

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

NOVEMBER 6, 2025; 7:03 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, STEPHEN JACKSON, DAVID PRICE, JOELLEN GRANDY, 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 Thomas offered the invocation and led the Pledge of Allegiance.

MINUTES:

MOTION: Councilmember Roberts moved and Councilmember Bloxham seconded to approve the minutes of:

**Layton City Council Work Meeting – May 1, 2025;
Layton City Council Work Meeting – June 5, 2025;
Layton City Council Meeting – June 5, 2025; and
Layton City Council Work Meeting – June 19, 2025.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the following events:

- Monday, November 24, 2025, Holiday Lighting Ceremony, at the new pavilion in Constitution Circle from 6:00-8:00 PM.
- Saturday, November 8, 2025, Veterans Day Parade would begin at 11:11 AM followed by an Honor's Ceremony at the Vietnam Wall Replica beginning at 12:30 PM. He mentioned the parade route was available on the City's website.
- Wednesday, November 12, 2025, Layton Heritage Museum would be hosting a Turkey Trot for children 2-5 years old. A registration fee of \$10 per child was required.
- Layton Heritage Museum was currently hosting a traveling exhibit, 'The Pen is Mightier, Writing a Revolution' in conjunction with America250 Celebration. This exhibit would be open into January.

Mayor Petro added the State of Utah had recognized the Layton Heritage Museum for displaying this traveling exhibit.

Councilmember Roberts also mentioned all spaces for the Turkey Bowl had been filled.

Councilmember Smith Edmondson announced Communities That Care (CTC) would have a booth at the NUAMES Night of Hope at the Davis Campus/Weber State University Stewart Center Ballroom on Wednesday, November 19, 2025, from 6:00-7:30 PM. She explained the event would host students and parents for a mental health presentation with a focus on building resilience, fostering hope, and supporting mental health wellbeing. She encouraged the public's attendance.

She also mentioned the ongoing food drive which benefitted the Hill Air Force Base (HAFB) Airmen's Attic. This would assist military families who were required to work yet weren't receiving a paycheck due to the Government shutdown. She shared a list of needed items which could be donated at Clearfield City Hall, 55 South State Street, Clearfield, from 8:00 AM-5:00 PM, Monday-Friday, or at the Tru by Hilton Hotel, Clearfield, 24/7.

Mayor Petro announced the food drive at Layton Surf 'n Swim in conjunction with America250 and encouraged participation.

Mayor Petro also announced the free Interfaith Concert scheduled for Sunday, November 23, 2025, at the Western Sports Park in Farmington due to the construction at Layton High School. She mentioned the performers were members from the various faith-based organizations within Layton City. She added nativity lighting would take place following the Park Lighting Ceremony.

PRESENTATIONS:

Mayor Petro acknowledged the Municipal Election took place earlier this week on Tuesday, November 4, 2025. She congratulated Councilmember Smith Edmondson on her re-election to the City Council and announced Councilmember Roberts had chosen not to run for re-election. She recalled him sharing a personal experience regarding the removal of a tree on his family's property and presented him with a seedling of a black walnut tree.

Councilmember Roberts thanked Mayor Petro for the tree seedling.

CITIZEN COMMENTS:

Jennifer Bazzano, resident, expressed appreciation to the Council for discussing an off-leash dog park during the previously held Work Meeting. She congratulated Councilmember Smith Edmondson on her successful City Council campaign. She appreciated the service of the elected officials and for Layton City moving forward on a potential dog park.

Terri Stephens, resident, expressed appreciation to the Council for their service. She mentioned she had attended the previously held Work Meeting and was overwhelmed with the various issues the Council had to address and make appropriate determinations and for their diligence in considering all options. She expressed her opinion the public should witness the Council in action and stated she was appreciative of the elected body. She also expressed congratulations to Mayor Petro and Councilmember Smith Edmondson on their successful re-election. She stated it was exciting to witness the City's plans for an off-leash dog park/facility to be located in Davis County's largest City. She believed the proposal would be a beautiful facility.

CONSENT AGENDA:

AMENDMENT NUMBER 1 OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-50 – APPROXIMATELY MAIN STREET AND 165 SOUTH MAIN STREET

Stephen Jackson, Public Works Director, introduced the agenda item and explained the Cooperative Agreement with Davis County would facilitate a traffic light signal at the Main Street/FrontRunner Station. Due to delays and obstacles encountered during the development of the property, Davis County had agreed to allow for an extension for the project's completion until June 30, 2026. He indicated this would formalize that amendment to the Agreement and recommended approval of the Resolution.

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

Mr. Jackson also mentioned all underground infrastructure improvements had been completed; the City was waiting for authorization and approval to stand the traffic signal from UDOT (Utah Department of Transportation).

Councilmember Morris inquired about pedestrian crossing associated with the trail crossing. Mr. Jackson responded the intersection would have a full crosswalk until the pedestrian overpass was completed.

BID AWARD – INSITUFORM TECHNOLOGIES, LLC DBA TWIN D – STORM DRAIN CLEANING AND TELEVISION, PROJECT 25-20 – RESOLUTION 25-51 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Mr. Jackson introduced the agenda item and shared a visual illustration which identified the proposed locations, west of Main Street and north of Gordon Avenue, for the televising and cleaning of storm drain lines. He briefly reviewed the scope of the project. He reported the City had completed a bid process with Twin D submitting the lowest, responsive, responsible bid in the amount of \$153,174.88. The Engineer's estimate was \$156,866.22. Staff recommended approval of the Resolution awarding the bid to Twin D.

He asked if there were any questions.

Councilmember Smith Edmondson requested Mr. Jackson explain the City's bid process for projects. Mr. Jackson stated the City solicited bids via website: QuestCDN. Engineering Staff prepares all bid documents for the project, including the map, which is then posted to the website. All interested contractors have access to necessary information which identifies how bids can be submitted. An electronic bid opening takes place following the submission which identifies all bids for the project. Engineering Staff reviews all bids and brings the results to the City Council to award and approve.

AMENDED PLAT – TAGGART SUBDIVISION, FIRST AMENDED – 1342 AND 1346 EAST ROSEWOOD LANE

Weston Applonie, Community and Economic Development Director, shared a visual illustration and oriented the Council to the location of the subdivision. He explained the request of the subdivision amendment would realign the property boundary between two subject properties and clarified the property line adjustment would align with how the property was currently being used with an existing fence.

The Planning Commission reviewed this item during its meeting on Tuesday, October 14, 2025, and unanimously recommended approval. Staff supported the Planning Commission's recommendation.

Mayor Petro requested clarification whether the distance between the existing roofline of home and the boundary and existing fence met the City's current setback and Mr. Applonie responded in the affirmative, the setbacks were compliant.

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

PUBLIC HEARING:

PROPOSAL TO AMEND LAYTON CITY MUNICIPAL CODE TITLE 18.01 GENERAL PROVISIONS, SECTION 18.01.070 DESIGNATION OF LAND USE AUTHORITY, CHAPTER 18.04 DEFINITIONS, SECTION 18.04.010 GENERALLY, CHAPTER 18.32 LOTS, SECTION 18.32.080 LOT LINE ADJUSTMENT, AND TITLE 19 ZONING, CHAPTER 19.03 LAND USE APPLICATION REQUIREMENTS AND REVIEW PROCESS, SECTION 19.03.0005 APPLICABLE APPLICATIONS, SECTION 19.03.040 REVIEW OF APPLICATION AND LAYTON CITY DEVELOPMENT GUIDELINES AND DESIGN STANDARDS TO UPDATE TERMINOLOGY AND PROCEDURES FOR BOUNDARY LINE ADJUSTMENTS IN ACCORDANCE WITH UTAH

STATE CODE 10-9A-523, AND SIMPLIFY THE PROCESS FOR VACATING OR AMENDING A PLAT FOR A STANDARDS SUBDIVISION – ORDINANCES 25-22 AND 25-23

Mr. Applonie introduced the agenda item and explained Senate Bill 104 was passed during the 2025 Legislative Session which amended the Municipal Land Use, Development, and Management Act (LUDMA) to revise the terminology and procedures for modifying property boundaries and lot line adjustments. He mentioned Layton City's processes wouldn't change based upon the legislation and clarified the changes would be specific to terminology. He indicated the State was requesting three specific functions and terms to be used for the following:

- Boundary Establishments – This process would be used when a boundary line adjoined a property which was ambiguous or uncertain which could potentially be disputed. This was intended to be worked out between the two property owners and then recorded at the County. He indicated this was a process currently being used by Layton City.
- Simple Boundary Adjustments – This would be used in either a subdivision or outside a subdivision in which there weren't public utility easements that needed to be vacated. These would be reviewed and approved administratively; requiring submission of an application, City Staff would review to determine whether setbacks or any other standards required for compliance, prior to being recorded at the County.
- Full Boundary Adjustment – This would be an administrative process in which a plat amendment would be required in order to vacate any existing utility easements, re-establish new utility easements with the plat.

He clarified the second motion would remove the Engineering and Development Guidelines and Design Standards which regulated lot line adjustments.

Mr. Applonie shared a visual illustration reflected in City Code which identified the City's processes, the respective reviewing body, and the Land Use Authority for the specific types of boundary adjustments. Additionally, vacating of plats and amending a plat was the same process between the preliminary and final plat process and clarified in each situation property lines and public utility easements were established. He stated the intent would be to match that procedure and administrative process; although the Planning Commission may have reviewed the request to begin with, Staff recommended it go back to the Planning Commission for approval, eliminating the need for review by the City Council.

He reported this item had been reviewed by the Planning Commission and clarified it didn't review Engineering Standards, and it recommended approval for changes to Section 18.01.070, 18.04, 18.04.010, and 18.32. He clarified the Engineering section was reviewed and approved by the City Council.

Mayor Petro opened the public hearing at 7:31 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 7:32 PM and approve the amendments to Titles 18 and Title 19 as presented, Ordinances 25-22 and 25-23. Councilmember Bloxham seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Roberts, Bloxham, Morris, Smith Edmondson, and Thomas. Voting NO – None.**

UNFINISHED BUSINESS:

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 7:33 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares and to discuss the Competency of an Individual. Councilmember Morris seconded the motion, which passed unanimously.

MOTION: Councilmember Roberts moved to open the meeting at 8:14 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 8:14 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 **6th day of November, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right to water shares and to discuss the Competency of an Individual.

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder