

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

DECEMBER 4, 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:

ALEX JENSEN, CLINT DRAKE, WESTON APPLONIE, BRAD MCILRATH, SCOTT MAUGHAN, NATHAN NANCE, GAVIN MOFFAT, DOUG BITTON, BRENT MCFARLAND, 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 announced the Code Blue shelter located in Clearfield City was operational and was looking for volunteers.

COUNCILMEMBER'S REPORTS

Councilmember Bloxham announced he would be participating in a UIA (Utah Infrastructure Agency) Board Meeting on Monday, December 8, 2025.

Councilmember Roberts reported the Legislative Affairs Committee with the Davis Chamber of Commerce had met earlier today to finalize legislative priorities for each of the sub-committees and announced he served on the Natural Resources and Utilities Committees. He informed the Council on his request to include the verbiage 'fair and equitable long-term statewide water infrastructure funding' reflected on utility/water legislation. He explained his intent was to ensure Layton City wouldn't be subsidizing other communities' water infrastructure. He mentioned Weber Basin Water Conservancy District had assisted with the proposed language and was understandable of the City's concern. He also mentioned how the Legislature was seeking authority for municipal land use in order to achieve some of the State's priorities and shared an example. He cautioned the Council to be aware of that legislation.

Mayor Petro mentioned a special meeting associated with the National League of Cities and Towns conference in Salt Lake had taken place with first-and second-class cities during which land use authority and water fees/rates had been discussed. She indicated she had expressed the City's position and opinion on these issues and some of the other Mayors had expressed agreement.

PRESENTATION – COMMUNITIES THAT CARE (CTC)

Councilmember Smith Edmondson introduced Tiffany Lanning, Coordinator for Layton CTC, to the Council.

Ms. Lanning introduced Jen Meyer, Program Manager, and shared a visual presentation regarding the success of the CTC Program within the City. She identified the mission and vision involved with CTC. She reviewed 2025 Program highlights of supporting the youth within Layton City. She specifically mentioned

the Prevention Summit and mentioned a few topics presented. She identified the schools which provided data from surveys and feedback from various agencies within the City. She also highlighted the tour of the teen living center in Layton City. Councilmember Smith Edmondson pointed out those living at the teen center function as a ‘family’ unit and shared some examples. Mayor Petro mentioned it was in the process of establishing a second hand retail store and how that would support the teen living center.

Ms. Lanning highlighted the various activities associated with Prevention Week in October and other service opportunities for the participating members of CTC. She also highlighted the various education classes and workshops which benefitted approximately 125 members of the community and shared some success stories by participants.

Ms. Lanning identified the community partnerships which included the following: Layton Hills Mall, MyHometown, Utah PTA (Parent-Teacher Association), Davis School District, and Layton City. She also identified the value to the Program with the association of the community’s local schools and specifically mentioned the 2025 Davis School District’s Summer Camp, MyHometown Layton Community Resource Center, and Layton City Day of Service, and the ‘bonding baskets’ donated by Layton Hills Mall.

She shared the programs and initiatives planned for the upcoming year. There were no questions from the Council. Mayor Petro expressed appreciation to Councilmember Smith Edmondson for her support of the Program.

Ms. Lanning and Ms. Meyer left the meeting at 5:58 PM.

AMENDING TITLE 16, CHAPTER 16.10 AND SECTION 16.010.010 OF THE LAYTON MUNICIPAL CODE ADOPTING THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, C – FIRE HAZARD SEVERITY FORM; AND AMENDING TITLE 9, CHAPTER 9.64, SECTION 9.64.150 PROHIBITION OF DISCHARGING FIREWORKS OF THE LAYTON CITY MUNICIPAL CODE INCREASING FIREWORK RESTRICTIONS IN WILDLAND URBAN INTERFACE AREAS – ORDINANCE 25-26

Scott Maughan, Fire Chief, introduced Gavin Moffat, Deputy Fire Marshal, Brent McFarland, Captain/Emergency Manager, Doug Bitton, Fire Marshal, and Nathan Nance, Battalion Chief, involved with the agenda item. He mentioned recent legislation, HB48, required updates to the Wildland Urban Interface (WUI) ordinance.

Mr. Moffat explained the proposed ordinance would accomplish two things:

- It would adopt the 2006 Utah Wildland Interface Code, as required by HB48
- Would designate areas in the City where fireworks were restricted

He clarified the adoption of the ordinance would eliminate conflicting ordinances and identified the benefit from implementing the ordinance. He added the ordinance would also adopt the new Wildland Interface map and shared illustrations which identified the areas where fireworks were prohibited. He informed the Council the City currently participated with the Cooperative Wildfire System (CWS) which would cover costs associated with fighting an out-of-control wildfire, if the City met specific identified requirements. He reviewed those requirements and pointed out the City had already been doing the various required training and activities and was prepared to meet the expectations.

A discussion took place regarding the proposed map and the discharge of fireworks. Mr. Moffat identified the various activities carried out by Staff used to drafting the ordinance and Chief Maughan emphasized the City had taken a practical approach in drafting the proposed ordinance and map. Mr. Maughan clarified if the City participated in the CWS it had to follow HB48 and adopt a WUI map and ordinance which had to be adopted by January 1, 2026.

ANNEXATION AND REZONE REQUEST WITH DEVELOPMENT AGREEMENT – STEVENSON FIELDS SUBDIVISION – R-S (RESIDENTIAL SUBURBAN) AND UNINCORPORATED AREA TO R-1-10 PRUD (SINGLE-FAMILY, PLANNED RESIDENTIAL UNIT DEVELOPMENT) – ORDINANCE 25-11 AND ORDINANCE 25-12 – APPROXIMATELY 2073 WEST GENTILE STREET

Brad McIlrath, City Planner, introduced the agenda item and shared a visual presentation. He identified the location of the parcel applicable to the rezone and also the area proposed for annexation. He clarified 58.428 acres were proposed for annexation and 5.47 acres of that was City property used for a regional storm water detention basin. He pointed out the detention basin property would not be used to meet the open space requirement or for the density associated with the Stevenson Fields Subdivision. He shared an overview of the subdivision concept which included 335 residential units consisting of single-family homes and townhomes. The 73 townhomes were equivalent to 21.8% of the maximum 30% for the townhome density allowed with the PRUD. He pointed out the parcel was located within the Ag-Heritage Overlay in the General Plan. The proposed development required 20% open space and informed the Council the project provided 22.6%. It also allowed a maximum density up to 4.9 units per acre and the project was 4.89. He continued to share an illustration reflecting the conceptual site plan for the proposed development and briefly reviewed adjacent developments for neighborhood context. He continued to address the open space associated with the project. He also pointed out the acreage of the open space for the proposed development would be similar to Ellison or Commons Park. He continued to identify landscape and amenities, which included a trail system.

Mr. McIlrath pointed out housing within the development would follow a pattern book and reviewed the requirements of the architectural home style types and identified some of the specifics. He explained the parking analysis and data and pointed out the amount of provided parking was compliant to City standards. He pointed out the advantage of widening 2200 West which would be a direct result of the development.

He asked if there were any questions.

Mayor Petro requested Mr. McIlrath identify the various street connections associated with the proposed development and Mr. McIlrath specifically identified Alberta Spruce, Gentile Street, and 2200 West.

Councilmember Roberts requested clarification how the Ag Heritage Overlay applied with the proposed development. Mr. McIlrath explained the areas in West Layton which had agriculture purposes and the Ag Heritage Overlay required the preservation of open space and clustering of housing units. The General Plan also spoke to the PRUD ordinance to provide open spaces to meet the intent of the Ag Heritage Overlay. The General Plan also provided opportunities for neighborhood agriculture uses; however, that wasn't a requirement. Councilmember Roberts believed it required an agriculture component and a discussion followed. He indicated the developer would be involved with the establishment of the Homeowner's Association (HOA) until full buildout of the development and the discussion continued.

Councilmember Smith Edmondson requested clarification regarding traffic slowing measures for Alberta Spruce and Mr. McIlrath mentioned the safety measures intended for the collector streets identified as 'A' and 'B' and mentioned those would be wider than other collector streets in order to accommodate traffic. A discussion took place regarding the street network within the proposed development.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:38 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Bloxham seconded the motion, which passed unanimously.

MOTION: Councilmember Morris moved to open the meeting at 7:00 p.m. Councilmember Thomas seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 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 **4th day of December, 2025**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 5th day of February, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder