

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

DECEMBER 18, 2025; 7:01 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, TRACY PROBERT, DAVID PRICE, JOELLEN GRANDY, DOUG BITTON, GAVIN MOFFAT, BRENT MCFARLAND, AND KIM READ

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

Mayor Petro opened the meeting and welcomed the public. Alex Jensen, City Manager, offered the invocation and Mr. Dix Roberts, resident, led the Pledge of Allegiance.

Mayor Petro recognized Erik King, Youth Councilmember, for his participation in the City Council Meeting. Mr. King shared a few comments regarding his involvement with the Youth Council.

MINUTES:

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

**Layton City Council Work Meeting – October 16, 2025;
Layton City Council Meeting – October 16, 2025; and
Layton City Council Special Meeting – November 18, 2025.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Roberts announced the following associated with the Parks and Recreation Department:

- ‘Lights Before Christmas’ lighting display in Constitution Circle would be available nightly from 5:00 PM -11:00 PM through Wednesday, December 31, 2025.
- The Layton Heritage Museum had several exhibits available this month and specifically mentioned ‘The Pen is Mightier’, a traveling exhibit associated with the America250 campaign.
- A Nutcracker display, with nutcrackers on loan from Layton residents, could also be viewed at the Museum
- Jigsaw Puzzle Tournament was scheduled for Saturday, January 10, 2026. Pre-registration was required and directed those interested to the Parks and Recreation’s page on the City’s website.

Councilmember Thomas mentioned the Rotary Club was offering train rides through the Christmas light display in Constitution Circle. Mayor Petro added hot chocolate and churros would also be sold and all proceeds benefited the Layton community.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

Dale Rowell, resident, expressed his support for a dog park in Layton City. He shared his personal experience of taking his dog to dog parks in neighboring communities and believed it would be a great addition to the many amenities Layton City had to offer. He specifically mentioned the City’s Christmas light display in Constitution Circle.

CONSENT AGENDA:

AUDIT AND FINANCIAL REPORTS – FISCAL YEAR ENDED JUNE 30, 2025

Tracy Probert, Finance Director, expressed appreciation at the opportunity to work with Councilmember Roberts for the past four years. He announced the Audit and Financial Report had been completed and presented to the Council. He suggested residents interested in the report view it online and suggested pages 11 and 124 would be of interest. He stated the Report reflected Layton City was in very good financial condition, with healthy reserves in all funds.

Robert Wood, Auditor with HBME, PC, reviewed the various reports required by the auditors to present to the Council. He reported the Independent Auditor’s Report addressed how the City prepared its financial statements and announced the City had received an unmodified opinion provided by the auditors. He mentioned this was the best opinion that could be provided. He mentioned there were three other reports toward the back of the Report and specifically mentioned the report regarding internal controls and compliance with laws. He announced no items were identified as a weakness or deficiency. The City had received the best report he could offer. He addressed the very last report required by the State Auditor’s Office and informed the Council one finding had been identified. He reminded the Council of the discussion which had taken place in the Work Meeting held earlier, in which a paper entry for leased vehicles hadn’t been properly accounted for in accordance with GASB (Governmental Accounting Standards Board) 87. He announced the last report was applicable to federal grant funding and announced no issues had been identified. All of these documents were included in the Report.

Mr. Wood asked if there were any questions.

Councilmember Thomas requested Mr. Wood address the City’s debt. Mr. Wood stated his firm worked with approximately 20 different municipal government audits and stated Layton City had the lowest amount of debt than any other cities he worked with.

Mayor Petro mentioned the two residents, Doug Belliston and Van Christensen, which had served on the Audit Committee for the past three years. Mr. Wood mentioned the City had recruited residents to serve on an Audit Committee and reviewed their qualifications. He mentioned both of these residents had asked appropriate questions and made suggestions regarding the Report. He also expressed his opinion the City had the most qualified individuals serving on the Audit Committee and believed the City’s Financial Report was far superior compared to some others within the State.

Mayor Petro expressed appreciation to everyone which had contributed to a professional Financial Report.

AMENDING TITLE 16, CHAPTER 16.10 AND SECTION 16.10.010 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 9.64.150 PROHIBITION OF DISCHARGING FIREWORKS OF THE LAYTON CITY MUNICIPAL CODE

INCREASING FIREWORK RESTRICTIONS IN WILDLAND URBAN INTERFACE AREAS – ORDINANCE 25-26

Gavin Moffat, Deputy Fire Marshal, explained recent legislation required the City to adopt new codes and regulations regarding the Wildland Urban Interface (WUI). The Fire Department was proposing an amendment to City Code to adopt and incorporate the 2006 edition of the Utah Wildland Urban Interface Code to be compliant with HB48. The amendment would change where the WUI Code would be applied. He stated Staff had worked diligently with identifying the geographical area which would be applicable to the newly proposed ordinance. He shared an illustration of the proposed new map and reviewed it. He also announced residents living within the geographical area of the new map, would no longer be allowed to possess or use any fireworks. He also shared an illustration of the current map to identify the differences between the two maps.

He asked if there were any questions.

Councilmember Smith Edmondson requested Mr. Moffat explain the importance of the City adopting this ordinance. Mr. Moffat responded the City participated in the cooperative wildfire system since its inception. He further explained the new legislation required participating cities to implement and adopt the ordinance in the event it experienced a catastrophic wildfire and the City had to defer to the State; it would accommodate those firefighting costs. He continued to identify the significant costs which could incur with a catastrophic wildfire. He concluded Fire Department Staff believed for the small contributions already being incurred by Staff, the new ordinance would be a benefit to the community.

Councilmember Roberts mentioned he initially had concerns regarding the proposed map; however, once he was educated he was appreciative of the Fire Department Staff.

Councilmember Morris asked about the new fire station east of Highway 89 and whether it had been considered during this process. Mr. Moffat responded the new station allowed firefighters to provide quicker and more effective response times to these areas.

INTERLOCAL COOPERATION TRANSPORTATION PROJECT REIMBURSEMENT AMENDMENT TO THE AGREEMENT FOR ACCEPTING DAVIS COUNTY’S 2025 3RD QUARTER TRANSPORTATION SALES TAX REVENUE GRANT FOR THE KAY’S CREEK TRAIL PEDESTRIAN OVERPASS AT THE LAYTON FRONTRUNNER – RESOLUTION 25-54 – APPROXIMATELY 150 SOUTH MAIN STREET

JoEllen Grandy, Parks Planner, shared a visual illustration which identified the location of the proposed crossing for the Kay’s Creek Trail Pedestrian Overpass at the FrontRunner station. She also shared a concept illustration of what the crossing would resemble. She continued to explain the City had applied for Davis County transportation grant funds to be used for the project and announced the City had received an additional \$677,000 and shared an illustration which reflected the various funding sources for the project. She announced it was intended to begin construction in 2026.

Councilmember Thomas requested Ms. Grandy speak to how the proposed pedestrian crossing would accommodate cyclists and Ms. Gandy explained a runnel, or small ramp, would be implemented in the construction of the overpass for that purpose.

Councilmember Morris commented on the amount of grant funding the City had received for the project and referenced the illustration. He mentioned the City’s philosophy of not using debt for these types of projects and complimented Ms. Grandy for her efforts in securing the significant amount of grant funding.

INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY FOR TRANSPORTATION PROJECT REIMBURSEMENT – RESOLUTION 25-55 – SUGAR STREET REALIGNMENT TO THE SIGNALIZED INTERSECTION AT GENTILE STREET AND ANGEL STREET

Stephen Jackson, Public Works Director, announced Engineering Staff had also submitted a grant funding request to Davis County for the realignment of Sugar Street and signalized intersection at Gentile and Angel Streets. He explained this project would provide a more functional trail crossing, as well as contribute to a safer intersection for both vehicle and pedestrian traffic. He shared an illustration reflecting what the proposed realignment would resemble and briefly reviewed the concept plan. He announced Davis County Council of Governments (COG) approved funding for the project in the amount up to \$2,670,000, with the City’s participation of \$664,000. The City had agreed to complete the project on or before December 31, 2030.

Staff recommended approval and he asked if there were any questions.

Councilmember Smith Edmondson requested clarification specific to access for the commercial businesses, especially the gas station, along Sugar Street would be accommodated with the new realignment. Mr. Jackson explained access would continue to be available on Gentile Street to the gas station, the access to Sugar Street would also remain; however, vehicles would no longer be allowed to exit and then proceed south toward Gentile to make a left- or right-hand turn. Vehicles would be required to proceed to the newly installed traffic signaled intersection at Angel Street. Councilmember Smith Edmondson clarified Sugar Street at Gentile would resemble a cul-de-sac. She believed the new configuration would contribute to pedestrian safety in that area.

Mr. Jackson added Methods Consulting would be completing an intersection study specific to the trail and believed that would be presented to the Council early 2026.

Mayor Petro also expressed her opinion the proposed project was needed in the area.

AMEND TRANSPORTATION IMPACT FEES AND ADD SEWER IMPACT FEES LISTED IN TITLE 3, CHAPTER 3.15, SECTION 3.15.010 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 25-27

Mr. Jackson explained the ordinance would amend the Consolidated Fee Schedule for Transportation Impact Fees and add Sewer Impact Fees, which was recently approved with the new Transportation Master Plan and Wastewater Master Plans. He shared an illustration reflecting the fees approved in the Transportation Master Plan and Impact Fee Analysis which needed to be updated in the Consolidated Fee Schedule. He pointed out these fees would only be paid when new development occurred. He indicated the new fees would take effect on Monday, January 5, 2026, for the Transportation Impact Fees and the Sanitary Sewer Impact Fees, approved with the Wastewater Master Plan, would be effective February 23, 2026. He asked if there were any questions.

Mayor Petro asked if there were any questions.

Councilmember Blohxm requested clarification regarding the staggering of effective dates. Mr. Jackson explained when the fees were adopted in the Plans, statute required a 90-day delay period. The effective dates were based upon those approved dates.

APPROVING A TELECOMMUNICATIONS SERVICES FRANCHISE AGREEMENT BETWEEN SENA WAVE LLC AND LAYTON CITY – RESOLUTION 25-56

Clint Drake, City Attorney, explained the franchise agreement would allow Sena Wave to access the public rights-of-way. The City had already adopted ordinances which governed the application and review process for these uses. The City believed this was in the best interest of the public to grant the franchise agreement to operate a telecommunications network in Layton City.

He asked if there were any questions.

Councilmember Bloxham clarified the City would receive revenue for allowing the franchise agreement and Mr. Drake responded in the affirmative.

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

PUBLIC HEARINGS:

There were no scheduled public hearings.

UNFINISHED BUSINESS:

Mayor Petro announced this would be Councilmember Roberts' last meeting and shared some photos reflecting his time on the Council. Mayor Petro, members of the Council, and Alex Jensen, City Manager, each presented Councilmember Roberts with parting gifts and expressed appreciation for the way in which he conducted himself and served the City.

Mayor Petro presented Mrs. Roberts with a bouquet of roses on behalf of Layton City. She also expressed appreciation to Councilmember Roberts' family. Mayor Petro also presented Councilmember Roberts with a clock and a City sign; 'Roberts Corner'.

Councilmember Roberts shared some parting words regarding his time serving on the Council. He expressed appreciation at the opportunity to serve with the Council and City Staff. He also thanked his family for allowing him the opportunity to serve in this capacity.

The meeting adjourned at 8:11 p.m.

Kimberly S Read, City Recorder