

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

FEBRUARY 5, 2026; 7:03 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, BRAD MCILRATH, STEPHEN JACKSON, MORGAN CLOWARD, KIMBERLY ZYGMANT, 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 Kolendrianos offered the invocation and led the Pledge of Allegiance.

Mayor Petro acknowledged James Cornelius, Youth Council City Manager, on the dais. She requested Mr. Cornelius share his experience of serving on the Youth Council. Mr. Cornelius mentioned he had the opportunity to participate in Youth Council for a year and a half and enjoyed the opportunity to learn about local government and become involved with the community and highly recommended participation.

Mayor Petro mentioned Mr. Cornelius resided on Hill Air Force Base (HAFB) and mentioned those residents were also part of the Layton community and was pleased to have that representation on the Youth Council. She expressed appreciation to Mr. Cornelius for his volunteer service and engagement at many City events.

MINUTES:

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

**Layton City Council Work Meeting – November 6, 2025;
Layton City Council Meeting – November 6, 2025;
Layton City Council Work Meeting – November 20, 2025;
Layton City Council Work Meeting – December 4, 2025;
Layton City Council Work Meeting – December 18, 2025; and
Layton City Council Meeting – December 18, 2025.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced Parks and Recreation would be hosting a free Valentine's Dance at Central Davis Jr. High School, on Friday, February 6, 2026, from 6:30-8:30 PM. He indicated there would be a live band and orchestra. He mentioned in honor of America's 250, attendees would have the opportunity to learn a minuet.

Councilmember Smith Edmondson acknowledged her Mother's attendance in the audience. She also announced February 2026 represented the 100th year for the Nation recognizing Black History Month.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

Tara Mojzuk, Layton, expressed her support for an off-leash dog park in Layton City. She mentioned there were limited options within the City for exercising dogs off-leash and where owners could socialize. She expressed her opinion an off-leash dog park would strengthen the community because residents would come together to foster connection. She suggested an off-leash dog park would protect trails and open spaces. She continued to express her opinion that without an off-leash option, owners would allow their dogs to run off-leash on the City’s open hiking and biking trails, which contributed to conflicts by other participants. She requested the Council consider an off-leash dog park.

Andy Oblad, Farmington, introduced himself to Mayor Petro, the Council, and members of the public, and announced his candidacy for Davis County Sheriff. He shared his background and qualifications, stating he was currently employed by the Davis County Sheriff’s Office. He indicated Sheriff Sparks would be endorsing him for Sheriff in the election.

CONSENT AGENDA:

APPOINTMENTS TO LAYTON CITY PARKS AND RECREATION COMMISSION – RESOLUTION 26-02

Kimberly Zygmant, Assistant Parks and Recreation Director, announced those individuals proposed to be appointed to the Parks and Recreation Commission: Tyrone Aranda as a new member, Linda Lartigue as an alternate member, and the reappointments of Austin Green and April Parker as members and the reappointment of Lamont Hampton as an alternate member.

Ms. Zygmant expressed appreciation to the members of the Parks and Recreation Commission for their willingness and commitment to serve the residents of Layton City in this capacity. She recommended approval of Resolution 26-02, appointments to the Parks and Recreation Commission.

Mayor Petro acknowledged and recognized Tyrone Aranda in the audience.

LAYTON CITY RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ADVISORY COMMISSION APPOINTMENTS – RESOLUTION 26-03

Ms. Zygmant announced those individuals proposed to be appointed to the RAMP (Recreation, Arts, Museum, and Parks) Advisory Commission by Mayor Petro: reappointment of Julie Batchelor and Cameron Cross as commissioners, and the appointment of Bruce Finch and Jared Taylor as new members. She also expressed appreciation to the members of the RAMP Advisory Commission for their commitment to serve Layton City residents. She recommended approval of Resolution 26-03, appointing members to the RAMP Commission.

Councilmember Morris mentioned he had worked with both Cameron and Julie in the capacity of the RAMP Commission and complimented their dedicated efforts for serving in their respective capacities. He expressed his support for their reappointments.

Mayor Petro added the members of both Commissions worked very hard on behalf of the City and volunteered significant hours of their time to the residents of the City.

BID AWARD – JERSEY EXCAVATION, INC. FOR KAYS CREEK TRAIL EXTENSION, PROJECT 24-04 – RESOLUTION 26-06 – APPROXIMATELY 995 HILL FARMS DRIVE

JoEllen Grandy, Parks Planner, introduced the agenda item and shared a visual illustration which identified the location of the Kays Creek Trail extension and indicated this would be the final connection of the Kays Creek Trail from the eastern area out to the shoreline preserve. She explained the City proceeded through a bid process and eight bids were received with Jersey Excavation submitting the lowest responsive, responsible bid in the amount of \$88,487.18. Staff recommended adoption of the Resolution.

Councilmember Smith Edmondson was happy to see the number of submitted responses to the bid process for the project. She also expressed her pleasure for the trail connection at this location, as it was near her home.

Mayor Petro stated she often walked this trail and was also happy to have a completed trail. She mentioned the Kays Creek Trail was included in the City's Active Transportation Plan. She expressed appreciation to Ms. Grandy for her efforts.

Ms. Grandy expressed appreciation to the local property owners which contributed toward the trail connection.

APPOINT A MEMBER TO THE ADMINISTRATIVE CONTROL BOARD OF THE WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – RESOLUTION 26-05

Mayor Petro announced she had been serving on the Board since her time as Mayor and expressed her desire to continue in that capacity.

APPOINT A MEMBER TO THE NORTH DAVIS SEWER DISTRICT BOARD OF TRUSTEES – RESOLUTION 26-04

Mayor Petro announced she was currently serving on this Board and was currently acting as the Chair. She expressed her desire to continue serving in that capacity.

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, introduced the agenda item and identified the two scopes of the project and reviewed what would be included with the project. He mentioned there were two separate funding sources of grant funding received from Davis County Council of Government (COG) and identified the two separate projects: 3200 West between Gordon Avenue and West Hill Field Road, West Hill Field Road from 3200 West to approximately 2700 West. He briefly reviewed the scope of the projects and indicated the City would need to acquire property for the project.

He reported a bid process took place with the City receiving seven bids with RJT Excavating submitting the lowest, responsive, responsible bid in the amount of \$3,757,287.27. The engineer's estimate was 4,240,000.

Staff recommended approval of Resolution 26-08 and asked if there were any questions.

Councilmember Bloxham pointed out two separate projects had been combined in an attempt to recognize savings. He concluded it had been successful as the difference between the submitted bid and the engineer's estimate was approximately \$482,000.

Councilmember Morris added he was appreciative of Davis County COG for the grant funding contribution which assisted with the project. He expressed appreciation to Staff for seeking grant funding opportunities.

Councilmember Kolendrianos believed completion of this project would contribute to safety for the junior high students in the area. He requested clarification that the property would be acquired prior to construction and Clint Drake, City Attorney, responded Staff had met with the property owner and anticipated it would come before the Council during its next meeting.

Councilmember Smith Edmondson commented she was pleased to see Mr. Aranda's appointment to the Parks and Recreation Commission.

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

PUBLIC HEARINGS:

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

Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, stated the City was required to develop an Annual Action Plan in order to receive CDBG funding. This Plan for the upcoming year, July 1, 2026 to June 30, 2027, would identify how the City intended to allocate its allotment of CDBG funding. He added the Housing and Urban Development's (HUD) objectives focused on housing affordability and self-sufficiency. He shared a visual illustration which identified the 2025-2026 CDBG Activities and Funding and mentioned the valued partners which assisted with housing and other initiatives and briefly reviewed some of the programming which benefitted from the CDBG funding.

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

Mayor Petro opened the public hearing at 7:35 p.m.

Mayor Petro called for public comment.

John Russell, Habitat for Humanity Greater Salt Lake Area, which encompassed Davis County and Layton City, expressed appreciation to Mr. Cloward and spoke about the positive relationship. He mentioned critical home repair/rehab, in addition to housing stability, had been beneficial in sustaining individuals and families in their homes and was appreciative of the funding appropriation. He shared some examples of how the funding had been appropriated.

Karlene Kidman, Layton Youth Court Director, announced this would be the 28th year for operating Youth Court within the City. She informed the Council eight percent of the members of Youth Court were previous offenders, which she believed reflected positive results of the program. She informed the Council she was the current president of the Utah Youth Court Association and Chair of the Utah Youth Court Advisory Board which allowed her to collect and review data from the entire State. She reported Layton City had the most cases than any other Youth Court within the State and announced the statewide 90% completion rate reflected the benefits of the Youth Court Program. She expressed her opinion no other program associated with a court specific to youth could claim such positive results. She expressed appreciation to the Council for its support of the Youth Court program and allowed participating mentors to address the Council.

Katelyn, Youth Court, informed the Council this will be her seventh year participating in Youth Court and stated she was grateful for the opportunity to serve in this capacity. She expressed appreciation to the Council for its support of Youth Court.

Matt, Youth Court, stated this would be his third year serving on Youth Court and announced he was the current president. He expressed appreciation for the Council's support and enjoyed the positive interaction with the Council.

Ms. Kidman reported the Layton Youth Court received 142 cases last year with a 96% completion rate and understood why the seven didn't complete the program. She announced the Court had already received 64 cases and was grateful for the Council's support.

Councilmember Thomas inquired if Ms. Kidman had initiated the Youth Court program in Layton City and she responded in the affirmative. Councilmember Thomas expressed appreciation and recognized Ms. Kidman for her efforts in working with the youth within the community and providing offenders an opportunity for change. Ms. Kidman shared a personal experience of interacting in a professional capacity with a previous member of Youth Court.

Mayor Petro expressed appreciation to Ms. Kidman and the Youth for attending the City Council Meeting and for serving their fellow youth of the City.

Jason Wilde, Open Doors Executive Director, reviewed the various benefits offered at Open Doors and expressed appreciation to the Council for the CDBG funding appropriation. He mentioned 25% of individuals using the crisis respite nursery were from Layton City; with 96% believing the program had strengthened their families. He mentioned the funding also assisted with its food bank and bridging the gap prior to homelessness and shared some specifics. He informed the Council Open Doors had also served residents of HAFB during the Federal Government shutdown and shared a specific example. He expressed appreciation for the Council's continued support.

Mayor Petro inquired whether the CDBG funding benefited the Circles Program and Mr. Wilde responded CDBG funding didn't support the Circles Program; however, it was currently experiencing enormous success in lifting individuals and families out of poverty.

Todd Hixson, Safe Harbor Crisis Center Executive Director, introduced Emileigh Hillstead, Development Director. He thanked the City Council for its financial support and stated it takes a team to accomplish challenging tasks and expressed appreciation for the City's support to Safe Harbor. He identified the services offered and provided by Safe Harbor and believed they were critical to the community. He reported services had been provided to 398 Layton City residents during the first two quarters of this fiscal year and commented it was Safe Harbor's biggest customer.

Ms. Hillstead also expressed appreciation to the City Council and added there was a lot of work to do not only in Utah, but Davis County. She shared an example of assisting and providing services to a client that had fled from a different state. She also mentioned Safe Harbor's Evergreen's Gala event which takes place every November and extended invitations to anyone interested in attending.

Marcie Clark, Davis County Health Department, informed the Council it was seeking CDBG funds to sustain and support the Davis Links Resource Directory. She stated all programs and resources mentioned during this meeting were highlighted in the Davis Links Directory. She also identified various other services and resources which could be found in the Directory. She announced the funding would assist with sustaining the Directory to help community members become aware of the Directory and to continue to add new resources to the Directory. She provided the website address; davislinks.org and pointed out it was a free directory.

Mayor Petro inquired about the initial funding and what type of funding it was seeking. Ms. Clark responded COVID funding had initially been used to establish the resource directory. She mentioned CDBG funding was being requested from Clearfield, Layton, and Davis County; the ask from Layton City would be \$10,000.

Councilmember Bloxham expressed appreciation for the entity representatives for attending the meeting and identifying how the requested funding would be used. He requested Mr. Cloward speak to the Davis County Health Department request. Mr. Cloward responded the City was capped at 15% to be designated for Public Service partners and reminded the Council HUD's main focus was applicable to housing activities specific to safe and affordable housing and self-sufficiency among those in low to moderate income parameters.

Councilmember Bloxham requested clarification about the services offered by Lantern House. Mr. Cloward responded it was a homeless shelter and indicated the appropriated funding provided assistance for individuals from Layton City. Mr. Cloward mentioned all grant funding requests would be reviewed by the CDBG Committee and he would be providing a recommendation during a future City Council Meeting in May. Councilmember Bloxham was appreciative of attendance by the various individuals affiliated with public service sub-grant recipients and expressed his opinion this was an important part of requesting grant funding.

Councilmember Smith Edmondson pointed out this was the beginning of the process and the figures shared during this meeting were specific to the 2025-2026 Program Year. She mentioned the Council would receive more information and a recommendation for the 2026-2027 Program Year during the future meeting in which

another public hearing would take place.

Mayor Petro announced the Public Hearing would remain open and clarified no action was required for the agenda item.

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, introduced the agenda item and shared a visual illustration which identified the location of the parcel proposed for rezone and was adjacent to R-S zoning to the west and A zoning to the north, south, and east. He pointed out the rezone request was for 30.5 acres. He shared a concept plan for the proposed development and identified the various streets which would provide connections to the development. He emphasized this was merely a concept at this point and approval would only be applicable to the rezone and pointed out the applicant would be required to advance through the preliminary and final subdivision process.

He reported the Planning Commission reviewed the rezone request during its meeting on Tuesday, January 13, 2026, and unanimously recommended approval. City Staff also recommended approval.

He asked if there were any questions.

Councilmember Thomas requested clarification if 58-foot right-of-way was standard and Mr. McIlrath responded in the affirmative. Mr. Drake clarified that also included curb, gutter, and sidewalk.

Mayor Petro called for public comment.

Carlos, resident, identified where he lived in conjunction with the proposed development and asked how the cul-de-sac would be accommodated with adjacent property owners. Mr. McIlrath responded it was currently designated as a temporary turnaround to accommodate emergency vehicles. He explained the property would be dedicated back to respective property owners as the subdivision was developed and mentioned this concern had been addressed during the Planning Commission Meeting and clarified the property owners would actually be gaining some property as the temporary turnaround would be straightened out. Carlos also inquired about the water access used by farmers for the adjacent agriculture property and inquired whether that would also be addressed. Mr. McIlrath responded the City's Engineering Staff would have to investigate that specific issue; however, it would be addressed during the subdivision approval process.

MOTION: Councilmember Kolendrianos moved to close the public hearing for Item B only at 8:05 PM and approve the 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. Councilmember Bloxham seconded the motion. The motion passed with the following vote:

Councilmember Bloxham expressed appreciation to the property owner and developer for proposing a development with R-1-10 (Single Family Residential) zoning. **Voting AYE – Councilmembers Bloxham, Thomas, Smith Edmondson, Kolendrianos, and Morris. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 8:06 p.m.

Kimberly S Read, City Recorder