

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**FEBRUARY 5, 2026; 5:39 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE  
KOLENDRIANOS, CLINT MORRIS, BETTINA  
SMITH EDMONDSON, AND DAVE THOMAS**

**STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, BRAD  
MCILRATH, LON CROWELL, MORGAN  
CLOWARD, STEPHEN JACKSON, KIMBERLY  
ZYGMENT, 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 reported she had attended the Legislative Affairs Committee Meeting with the Davis Chamber of Commerce earlier today. She indicated two separate presentations were shared. The first from Davis Technical College was specific to participation with high school students within the District and the partnership with Weber State. She reminded the Council all high school students could automatically be enrolled at Weber State University. Dr. Logan Toone, Assistant Superintendent Davis School District, spoke to the reading level statistics within the District. He explained the two different metrics used to measure reading levels. He announced current data reflected 70% of third grade students could read at grade level and expressed concern with the 30% which couldn't read at the grade level. She informed the Council of proposed legislation which wouldn't allow those students to advance to the next grade if they couldn't proficiently read at grade level.

Councilmember Thomas pointed out that statistic could be applicable to students within the District which couldn't speak English.

Mayor Petro mentioned myHometown would be coordinating volunteers to go into the elementary schools to assist with reading. She announced 50 volunteers had already been committed to this endeavor.

Mayor Petro reported on the most recent Wasatch Integrated Board Meeting. She mentioned a discussion took place on how it would be accommodating for cash payment with the elimination of the penny. She also announced the landfill would no longer be open on the following holidays: Memorial Day, Labor Day, and Juneteenth, whichever day is designated by the State of Utah.

**COUNCILMEMBER'S REPORTS**

Councilmember Smith Edmondson announced CTC (Communities That Care) had data from the Sharps Survey completed by 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, and 12<sup>th</sup> grade students in Davis County Schools for 2024, She stated the data had been provided during its meeting earlier in the week. She explained Layton City's community data was very proprietary so it cannot be distributed; however, it would be used to determine the needed programs for the community. She indicated the data at the County level would be available via the website. She indicated she would report later as new information was provided. She stated some of the data would be available to members of the Data Committee and explained the process used to determine the needs of the participating area.

Councilmember Bloxham mentioned UIA (Utah Infrastructure Agency) would have a Board Meeting scheduled for Monday, February 9, 2026.

Councilmember Kolendrianos requested some time with Councilmember Smith Edmondson regarding CTC.

Councilmember Morris shared an update from ULCT (Utah League of Cities and Towns) that LPC (Legislative Policy Committee) had become aware of four or five proposed bills specific to Property Tax and briefly identified some of the proposed changes. A discussion followed.

### **OPEN AND PUBLIC MEETING ACT TRAINING**

Clint Drake, City Attorney, shared a visual presentation specific to Open and Public Meeting Act Training with the Council. He reviewed the following:

- All actions and deliberations were to be conducted openly
- What is a ‘meeting’
- Electronic meetings
- Closed meetings
- Noticing requirements
- Emergency meetings
- Meeting records
- Public meeting records
- Minute requirements
- Violations of Open Public Meetings Act

### **CONFLICT OF INTEREST TRAINING**

Mr. Drake informed the Council of the Municipal Officers’ and Employees’ Act and explained the requirement to disclose any conflicts of interest. He reviewed various requirements and/or situations in which disclosure would be appropriate.

### **SEXUAL HARASSMENT TRAINING**

Mr. Drake shared the City’s Mission Statement and reviewed it with the Council. He also identified the definition of sexual harassment and stated the two common forms of sexual harassment were quid pro quo and hostile work environment. He shared the prevention efforts taken on behalf of Layton City and referenced the City’s Personnel Policies and Procedures. He mentioned the City recently updated the consensual romantic relationships in the workplace and reviewed the policy which he believed provided protection to all employees. He briefly addressed various other forms of harassment which would be in violation of the City’s policy. He identified the various individuals to which harassment complaints can be disclosed. He emphasized retaliation would not be tolerated and concluded Layton City had a positive culture.

### **COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-2027**

Morgan Cloward, CDBG Coordinator, shared a visual illustration and presentation specific to the 2026-2027 Annual Action Plan. He explained the City would be completing its 2025-2026 Annual Action Plan which would identify how the City intended to allocate its allotment of CDBG (Community Development Block Grant) funding from HUD (Housing and Urban Development). He added HUD’s main objectives were focused on housing affordability and self-sufficiency. He believed some of the partners/sub-recipients would be in attendance to address the Council during the public hearing in the regular meeting.

Councilmember Kolendrianos inquired about the administrative costs and whether they covered the City's costs to administer the Program and Mr. Cloward responded those did not.

Mr. Cloward mentioned a representative from Davis Links had expressed interest in the CDBG Program and believed a representative would be present for the public hearing to address the Council. He wasn't sure whether that particular request would meet HUD's requirements since the request wasn't focused on housing affordability or self-sufficiency. He mentioned the City was limited to a 15% cap for Public Service Sub-grants: Open Doors, Safe Harbor, Lantern House, and Youth Court. He indicated the new request would probably fall under that scope, which would reduce the allocation for the other partner recipients.

**REZONE REQUEST – HINES AT THREE FARMS – A (AGRICULTURE) AND R-S PRUD (RESIDENTIAL SUBURBAN, PLANNED RESIDENTIAL UNIT DEVELOPMENT) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-01 – APPROXIMATELY 2746 WEST GENTILE STREET**

Brad McIlrath, City Planner, shared a visual illustration which identified the location of the parcel and pointed out the surrounding zoning and uses. He shared the concept plan of the proposed development and informed the Council the City would require adjustments to the concept plan.

Mayor Petro inquired about the request for the street connection to Gentile Street and Mr. McIlrath responded that was requested by Ivory Development. A discussion took place regarding the property known as the 'Barking Lot'. The Council continued to discuss the concept plan specific to how the cul-de-sacs, known as a 'temporary turnaround' in the adjacent development would accommodate street connections to the new development.

**BID AWARD – RJT EXCAVATING, INC. – WEST HILL FIELD ROAD: 3200 WEST WIDENING, PROJECT 23-70 AND 2700 WEST TO 3200 WEST, PROJECT 24-57 – RESOLUTION 26-08 – ALONG WEST HILL FIELD ROAD FROM APPROXIMATELY 3200 WEST TO 3700 WEST AND ALONG 3200 WEST FROM APPROXIMATELY GORDON AVENUE TO WEST HILL FIELD ROAD**

Stephen Jackson, Public Works Director, shared a visual illustration which identified the two specific projects. He reminded the Council, Davis County COG (Council of Governments) had awarded the City two separate transportation grants to complete the two projects which required completion by June 30, 2027. The City originally intended to bid the two projects separately; however, requested to bid as one project in an attempt to receive some competitive bids. Following the bid process the City recognized significant savings by combining the two projects into one. He reviewed the scope and work of the project, which included possible secondary water access to some residents within the area.

Councilmember Kolendrianos expressed concern the City hadn't yet purchased some of the needed property for the project and a discussion followed.

**CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205**

**CLOSED MEETING:**

**MOTION:** Councilmember Kolendrianos moved to adjourn the meeting and convene in a closed meeting at 6:49 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

**MOTION:** Councilmember Bloxham moved to open the meeting at 7:00 p.m. Councilmember Smith Edmondson 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 **5th day of February, 2026**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

Dated this 19th day of March, 2026.

ATTEST:

---

JOY PETRO, Mayor

---

KIMBERLY S READ, City Recorder