$11.4M were Impact Fee eligible. He also reviewed the Planned Intersection Projects: 14 projects totaling \$6.2M with \$3.8M Impact Fee eligible.

He presented the Impact Fee Analysis prepared by Zions Bank and reviewed its purpose with the Council:

- Calculates fees to ensure new development pays
- Was compliant with the State's Impact Fees Act Code
- Based on the City's Impact Fees Facilities Plan (January 2025)
- Impact fees based on average daily traffic as opposed to PM peak traffic
- Impact fees to be spent or encumbered within six years after the Impact fee was paid
- Compared current land uses with Institute of Transportation Engineer Codes
- Impact fees could be implemented 90 days following adoption by the City Council

Mr. Jackson reviewed the proposed Impact Fee and explained the formula used for calculations.

**PROPOSED AMENDMENTS TO LAYTON CITY MUNICIPAL CODE, TITLE 19 ZONING, CHAPTER 19.02 DEFINITIONS, AND CHAPTER 19.06 LAND USE REGULATIONS TO ESTABLISH DEFINITIONS AND ESTABLISH SIZE LIMITATIONS FOR COMMERCIAL USES WITHIN MANUFACTURING ZONES – ORDINANCE 25-21**

Weston Applonie, Community and Economic Development Director, shared a visual presentation specific to Innovative Dance and reminded the Council of the history regarding its business license and explained Staff had presented some options which could be considered. Staff completed research and identified the proposed changes:

- Exception for athletic uses located in M-2 Zone, within 275' of arterial roadway
- Created definitions for athletic center, sports facility, and studio health land uses
- Updated the Land Use Regulation Table 6-2

He shared the draft text included in the proposed ordinance which identified the three main users and provided further explanation regarding the term 'athletic center'. He also shared an illustration which reflected buildings within the City which could be applicable to the proposed text amendment uses. Members of the Council requested clarification on specific uses such as a gymnastic studio or axe throwing facility and a discussion followed.

Councilmember Morris inquired how the business was allowed to operate without possessing a current business license and Mr. Applonie explained the process followed by different City Staff and a discussion followed. He clarified the business/dance studio was aware that if the Council didn't approve the agenda item, it would need to vacate the building. Mr. Applonie clarified both the building owner and business owner were aware of the current situation and potential consequences.

Mr. Applonie mentioned owners of these flex space structures often have a difficult time filling the space with true industrial uses and shared examples. The discussion continued. Mr. Applonie emphasized this would only be applicable to the two industrial areas along West Gordon Avenue and West Hill Field Road.

**The meeting adjourned at 6:57 p.m.**

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Kimberly S Read, City Recorder